

**HATFIELD TOWNSHIP
RESOLUTION #15-17**

**PRELIMINARY/FINAL CONDITIONAL SUBDIVISION AND LAND
DEVELOPMENT APPROVAL FOR ELECTRONIC FLUOROCARBONS, LLC
(A & C REALESTATE INVESTMENT, LLC),
FOR PROPERTY LOCATED AT
3266 BERGEY ROAD, HATFIELD TOWNSHIP, PA**

WHEREAS, ELECTRONIC FLUOROCARBONS, LLC (the “Applicant”), is the tenant/developer of 3266 Bergey Road, consisting of approximately 14.447 acres which is further identified as Hatfield Township , Montgomery County Tax Parcel Nos:

35-00-00301-006 (Block 77, Unit 34);
35-00-00323-002 (Block 77, Unit 6);
35-00-00319-006 (Block 77, Unit 39);
35-00-00313-003 (Block 77, Unit 36);
35-00-00385-003 (Block 77, Unit 33) (Premises A and B);
(collectively the “Property”); and

WHEREAS, the Applicant has requested preliminary/final approval of the subdivision and land development application for the Property as shown on a set of plans consisting of 15 sheets as well as a post-construction storm water management report, all prepared by Gilmore & Associates, Inc. dated November 26, 2014, last revised April 6, 2015 (collectively the “Plan”); and

WHEREAS, the improvements shown on the Plan include the construction of a 20,000 sq. ft. manufacturing/warehouse facility to be built in 10,000 sq. ft. sections on the Property; and

WHEREAS, the above-listed parcels are to be consolidated and contain various dwellings, outbuildings and accessory buildings, the majority of which shall be razed. One structure to the rear will be retained, renovated (slightly enlarged) and used as a workshop by the Applicant. The other structure to remain is a small building which will be reused to construct an office; and

WHEREAS, the Plan also proposes parking, a tank farm, outdoor storage space and storm water management facilities. The buildings shall be served by public water and sewer.

WHEREAS, the Plan and has been reviewed by the Township Engineer, Township Traffic Engineer, the Township Landscape Architect, Hatfield Township (the “Township”) and Montgomery County reviewing agencies, and have been found to be suitable for preliminary/final approval, subject to the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED, that the Hatfield Township Board of Commissioners grants preliminary/final approval of the Plan subject to the following conditions and requirements:

1. Following final approval, but prior to issue of permits, the Applicant shall execute a Land Development Escrow Agreement (the “Agreement”), a Storm Water Operations and Maintenance Agreement, execute and deliver all necessary and appropriate deeds of dedication, and post financial security for construction of improvements on the Property, all of which shall be in a form acceptable to the Township Solicitor.
2. Pursuant to the McMahon Associates, Inc. letter of March 25, 2015, a transportation impact fee is due and owing as a result of this Application in the amount of \$25,100.68. Prior to recording the final plans, the Applicant shall tender this transportation impact fee.
3. The Applicant shall comply with the review letter prepared by McCloskey & Faber dated March 12, 2015, except as expressly waived or modified herein.
4. The Applicant shall further comply with all provisions and conditions set forth in the May 6, 2015 CKS Engineers, Inc. letter to Hatfield Township, except as expressly waived or modified herein.
5. All parcels listed above shall be merged into one.
6. The Township grants waivers to the Applicant from the following requirements of the Subdivision and Land Development Ordinance as well as the Storm Water Management Ordinance as follows:
 - a. SALDO Section 250-30.B – from the requirement to provide curb along Bergey Road. In lieu of curbing and storm sewer, a roadside swale shall be installed to safely convey the storm water runoff along the Bergey Road frontage. The Applicant shall contribute \$3,875.00 in lieu of the curbing.
 - b. SALDO Section 250-30.C - from the requirement to provide curbs around all parking areas and travel ways. The parking lot along the west side of Bergey Road and the access drive leading to it are proposed to be curbed, however, no curb is proposed throughout the remainder of the site.
 - c. SALDO Section 250-38.B, C, E – to permit a reduction in landscaping requirements. The Applicant shall contribute \$5,410.00 to the Township in lieu of the required plantings.

- d. SALDO Section 250-38.B.1 – to permit the use of the existing trees along the frontage of Route 309 and Bergey Road toward the street tree requirements.
- e. SWMO Section 242-18.B.8.n – from the requirement to grade the basin slopes at 4:1 and to permit them to be graded at 3:1.

Prior to recording the final plans, the Applicant shall tender the above listed contributions.

- 7. This approval is conditioned upon acceptance of the conditions contained herein by the Applicant and by his signifying acceptance of these conditions by signing a copy of this resolution and returning it to the Township.
- 8. In the event that said execution of the Resolution is not delivered to the Township office by 7:00 PM, Wednesday, June 27, 2015, it shall be deemed that the Applicant does not accept these conditions and any approvals conditioned upon the acceptance of the conditions are revoked and the Application shall be considered denied for the reasons of the deficiencies found in the above-referenced review letters as described in the Township Storm Water Management Ordinance, the Township Subdivision and Land Development Ordinance, as authorized in Section 508 of the Pennsylvania Municipalities Planning Code, 53 PS Section 10508.
- 9. Prior to issuance of any permits, all outstanding legal, engineering, and administrative fees applicable to this subdivision must be paid by Applicant.
- 10. This approval is subject to the fulfillment of all of the foregoing conditions, in their entirety, and no permit shall be issued, nor shall any development take place on the Property, unless and until all such conditions are fulfilled.

DULY PRESENTED AND ADOPTED by the Hatfield Township Board of Commissioners, Montgomery County, Pennsylvania, in a public meeting held this ____ day of _____, 2015.

ATTEST:

Aaron Bibro
Township Manager

**HATFIELD TOWNSHIP
BOARD OF COMMISSIONERS**

Thomas C. Zipfel, President

ACCEPTED: ELECTRONIC FLUOROCARBONS, LLC

By: _____

(Print Name and Title)

Date: _____