

**HATFIELD TOWNSHIP
RESOLUTION #15-19**

**PRELIMINARY/FINAL CONDITIONAL LAND DEVELOPMENT APPROVAL
FOR D & V ASSOCIATES, INC. (ABC SUPPLY) FOR PROPERTY LOCATED
AT 3283 TOWNSHIP LINE ROAD AND 3506 BETHLEHEM PIKE,
HATFIELD TOWNSHIP, PA**

WHEREAS, D & V ASSOCIATES, INC., (the “Applicant”), is the owner of properties known as 3283 Township Line Road and 3506 Bethlehem Pike, consisting of approximately 3.673 combined acres, along the southeast side of Township Line Road, approximately 230 ft. from County Line Road, which is further identified as Hatfield Township Tax Block 77, Units 2 and 29; and Montgomery County Tax Parcel Nos. 35-00-10309-00-6 and 35-00-00358-00-3, located in the LI District of the Township (collectively the “Property”); and

WHEREAS, the Applicant has requested preliminary/final approval of the land development plan for the Property as shown on a set of plans consisting of 18 sheets as well as a general project description and stormwater management calculations prepared by Bohler Engineering, Inc., each dated November 18, 2014, last revised May 14, 2015, as well as a post-construction stormwater management narrative and calculations dated May 14, 2015 (collectively the “Plan”); and

WHEREAS, the improvements shown on the Plan include the construction of a 12,000 sq. ft. addition to be used as a warehouse on the Property. The Plan also proposes the razing of an existing single family home along Township Line Road as well as additional parking and stormwater management facilities to service these improvements; and

WHEREAS, the Plan and application have 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 Stormwater 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 \$2,281.88. Prior to recording the final plans, the Applicant shall tender this transportation impact fee. Where relevant, the Applicant shall comply with the letter.
3. The Applicant shall comply with the review letter prepared by McCloskey & Faber dated March 11, 2015.
4. The Applicant shall further comply with all provisions and conditions set forth in the June 1, 2015 CKS Engineers, Inc. letter to Hatfield Township (incorporated herein by reference), except as expressly waived or expressly modified herein.
5. The Township grants waivers to the Applicant from the following requirements of the Subdivision and Land Development Ordinance as well as the Stormwater Management Ordinance as follows:
 - (a) SLDO Section 250-29.B.4 – requiring road widening along Township Line and County Line Roads. The plan does not propose any road widening along either frontage.
 - (b) SLDO Section 250-30.B – requiring concrete curb along both road frontages. The plan proposes a curbed driveway entrance but does not propose curb along either road frontage.
 - (c) SLDO Section 250-31.A – requiring concrete sidewalks along both road frontages. The plan does not propose sidewalk along either road frontage. The Applicant shall contribute \$7,500.00 in lieu of the sidewalks.
 - (d) SLDO Section 250-38.A.2 – requiring a specific width and plant configuration of the buffer yard. The plan proposes using the existing plant materials in combination with proposed plantings to meet the planting requirement. The buffer width cannot be provided due to the location of the existing building and property width.
 - (e) SLDO Section 250-38.B.1 – requiring street trees at a maximum spacing of 50 feet on center. The plan proposes greater spacing where necessary due to utility conflicts. The total number of trees required has been provided.
 - (f) SLDO Section 250-40.D – requiring a minimum of 15 feet of open space between the edge of any parking area and the outside wall of the nearest building. The plan proposes 10.1 feet.

(g) SWM Ordinance Section 242-18.B.8.t – requiring one foot of freeboard provided between the 100-year routed water surface elevation and the invert of the emergency spillway. The plan proposes 0.63 feet.

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

6. This approval is conditioned upon acceptance of the conditions and provisions 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.
7. The Applicant shall consolidate the Property shown on the Plan to the satisfaction of the Township Solicitor.
8. In the event that said execution of the Resolution is not delivered to the Township office by 7:00 PM, Wednesday, June 24, 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 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:

**HATFIELD TOWNSHIP
BOARD OF COMMISSIONERS**

Aaron Bibro
Township Manager

Thomas C. Zipfel, President

Signature by Applicant on next page

ACCEPTED: D & V Associates, Inc.

By: _____

(Print Name and Title)

Date: _____