

**HATFIELD TOWNSHIP
RESOLUTION 15-21**

**A RESOLUTION GRANTING A WAIVER OF THE REQUIREMENTS FOR A
LAND DEVELOPMENT APPLICATION FOR
CLEMENS FOOD GROUP FOR PROPERTY LOCATED AT
2700 CLEMENS ROAD, HATFIELD TOWNSHIP, PA,
RELATIVE TO THE CONSTRUCTION OF A HOG PEN**

WHEREAS, Clemens Food Group (the “Applicant”) has expressed to Hatfield Township the desire to construct a hog pen/barn building addition at its property located at 2700 Clemens Road (the “Property”) on existing impervious coverage; and

WHEREAS, the Applicant desires to conform with industry Best Management Practices by increasing holding space per animal from 5.5 sq. ft. to 6.5 sq. ft.; and

WHEREAS, Hatfield Township recognizes that the proposed addition requires no planning aspects such that the construction of the addition requires only technical review by the Township consultants.

NOW, THEREFORE, BE IT RESOLVED, that the Hatfield Township Board of Commissioners hereby grants a waiver of the requirement to file a land development application for the project described herein subject to the following conditions and requirements:

1. The Applicant shall submit a complete land development plan submission as well as a stormwater management report which shall be reviewed and revised to the satisfaction of the Township Engineer. An as built plan shall be submitted to and approved by the Township Engineer prior to the issuance of a Use and Occupancy Permit.
2. The Applicant shall meet all applicable code requirements of Hatfield Township including, but not limited to a building permit application submission.
3. The Applicant shall execute a Contract for Professional Services with the Township and post the appropriate escrow.
4. The Applicant shall execute Developer’s Agreements and post escrows in accordance with the Pennsylvania Municipalities Planning Code in the event the Township consultants deem it appropriate and warranted. These agreements would also include a Stormwater Operation and Maintenance Agreement to be recorded against the Property.
5. The Applicant shall obtain any and all necessary approvals and reviews from outside agencies having jurisdiction over the project.

6. The Applicant understands and agrees that the proposed addition will not simply impact the Property, but could also impact the Township with additional traffic, stormwater run-off and the like. Furthermore, a waiver of land development relieves an applicant of certain fees and costs that would otherwise accrue to it in the event they went through the formal land development process. Therefore, the Applicant has voluntarily offered to donate \$20,000.00 to Hatfield Township to offset the impacts of the proposed addition.

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

ACCEPTED: CLEMENS FOOD GROUP

By: _____

(Print Name and Title)

Date: _____