

**HATFIELD TOWNSHIP  
RESOLUTION #15-32**

**PRELIMINARY/FINAL CONDITIONAL LAND DEVELOPMENT APPROVAL  
FOR CITADEL FEDERAL CREDIT UNION  
FOR PROPERTY LOCATED AT  
2333 WELSH ROAD, HATFIELD TOWNSHIP, PA**

**WHEREAS, CITADEL FEDERAL CREDIT UNION** (the “Applicant”), is the tenant/developer of 2333 Welsh Road, the northeastern corner of the intersection of Welsh Road and Forty Foot Road in a shopping center known as Ralph’s Corner Shopping Center, consisting of approximately 33.16 acres which is further identified as Hatfield Township , Montgomery County Tax Parcel No. 35-00-11410-00-3 (collectively the “Property”); and

**WHEREAS,** the Applicant has requested preliminary/final approval of the land development application for the Property as shown on a set of plans consisting of 11 sheets prepared by Stantec dated June, 2015, last revised August 24, 2015 (the “Plan”); and

**WHEREAS,** the improvements shown on the Plan consist of the redevelopment of the corner whereby the existing 3,470 sq. ft. bank shall be razed and a new 3,840 sq. ft. bank will be constructed in its stead; and

**WHEREAS,** the Plan also proposes a reduction of parking and utilizes existing stormwater management facilities for the new building. The building shall be served by public water and sewer; and

**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. The Applicant shall comply with the McMahon Associates, Inc. letter of September 14, 2015 and the transportation impact fee owing is \$2,281.88.

3. The Applicant shall comply with the review letter prepared by McCloskey & Faber dated September 10, 2015.
4. The Applicant shall further comply with all provisions and conditions set forth in the September 8, 2015 CKS Engineers, Inc. letter to Hatfield Township.
5. 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.
6. In the event that said execution of the Resolution is not delivered to the Township office by 7:00 PM, Wednesday, October 28, 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.
7. Prior to issuance of any permits, all outstanding legal, engineering, and administrative fees applicable to this subdivision must be paid by Applicant.
8. 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

**ACCEPTED: CITADEL FEDERAL CREDIT UNION**

**By:** \_\_\_\_\_  
\_\_\_\_\_  
**(Print Name and Title)**

**Date:** \_\_\_\_\_