

**HATFIELD TOWNSHIP  
RESOLUTION #16-29**

**PRELIMINARY/FINAL CONDITIONAL LAND DEVELOPMENT APPROVAL  
FOR 2010 REALTY PARTNERS, LLC FOR PROPERTY LOCATED AT  
1970 AND 2010 NORTH BROAD STREET, HATFIELD TOWNSHIP, PA**

**WHEREAS, 2010 REALTY PARTNERS, LLC**, (the “Applicant”), is the owner of 1970 and 2010 North Broad Street, consisting of approximately 1.706 acres which is further identified as Montgomery County Tax Parcel Nos. 35-00-00973-00-9 and 35-00-00979-00-3 (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 20 sheets prepared by Landcore Engineering Consultants, P.C. dated October 20, 2015, last revised August 11, 2016, as well as a Stormwater Management Report, Post-Construction Stormwater Management Report and an Erosion and Sedimentation Control Narrative, each dated October 20, 2015, last revised August 11, 2016 (collectively the “Plan”); and

**WHEREAS**, the improvements shown on the Plan, in addition to an existing 9,500 sq. ft. medical office building with associated parking, is the construction of a new office building consisting of 8,101 sq. ft.; and

**WHEREAS**, the Plan proposes a shared parking lot for both buildings, providing 100 parking spaces and shared stormwater management facilities that are situated on both lots; and

**WHEREAS**, the parcels will not be consolidated as part of this Plan, but will share a driveway onto North Broad Street; and

**WHEREAS**, the Applicant applied for and received several variances from the Zoning Hearing Board; 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, a Stormwater Operations and

Maintenance Agreement, and a Cross-Access Easement 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 February 5, 2016, a transportation impact fee is due and owing as a result of this Application in the amount of \$66,174.52. Prior to recording the final plans, the Applicant shall tender this transportation impact fee. The Applicant shall comply with the letter.
3. The Applicant shall comply with the review letter prepared by McCloskey & Faber dated September 12, 2016.
4. The Applicant shall further comply with all provisions and conditions set forth in the September 8, 2016 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. Section 242-14.C.5 - from the requirement of a minimum soil depth of 24 inches between the bottom of an infiltration basin and a limiting zone.
  - b. Section 242-19.A.4 - from the requirement to not grade within 5 ft. of any property line. However, the Applicant shall obtain a temporary grading easement from the adjacent property owner or an acknowledgement from the property owner that it has no objection to the proposed grading.
  - c. Section 242-18.B.2.g.2 - from the requirement that all storm pipes be reinforced concrete.
  - d. Section 242-18.B.8.s - from the requirement that the top of the basin berm be no less than 10 ft. wide. The Applicant proposes a width of 5 ft. for the proposed rain gardens.
  - e. Section 242-19.A.3 – from the requirement that no slopes be steeper than 4H:1V. The Applicant proposes a 3H:1V slope along the rear of the Property.
  - f. Section 250-30.C - from the requirement that it provide a curb reveal of 8 inches. The Applicant proposes a 6 inch curb reveal along the interior.

- g. Section 250-31.C - from the requirement of sidewalks having a minimum width of 6 ft. The Applicant proposes a sidewalk that is 4 ft. wide to match what currently exists.
  - h. Section 250-40.J - from the requirement that headlight glare be screened from the adjacent property to the northeast. The Applicant shall contribute \$1,010.00 for the 31 shrubs being waived.
  - i. Section 250-38.J – from the requirement that trees be located no less than 10 ft. away from a utility line. The trees in the parking lot shall be no closer than 5 ft. from the stormwater piping.
  - j. Section 250-38. B. (1) - from the requirement that street trees shall be located one foot to 10 feet onto the property measured from the edge of the ultimate right-of-way. The street trees are proposed between the legal and ultimate rights of way due to the location of the stormwater management facilities. In the event improvements are necessary within the ultimate right of way that interferes with the survivability of the trees, they shall be relocated on the property or elsewhere as directed by the Township.
  - k. Section 250-40.I – from the requirement that all paved parking areas be set back from any property lines and future right-of-way lines as provided by the applicable Zoning Ordinance Section or 10 feet, whichever is greater. The applicant had received a variance to permit a portion of the parking lot to be five feet from the property line.
- 6. 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.
  - 7. In the event that said execution of the Resolution is not delivered to the Township office by 7:00 PM, Wednesday, September 28, 2016, 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.
  - 8. Prior to issuance of any permits, all outstanding legal, engineering, and administrative fees applicable to this subdivision must be paid by Applicant.
  - 9. 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 \_\_\_\_\_, 2016.

**ATTEST:**

**HATFIELD TOWNSHIP  
BOARD OF COMMISSIONERS**

\_\_\_\_\_  
Aaron Bibro  
Township Manager

\_\_\_\_\_  
Thomas C. Zipfel, President

**ACCEPTED: 2010 Realty Partners, LLC**

**By:** \_\_\_\_\_

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

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