

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 08 -13**

**2131 BETHEL ROAD – 3-LOT SUBDIVISION  
PAT SPARANGO**

**PRELIMINARY SUBDIVISION APPROVAL**

**WHEREAS, PAT SPARANGO** (hereinafter referred to as the "Developer") is the equitable owner and developer of a certain tract of land situate in Worcester Township with frontage on Bethel Road consisting of a gross tract area of 8.0229± acres identified as Tax Parcel No. 67-00-0430-007 (the "Tract"); and

**WHEREAS,** Developer intends to subdivide the Tract into three (3) lots as more particularly shown on Plans prepared by Joseph M. Estock, being Plans consisting of three (3) sheets dated July 13, 2007 and last revised December 13, 2007 (the "Plans") which Plans are incorporated herein by reference; and

**WHEREAS,** Developer desires to obtain preliminary subdivision approval of the Plans from Worcester Township (the "Township") in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** that Worcester Township hereby grants preliminary approval of the Development as shown on the Plans, subject, however, to the following conditions:

1. At this time, the Board of Supervisors hereby waives strict compliance with the following sections of the Worcester Township Subdivision and Land Development Ordinance:

- a. Section 130-16 pertaining to road frontage improvements;
- b. Section 130-18A requiring sidewalks along all streets;
- c. Section 130-18B requiring curbs to be installed along each side of every residential, secondary and commercial street or road;
- d. Section 130-22.B.1 pertaining to building set-back lines being measured from the near side of an easement;
- e. Section 130-31.G requiring fire hydrants to be located within 600 feet of all proposed structures; and
- f. Section 130-24.B.4.e.2 requiring seepage beds to be designed to empty the total design storm value in twenty-four (24) hours or less.

2. Prior to final approval, Developer shall revise the plans to address all outstanding items in the Township Engineer's review letter dated January 24, 2008 and all subsequent review letter of the Township Engineer.

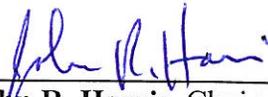
3. No waivers from any applicable provisions of the Worcester Township Subdivision and Land Development Ordinance are intended to be granted by virtue of this Preliminary Approval unless such waiver requests are specifically granted herein. Any proposed design or construction on the Plans which would otherwise require a waiver by the Board of Supervisors and which has not been specifically granted hereby, must be addressed to the discretion of the Board of Supervisors prior to final plan approval.

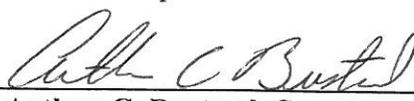
4. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors

upon preliminary approval. In the absence of an appeal of a notice of rejection filed in writing within thirty (30) days from the date of this resolution, the conditions set forth herein shall be deemed to have been accepted by the applicant. If the township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this resolution, this approval shall be deemed to have been automatically rescinded.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on June 2, 2008.

**WORCESTER TOWNSHIP**

By:   
**John R. Harris**, Chairman  
Board of Supervisors

Attest:   
**Arthur C. Bustard**, Secretary