

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 08 - 15**

**RESERVE AT CENTER POINT – PHASE III**

**FINAL LOT CONSOLIDATION PLAN**

**WHEREAS, STUMP HALL ROAD ASSOCIATES, BENJAMIN G. POSEN AND MARLENA POSEN AND JOHN R. POSEN AND SARA L. POSEN** (hereinafter collectively referred to as the "Developer") are the owners and consolidators of a certain tract of land situate in Worcester Township with frontage on Township Line Road consisting of three tracts identified as Tax Block 17, Units 6, 48 and 55 (the "Tract"); and

**WHEREAS,** Developer intends to consolidate certain lots as more particularly shown on a Plan prepared by Langan Engineering & Environmental Services, being a plan consisting of one (1) sheet further identified as Sheet 12 of 42, dated May 10, 2004 and last revised October 23, 2006 (the "Plan") which Plan is incorporated herein by reference; and

**WHEREAS,** Developer desires to obtain final subdivision approval of the Plan 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 final approval of the Development as shown on the Plan, subject, however, to the following conditions:

1. The lot consolidation shall be completed in strict accordance with the contents of the Plan, notes on the Plan, the terms and conditions of the Preliminary Approval Resolution and this Final Approval Resolution.

2. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan and Notes to the Plan, the Preliminary Approval Resolution and this Final Approval Resolution shall be borne entirely by the Developer and shall be at no cost to the Township.

3. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developer to deliver fully and properly executed record Plan to the Township in sufficient time that such Plan may be recorded at the Montgomery County Recorder of Deeds Office within ninety (90) days from the date of final approval. Failure to deliver such properly executed Plan to the Township within this time frame shall render the approval of the Plan null and void.

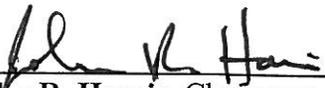
4. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid within ninety (90) days of this Resolution (or any written extension thereof), this contingent lot consolidation approval shall expire and be deemed to have been revoked unless an extension of time is granted by Worcester Township.

5. 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 final 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 July 16, 2008.

**WORCESTER TOWNSHIP**

By:   
John R. Harris, Chairman  
Board of Supervisors

Attest:   
Arthur C. Bustard, Secretary