

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2009-07**

**MIKELEN SUBDIVISION**

**PRELIMINARY SUBDIVISION APPROVAL**

**WHEREAS, MIKELEN, LLC** ("Developer") is the equitable owner and developer of two tracts of land comprising 4.2 acres, more or less, with frontage on Methacton Avenue, Plumlyn Avenue and Germantown Pike in Worcester Township, Montgomery County, Pennsylvania, which tracts are more particularly identified as Montgomery County Parcel Numbers 67-00-02245-00-1 and 67-00-01429-00-7 (the "Property"); and

**WHEREAS,** Developer proposes to subdivide the Property into four (4) lots in the R-100 Residential District (the "Development"); and

**WHEREAS,** the Development is more particularly depicted and described on plans prepared by Woodrow & Associates, Inc., being plans consisting of six (6) sheets dated May 30, 2008, with a last revision date being December 12, 2009 (the "Plans"); and

**WHEREAS,** the Developer desires to obtain preliminary subdivision approval of the Plans from Worcester 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 described herein, subject, however, to the following conditions:

1. At this time, the Board of Supervisors waives the following requirements of the Subdivision and Land Development Ordinance:

- a. Section 130-16 pertaining to road frontage improvements.
- b. Section 130-18.B requiring curbs to be installed along each side of every residential, secondary and commercial street or road.
- c. Section 130-24.B.1 requiring a map of watershed.
- d. Section 130-28.G.4 pertaining to the planting of street trees to permit Developer to count certain existing trees along Germantown Pike, the number of which will be determined by the Board of Supervisors at or before final subdivision approval, toward the total number of street trees required pursuant to Section 130-28.G.4.
- e. Section 130-28.G.9.a pertaining to the planting of lot trees to permit Developer to count existing trees toward satisfying the requirements of Section 130-28.G.9.a.
- f. Section 130-33.C.1 requiring the depiction of existing features within 400 feet of any part of the land being subdivided.

2. Prior to final approval, Developer shall revise the plans to address all outstanding items in the Township Engineer's review letter dated January 14, 2009 and all subsequent review letters 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

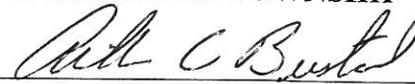
Supervisors and which has not been specifically granted hereby, must be addressed to the discretion of the Board of Supervisors prior to final plan approval.

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 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 Developer. 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 February 18, 2008.

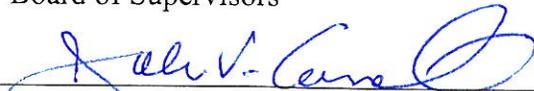
**WORCESTER TOWNSHIP**

By:



Arthur C. Bustard, Chairman,  
Board of Supervisors

Attest:



John V. Cornell, Secretary