

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA
RESOLUTION NO. 2010-13
COGNATA/DIETRICH LOT CONSOLIDATION
PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, KURT AND JANET DIETRICH and LUDOVICO AND BETTY COGNATA (hereinafter collectively referred to as "Developer") are the owners and consolidators of three tracts of land situate in Worcester Township with frontage on Barley Lane, which tracts are more particularly identified as Montgomery County Tax Parcel Nos. 67-00-00116-48-3 (Lot 5), 67-00-00116-50-1 (Lot 6), and 67-00-00116-52-8 (Lot 7); and

WHEREAS, Developer intends to subdivide Lot 6 and consolidate the subdivided portions with Lots 5 and 7 (so that only those two lots will exist after transfer of the subdivided portions of Lot 6) as more particularly shown on a plan entitled "Ludovico and Betty Cognata/Kurt and Janet Dietrich" prepared by Grande Engineering of Norristown, Pennsylvania, dated November 2, 2009, last revised December 14, 2009, consisting of one (1) sheet (the "Plan"), which Plan is incorporated herein by reference; and

WHEREAS, the Developer desires to obtain preliminary/final subdivision approval of the Plan 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/final approval of the Plan, subject, however, to the following conditions:

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

2. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan, Notes to the Plan and this Preliminary/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 (as amended), it shall be the responsibility of the Developer to deliver the fully and properly executed record Plan (3 paper and 2 lines) 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 this 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. 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 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.

(Signature page follows)

APPROVED at the public meeting of the Worcester Township Board of Supervisors
held on June 16, 2010.


WORCESTER TOWNSHIP



ARTHUR C. BUSTARD, CHAIRMAN



SUSAN G. CAUGHLAN, VICE CHAIR



STEPHEN C. QUIGLEY, MEMBER