

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA
RESOLUTION NO. 2011- 21

Flanagan Subdivision (1430 Hollow Road)

PRELIMINARY / FINAL SUBDIVISION APPROVAL

WHEREAS, KEVIN J., JR. AND ELAINE FLANAGAN ("Owners") are the owners of a certain tract of land consisting of 27.44± acres situate in Worcester Township with frontage on Hollow Road (the "Development"); and

WHEREAS, the Development is more particularly shown on plans prepared by George B. Standbridge Associates of North Wales, Pennsylvania, being plans consisting of four (4) sheets, dated October 12, 2011, with a final revision date of December 16, 2011 (the "Plans"); and

WHEREAS, the Owner desires to obtain preliminary/final 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/final approval of the subdivision as shown on the Plans described herein subject, however, to the following conditions:

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

a. Section 130-14.F requiring certificates of approval from the Montgomery County Health Department as to the quality and adequacy of water supply for Lot 1.

b. Section 130-14.G and Section 130-26.B.2.a requiring certificates of approval from the Montgomery County Health Department for sewage disposal facilities for Lot 1.

c. Section 130-16.C.2 and Section 130-18.A requiring roadway widening, curb and sidewalk installation, and other improvements along the Development's frontage on Hollow Road.

d. Section 130-28.E and Section 130-33.I requiring landscaping buffering, including, but not limited to, the preparation of a tree survey plan and a landscape plan.

e. Section 130-33.C.3.a requiring contour lines at intervals of no more than two feet.

f. Section 130-33.C requiring the depiction of existing features within 500 feet of the site.

2. Prior to the recording of the Plans, the Owner shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer's review letter dated December 20, 2011, the entire contents of which are incorporated herein by reference.

3. The Development shall be constructed in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of this Preliminary/Final Approval Resolution.

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

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

6. Under the provisions of the Pennsylvania Municipalities Planning Code, the Owner has the right to accept or reject conditions imposed by the Board of Supervisors upon preliminary/final approval. In the absence of an appeal or 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 Owner. 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 preliminary/final approval and the waivers granted in Paragraph 1 (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraph 1, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

(Signature page follows)

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on December 21, 2011.

WORCESTER TOWNSHIP

By: *Arthur C. Bustard*
Arthur C. Bustard, Chairman,
Board of Supervisors

Attest: *F. Lee Mangan*
F. Lee Mangan, Secretary