

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2014- 36**

**1207 Hollow Road Lot Line Adjustment**

**PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL**

**WHEREAS, ARTHUR H. and DEBORAH C. S. KAVANAUGH** (the “Kavanaughs”) are the owners of a certain tract of land consisting of 5.72± acres situate in Worcester Township with frontage on Hollow Road, which tract is further identified as Montgomery County Tax Parcel No. 67-00-01304-00-6 (“1207 Hollow Road”); and

**WHEREAS, RICHARD W. and MARGARET R. SCHAFER** (the “Schafers”) are the owners of a certain tract of land adjoining 1207 Hollow Road consisting of 9.87± acres situate in Worcester Township with frontage on Hollow Road, which tract is further identified as Montgomery County Tax Parcel No. 67-00-01303-00-7 (“1205 Hollow Road”) (the Kavanaughs and the Schafers are hereinafter collectively referred to as the “Owners”; 1207 Hollow Road and 1205 Hollow Road are hereinafter sometimes referred to as the “Tracts”); and

**WHEREAS,** Owners propose to subdivide a 0.342 acre portion of land from 1205 Hollow Road, and convey the same to the Kavanaughs to be merged in common deed with 1207 Hollow Road, in accordance with a plan prepared by George B. Standbridge Associates, dated September 25, 2014 (the “Plan”); and

**WHEREAS,** the Owners desire 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 subdivision as shown on the Plan described herein subject, however, to the following conditions:

1. Prior to the recording of the Plan, the Owners shall revise the Plan to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer's review letter dated November 6, 2014, the entire contents of which are incorporated herein by reference.

2. Prior to the recording of the Plan, the Owners shall provide to the Township Solicitor for review and approval a deed transferring the portion of 1205 Hollow Road to 1207 Hollow Road, consistent with the Plan. The deed shall be recorded simultaneously with the Plan.

3. The subdivision shall be in strict accordance with the content of the Plan, notes on the Plan 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 Plan and notes to the Plan and this Preliminary/Final Approval Resolution shall be borne entirely by the Owners and shall be at no cost to the Township.

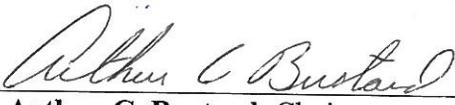
5. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the recording of the Plan must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the Plan has not been recorded within ninety (90) days of this Resolution (or any written

extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

6. Under the provisions of the Pennsylvania Municipalities Planning Code, the Owners have 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 Owners.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on December 17, 2014.

**WORCESTER TOWNSHIP**

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

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