

**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION 2016-15**

**A RESOLUTION TO GRANT PRELIMINARY/FINAL APPROVAL  
OF A PLAN OF SUBDIVISION AT 2119 BERKS ROAD**

**WHEREAS**, Rhoads Real Estate Ventures (“Applicant”) has submitted a plan of subdivision of property at 2119 Berks Road (“Plan”) to the Worcester Township Board of Supervisors (“Board”), for the Board’s consideration, in accordance with the applicable provisions of the Pennsylvania Municipalities Planning Code and the Worcester Township Code; and,

**WHEREAS**, the Plan was first reviewed by the Worcester Township Planning Commission, Montgomery County Planning Commission, and Township staff and consultants; and,

**WHEREAS**, the Board now desires to take action on the Plan;

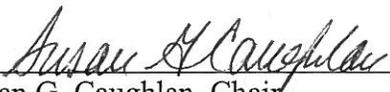
**NOW THEREFORE, BE IT RESOLVED** that the Board hereby grants Preliminary/Final approval of the Plan, as prepared as prepared by Woodrow & Associates, Inc., sheet 1 of 1, dated December 18, 2015, with no revisions, subject to the following:

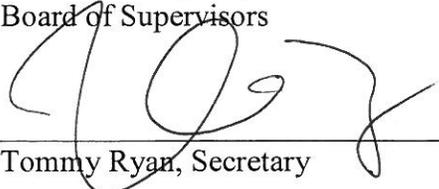
1. the granting of those waivers as listed on the Plan, in specific:
  - a. Section 130-16, requiring road frontage improvements;
  - b. Section 130-18.A, requiring sidewalks at street frontages;
  - c. Section 130-18.B, requiring curbs at street frontages;
  - d. Section 130-28.G(5), requiring perimeter buffers;
  - e. Section 130-28.G(9), requiring individual lot landscape requirements;
  - f. Section 130-33.C(1), requiring the showing of existing features within 400' of the property boundaries; and,
  - g. Section 130-33.G, requiring a Natural Resource and Protection Plan;
2. the Plan shall be revised to satisfy, and the Applicant shall otherwise resolve, all items noted in the February 12, 2016 review letter issued by CKS Engineers, Inc.;
3. the Plan shall be revised to satisfy, and the Applicant shall otherwise resolve, all items noted in the February 9, 2016 review letter issued by the Montgomery County Planning Commission;
4. the Applicant shall provide to the Township for signature that number of Plans required for recordation and filing with the various Departments of Montgomery County, plus an additional three (3) Plans to be retained by the Township, and the Applicant shall have all Plans recorded, and the Applicant return the three (3) Plans to the Township within seven (7) days of Plan recordation;

5. the Applicant shall provide a copy of the recorded Plan in an electronic format acceptable to the Township Engineer, within seven (7) days of Plan recordation;
6. the Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recordation; and,
7. the Applicant shall pay to Worcester Township a Traffic Impact Fee for one (1) PM peak hour trip for each lot, to be paid at the time a building permit is issued at each lot, in the amount in effect at this time, and if either or both of the lots are further subdivided the Applicant shall pay a Traffic Impact Fee for each new lot created, even if the number of PM peak hour trips attributable to the new lot is below any fee payment exemption threshold in effect at that time.

**RESOLVED THIS 20<sup>TH</sup> DAY OF APRIL, 2016.**

**FOR WORCESTER TOWNSHIP**

By:   
 Susan G. Caughlan, Chair  
 Board of Supervisors

Attest:   
 Tommy Ryan, Secretary

**ACCEPTANCE OF APPROVAL CONDITIONS BY APPLICANT**

By: \_\_\_\_\_  
 name

\_\_\_\_\_  
 title

\_\_\_\_\_  
 signature

\_\_\_\_\_  
 date