

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2016-36

**A RESOLUTION TO GRANT PRELIMINARY APPROVAL
OF 3130 SKIPPACK PIKE MINOR SUBDIVISION PLAN**

WHEREAS, Sparango Land Partnership II, LP ("Applicant") has submitted a plan of subdivision to Worcester Township and has made application for Preliminary Plan Approval of a plan known as "3130 Skippack Pike Minor Subdivision Plan". The Applicant is owner of an approximate 11.7474 acre tract of land located at 3130 Skippack Pike, Worcester Township, Montgomery County, Pennsylvania in the LPD Land Preservation District of the Township, being parcel no. 67-00-03380-009 as more fully described in the Deed recorded in the Montgomery County Recorder of Deeds Office; and

WHEREAS, the Applicant proposes to subdivide the property into two lots, with no proposed dwelling units; and

WHEREAS, said Plan has received a recommendation for Preliminary Plan Approval by the Worcester Township Planning Commission at its regularly scheduled meeting on November 10, 2016 and received a letter of support from the Montgomery County Planning Commission by letter dated November 7, 2016; and

WHEREAS, the preliminary plan for the proposed subdivision was prepared by Joseph M. Estock Consulting Engineers & Land Surveyors, titled, "3130 Skippack Pike Preliminary Minor Subdivision Plan" consisting of 2 sheets, dated October 17, 2016 with no revision (the "Preliminary Plan"); and

WHEREAS, the Preliminary Plan is now in a form suitable for Preliminary Plan Approval by the Worcester Board of Supervisors, subject to certain conditions.

NOW THEREFORE, IN CONSIDERATION OF THE FOREGOING,

IT IS HEREBY RESOLVED by the Board of Supervisors of Worcester Township as follows:

1. **Approval of Plan.** The Preliminary Plan prepared by Joseph M. Estock Consulting Engineers & Land Surveyors as described above is hereby granted Preliminary Approval, subject to the conditions set forth below.
2. **Conditions of Approval.** The approval of the Preliminary Plan is subject to strict compliance with the following conditions:
 - A. The Applicant shall obtain a variance from the Zoning Hearing Board to allow a lot width less than 250 feet at the street line at Lot 2, prior to the submission of a Final Plan of subdivision;
 - B. The Applicant shall comply with all comments and conditions set forth in the CKS Engineers, Inc. letter of October 24, 2016, prior to the approval of a Final Plan of subdivision;
 - C. Following approval of the Final Plan, the Applicant shall provide to the Township for signature that number of Final Plans required for recordation and filing with the various Departments of Montgomery County, plus an additional three (3) Final Plans to be retained by the Township, and the Applicant shall have all Final Plans recorded, and the Applicant return the three (3) Final Plans to the Township within seven (7) days of Plan recordation;
 - D. The Applicant shall provide a copy of the recorded Final Plan in an electronic format acceptable to the Township Engineer, within seven (7) days of recordation;
 - E. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Final Plan recordation;
 - F. The Applicant shall execute and record such Deeds of Confirmation necessary to effectuate the minor subdivision, in form satisfactory to the Township Solicitor and Township Engineer. Such Deeds shall be recorded simultaneously with the Final Plan;
 - G. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan, notes to the Plan, this Resolution, the Final Approval Resolution and any required agreements shall be borne entirely by the Applicant, and shall be at no cost to the Township;
 - H. Applicant understands that it will not be granted Township building or grading permits until the Final Plan, and all appropriate development agreements, easements, and other

required legal documents are approved by the Township and recorded with the Montgomery County Recorder of Deeds and all appropriate approvals and/or permits from Township or other agencies for the above mentioned project are received. Any work performed on this project without the proper permits, approvals, and agreements in place will be stopped.

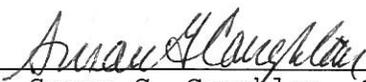
3. **Acceptance.** The conditions set forth in paragraph 2 above shall be accepted by the Applicant, in writing, within ten (10) days from the date of receipt of this Resolution.

4. **Effective Date.** This Resolution shall become effective on the date upon which the Conditions are accepted by the Applicant in writing.

BE IT FURTHER RESOLVED that the Plan shall be considered to have received Preliminary Approval once staff appointed by the Worcester Township Board of Supervisors determines that any and all conditions attached to said approval have been resolved to the satisfaction of Township staff. This approval **DOES NOT** represent nor constitute Final Plan Approval. Any changes to the approved site plan will require the submission of an amended site plan for land development review by all Township review parties.

ENACTED AND ORDAINED by the Supervisors of the Township of Worcester, Montgomery County, Pennsylvania on this 16th day of November, 2016.

FOR WORCESTER TOWNSHIP

By: 
Susan G. Caughlan, Chair
Board of Supervisors

Attest:


Tommy Ryan, Secretary

ACCEPTANCE

The undersigned states that he/she is authorized to execute this Acceptance on behalf of the Applicant and owner of the property which is the subject matter of this Resolution, that he/she has reviewed the

Conditions imposed by the Board of Supervisors in the foregoing Resolution and that he/she accepts the Conditions on behalf of the Applicant and the owner and agrees to be bound thereto. This Acceptance is made subject to the penalties of 18 Pa. C.S.A. Section 4904 relating to unsworn falsifications to authorities.

SPRANGO LAND PARTNERSHIP II, LP

Date: _____

By: _____

(PRINT NAME AND TITLE)