

LOWER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 584

AN ORDINANCE AMENDING THE ZONING MAP ATTACHED TO AND INCORPORATED IN CHAPTER 143 OF THE CODE OF THE TOWNSHIP OF LOWER PROVIDENCE ADDING CERTAIN AREAS OF LAND TO THE MIXED USE OVERLAY SECTOR.

BE IT ORDAINED AND ENACTED by the Board of Supervisors of Lower Providence Township, and it is hereby **ORDAINED** and **ENACTED** as follows:

SECTION 1: The following areas of land shall be added to the Mixed Use Overlay Sector on the Zoning Map attached to and forming a part of Chapter 143 of the Code of the Township of Lower Providence.

BEGINNING at the intersection of the center line of Adams Avenue with the southwestern property line, as extended, of land now or formerly of the American Real Estate Group, LP, being parcel 43-00-12259-001, thence along said parcel line in a northwesterly direction to the intersection of said property line, as extended, and the center line of Rittenhouse Road; thence, along the center line of said Rittenhouse Road in a northeasterly direction to the intersection of said centerline with the southwestern most property line, as extended, of land now or formerly of 850 Rittenhouse Road Associates, being parcel 43-00-12253-007, thence along said property line in a southeasterly direction to the intersection of said property line, as extended, and the centerline of the aforementioned Adams Avenue; thence along said centerline, in a southwesterly direction to the southwestern property line, as extended, of said parcel 43-00-12259-001 and the **PLACE OF BEGINNING**.

AND

BEGINNING at the intersection of the center line of Monroe Boulevard with the centerline of Trooper Road, thence along the centerline of said Trooper Road, in a southwesterly direction to the intersection of said centerline with the southwestern most property line, as extended, of land now or formerly of Trooper Road Assoc., LLC, being parcel 43-00-15110-003; thence along said southwestern most property line of parcel 43-00-15110-003, in a northwesterly direction to a point, said point being a common corner with said parcel 43-00-15110-003 and land now or formerly of Charles Kahn Jr., being parcel 43-00-15109-004; thence along the aforementioned parcel 43-00-

15110-003, in a northeasterly direction to a point, said point being a common corner with said parcel 43-00-15110-003 and land now or formerly of Jashbhai & Ranjan Patel, being parcel 43-00-00863-003; thence along the dividing line of parcel 43-00-15110-003 and parcel 43-00-00863-003 in a northwesterly direction to a point, said point being a common corner with said parcel 43-00-15110-003 and parcel 43-00-00863-003; thence along parcel 43-00-00863-003 in a southwesterly direction to a point, said point being a common corner with land now or formerly of 1001 Trooper Road Assoc., being parcel 43-00-15118-004 and land now or formerly of Richard P. Sibley, being parcel 43-00-00865-001; thence extending in a northwesterly direction, approximately 134 feet to a point, said point being a common corner with said parcel 43-00-15118-004 and land now or formerly of Anthony C. Branca Jr., being parcel 43-00-00868-007; thence along said parcel 43-00-115118-004 in a northwesterly direction along said parcel 43-00-115118-004 to a point, said point being a common corner of said parcel 43-00-115118-004 and land now or formerly of John J. Pell, being parcel 43-00-00883-001; thence along the northwesterly side of said parcel 43-00-00883-001 to the intersection of said property line, as extended, and the center line of Audubon Road; thence along said Audubon Road, in a northwesterly direction to a point, said point being the intersection of the center line of said Audubon Road with the center line of Adams Avenue; thence, along the center line of said Adams Avenue in a northeasterly direction to a point, said point being the intersection of said centerline with the western most property line, as extended, of land now or formerly of Monroe Delval Associates, being parcel 43-00-08831-747; thence along said parcel 43-00-08831-747, various courses and distances, approximately 1,042 feet to a point, said point being the intersection of the southeasterly property line of said parcel 43-00-08831-747, as extended, and the centerline of the aforementioned Monroe Boulevard; thence along said centerline, in a southeasterly direction to the intersection with the centerline of Trooper Road and the **PLACE OF BEGINNING**

AND

BEGINNING at the intersection of the center line of Audubon Road with the southeastern property line, as extended, of land now or formerly of Richard P. Sibley, being parcel 43-00-00865-001, thence extending in a northwesterly direction to the intersection of the center line of said Audubon Road with the northwestern most property line, as extended, of land now or formerly of John J. Pell, being parcel 43-00-00883-001; thence, along said parcel 43-00-00883-001, in a northeasterly direction to a point, said point being a common corner of the aforementioned parcel 43-00-00883-001 and land now or formerly of 1001 trooper Road Associates, being parcel 43-00-115118-004; thence, along said parcel 43-00-115118-004 in a southeasterly direction to a point, said point being a common corner of said parcel 43-00-115118-004 and the aforementioned parcel 43-00-00865-001; thence, along said parcel 43-00-00865-001 in a southwesterly direction to the intersection of said property line, as extended, and the centerline of the aforementioned Audubon Road and the **PLACE OF BEGINNING**.

SECTION 2: This Ordinance shall in no other way alter or modify Chapter 143 of the Code of the Township of Lower Providence.

ORDAINED and ENACTED this 3rd day of December, 2009.

BOARD OF SUPERVISORS
LOWER PROVIDENCE TOWNSHIP

BY: Piero A. Sassu
Piero Sassu, Chairman

ATTEST: Joseph Dunbar
Joseph Dunbar, Secretary

10/26/09