

**LOWER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PA**

RESOLUTION NO. 2018 - 15

**A RESOLUTION OF THE LOWER PROVIDENCE TOWNSHIP BOARD
OF SUPERVISORS, MONTGOMERY COUNTY, PENNSYLVANIA,
MODIFYING THE FINAL LAND DEVELOPMENT PLAN APPROVAL
FOR STONERIDGE ACQUISITIONS, LP PERMITTING THE OPTION OF
ADDING BASEMENTS TO THE 35 TWO-STORY UNITS THAT ARE
CURRENTLY IDENTIFIED AS SLAB ON GRADE UNITS**

WHEREAS, Stoneridge Acquisition LP (“Applicant”) received preliminary land development approval for the Courts at Brynwood (“Project”) on April 20, 2017 pursuant to Resolution No. 2017-14; and

WHEREAS, Applicant received final land development approval for Phase I and Phase II of the Project on July 20, 2017 pursuant to Resolution No. 2017-19; and

WHEREAS, Condition no. 7 of the preliminary plan approval resolution as incorporated by the final plan approval resolution limited the number of units with basements to a total of 35 for both Phases I and II of the Project; and

WHEREAS, Applicant has requested by correspondence dated March 7, 2018 that this limitation on basement units be modified by the Board of Supervisors.

NOW, THEREFORE, it is hereby **RESOLVED** by the Lower Providence Township Board of Supervisors that Condition No. 7 of the Preliminary Plan Approval Resolution No. 2017-14, as incorporated by the Final Plan Approval Resolution No. 2017-19, is hereby amended to permit the 35 two-story units that are currently identified on the approved plans as slab on grade units to be offered with a full basement option, subject to the installation of the required vapor barriers as approved previously by the Board of Supervisors. A copy of Applicant’s request is attached hereto and incorporated herein as **Exhibit “A”**.

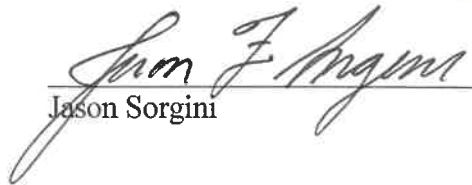
SO RESOLVED, at a duly convened meeting of the Board of Supervisors conducted on this 19th day of April, 2018.

LOWER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PA

RESOLUTION NO. 2018 - 15

LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS

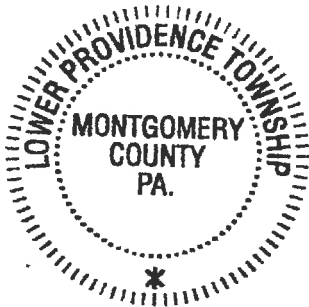

Patrick T. Duffy


Jason Sorgini

Colleen Eckman


Peter MacFarland


Gary Neights



ATTEST:





Your Trusted Hometown Builder

March 7, 2018

Michael Mrozinski, Director of Community Development
Lower Providence Township
100 Parklane Drive
Eagleville, PA 19403

**Re: The Courts at Brynwood – Preliminary Plan Approval
Request to Amend Preliminary Plan Approval Resolution**

Dear Mike:

Please accept this letter as Stoneridge Acquisition, LP's request to the Board of Supervisors to consider amending Lower Providence Township Resolution 2017-14 Granting Preliminary Plan approval for the Courts at Brynwood. We are specifically asking for Condition 7 of this Resolution to be modified to permit basements on all of the 70 two story units at the developer's discretion. The approved resolution limits the basements to 23 units in Phase I and 12 in Phase II for a total of 35. We recognize that this limitation was based on the plan we provided to the Township.

As we have both further developed our building plans and further analyzed the housing market, we believe the basements, with the requisite vapor barriers, on the two-story units will be both more economical to build then we originally determined and will be more popular with the market. As you are aware, whether will build these units as basements or slab on grade, we will be providing the same vapor barrier for the units. We are requesting the flexibility of offering basements as an option on the 35 two story units that are currently identified as slab on grade units. Finally, for further clarification, the 69 three-story units will all be built as slab on grade as basements are not an option for this style of unit.

We appreciate the Board of Supervisors consideration of this request. Should you have any questions or need any additional information, please let me know.

Sincerely,

Christopher R. Canavan
Senior Vice President

Cc: Tim Woodrow, via email
John Rice, Esq. via email
Projects-CAB-LD-Municipality-Corres-CAB-Prelimin App Amend_20180307

WBHomesInc.com

404 Sunnyside Pike - Suite 200 | North Wales, PA 19454 | 215 699 0800 F 215 699 0801

EXHIBIT

A