

**RESOLUTION NO. 2017-30
LOWER PROVIDENCE TOWNSHIP
(LPT Project No. S-17-02)**

**A RESOLUTION OF THE LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS, MONTGOMERY COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL PLAN
OF MINOR SUBDIVISION AND LAND DEVELOPMENT FOR THE
GAMBONE FAMILY**

WHEREAS, the Gambone Family (“Applicant”) has submitted a set of Preliminary/Final Subdivision and Land Development Plans for the subdivision of two parcels consisting of 7.5 acres for the future construction of a nine lot residential subdivision and an access cul-de-sac road at 2711 and 2725 Woodland Avenue (“Property”); and

WHEREAS, the Property currently has existing homes and accessory structures situated thereon that Applicant is proposing to remove; and

WHEREAS, the Property, identified as Montgomery County Tax Map Parcel Nos. 43-00-16081-00-4 and 43-00-16084-00-1 is located in the R-2 Residential Zoning District of the Township; and

WHEREAS, the plans have been reviewed by both the Lower Providence Township Planning Commission and the Montgomery County Planning Commission; and

WHEREAS, the Board of Supervisors now intends to approve the Preliminary/Final Plan of Minor Subdivision and Land Development of Applicant.

NOW, THEREFORE, it is hereby **RESOLVED** that the Lower Providence Township Board of Supervisors does hereby approve the Preliminary/Final Minor Subdivision and Land Development Plan submitted by Applicant, said plans prepared by STA Engineering Inc., dated January 9, 2017, and last revised May 5, 2017 consisting of fourteen (14) sheets (“Plan”), subject to the following conditions:

1. The Applicant shall comply with Threshold Issue Comment 1; Approvals/Permits/Reviews Comments 1, 2, 3, 4, 5, and 6; and Subdivision and Land Development Ordinance Review Comment 1 in the Woodrow & Associates correspondence dated May 30, 2017, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.

2. The Applicant shall comply with Land Development Plan comments 5 and 7 of the McMahon Associates, Inc. correspondence dated June 19, 2017, a copy of which is attached hereto and incorporated herein as *Exhibit “B”*.

3. The Applicant shall comply with Comments 10.A, 10.B and 10.C of the Comitta Associates review letter dated June 22, 2017, a copy of which is attached hereto and incorporated herein as **Exhibit “C”**.

x Approved Denied

e. SALDO Section 123-39B. to waive the requirement that lots which are excessively deep in relation to width be avoided to allow a lot depth greater than a 2 1/2 to 1 depth to width proportion for Lots 2 through 6 as shown on the plan.

 x Approved Denied

f. SALDO Section 123-104D.(15)(a) to waive the requirement for the installation of permanent fencing around any detention basin.

 x Approved Denied

SO RESOLVED, at a duly convened meeting of the Board of Supervisors of Lower Providence Township conducted on this 16th day of November, 2017.

LOWER PROVIDENCE TOWNSHIP

Colleen Eckman
Colleen Eckman, Chairperson

Jason Sorgini
Jason Sorgini, Vice Chairperson

Patrick T. Duffy
Patrick T. Duffy

Jill Zimmerman
Jill Zimmerman

Peter MacFarland
Peter MacFarland

ATTEST: [Signature]

