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"**.

4. rules, regulati		• •	all comply	with all ot	her Towns	hip, Count	ty, State, an	d Federal	
5. Management Additionally, respect to the	Agreen a Discl	nents in a osure State	form and ement shal	l be execute	be approved by the	ed by the buyers of	Township	Solicitor.	
6. The Applicant shall pay transportation impact fees in the amount of \$12,754.00 and park and recreation fees in the amount of \$10,440.00 contemporaneously with execution of Development and Financial Security Agreements.									
7. The Applicant shall convey Parcel "A" consisting of 7,722 sq. ft. to adjacent property owner, Developmental Enterprises Corporation (DEC), paying all transfer costs and Applicant shall bear all costs to remove the current access by DEC to Woodland Avenue and to provide new access for DEC to the new cul-de-sac as shown on the Plan.									
8. In addition to the foregoing conditions of Preliminary/Final plan approval, the following Subdivision and Land Development waivers are resolved as follows:									
submission.	a.	SALDO	Section 12	23-21 to pe	rmit a co	mbined Pr	eliminary/F	inal plan	
		<u>X</u>	Appro	oved			Denie	ed	
b. SALDO Sections 123-30A.(2)(b) and 123-31G.(1) to waive the requirement that a permanent cul-de-sac have an ultimate right-of-way width of 50 feet to allow proposed Road A to have an ultimate right-of-way width of 40 feet.									
		<u>X</u>	Appro	oved			Denie	ed	
c. SALDO Section 123-33 to waive the requirement that sidewalks be installed along all existing or proposed public streets and allow the Applicant to install sidewalk along one side of proposed Road A.									
		X	Appro	oved			Denie	ed	
d. SALDO Section 123-34E. to waive the requirement that feeder streets be no less than 400 feet from intersections to allow proposed Road A to be approximately 255 feet from the Tomstock Road intersection.									
		X	Appro	oved	(a 		Denie	ed	

excessively dedepth to width		relation to	width be a	voided to allo	w a lot	depth gre	nt that lots whi ater than a 2 1/	
	x Approved			oved			Denied	
installation of	f. permai					waive the	requirement for	or the
		X	Appro	oved			Denied	
SO RI Providence To	E SOLV ownship	<i>ED</i> , at a conducte	duly conve d on this <u>1</u>	ned meeting 6 th day of No	of the	Board of S ;, 2017.	Supervisors of	Lower
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				Te	ck T. D	uffy	arrperson	
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ATTEST:	W. Julia	OVIDENCE) —					
	LOWER	IONTGOMER COUNTY	NY SHIP					