

**RESOLUTION NO. 2018-30
LOWER PROVIDENCE TOWNSHIP**

**A RESOLUTION OF THE LOWER PROVIDENCE TOWNSHIP BOARD OF
SUPERVISORS, MONTGOMERY COUNTY, PENNSYLVANIA,
APPROVING THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FOR MARINO HOLDINGS, LLC FOR THE PROPERTY LOCATED AT
3531 ARCOLA ROAD, COLLEGEVILLE, PA**

WHEREAS, Marino Holdings, LLC ("Applicant") has submitted a Preliminary/Final Land Development Plan prepared by Crossroads Group, LLC, dated May 17, 2018, last revised July 23, 2018 ("Plan") containing two lots , one new building lot; and

WHEREAS, the Plan has 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 Land Development.

NOW, THEREFORE, it is hereby **RESOLVED** that the Lower Providence Township Board of Supervisors does hereby approve the Preliminary/Final Plan of Land Development for Marino Holdings, LLC, prepared by Crossroads Group, LLC, dated May 17, 2018, last revised July 23, 2018, consisting of two (2) sheets, subject to the following conditions:

1. Compliance with paragraphs C.1 and 2 of the Woodrow & Associates correspondence dated September 17, 2018, a copy of which is attached hereto and incorporated herein as **Exhibit "A"**.

2. Compliance with paragraph 7 of the McMahon Associates, Inc. correspondence dated September 20, 2018, a copy of which is attached hereto and incorporated herein as **Exhibit "B"**.

3. Compliance with paragraphs 2 and 3 of the Thomas Comitta Associates, Inc. correspondence dated September 20, 2018, a copy of which is attached hereto and incorporated herein as **Exhibit "C"**.

4. Compliance with all other Township, County, State and Federal rules, regulations and statutes.

5. Applicant shall execute a stormwater management agreement upon submission of a building permit application for Lot #1.

6. In addition to the foregoing conditions of Preliminary Plan approval the following Subdivision and Land Development ordinance modifications are resolved as follows:

- | | | | | | |
|----|--|----------------------|----------|---|--------|
| a. | Section 123-31.D – as to Arcola Road widening. | <u> X </u> | Approved | <u> </u> | Denied |
| b. | Section 123-32 – as to Arcola Road curbs and storm sewer. | <u> X </u> | Approved | <u> </u> | Denied |
| c. | Section 123-33- as to Arcola Road sidewalks. | <u> X </u> | Approved | <u> </u> | Denied |
| d. | Section 123-36.A - as to sight triangles. | <u> X </u> | Approved | <u> </u> | Denied |
| e. | Section 123-42 and 43– as to the requirement of a stormwater erosion and control plan. | <u> X </u> | Approved | <u> </u> | Denied |
| f. | Section 123-114- as to submission of a natural resources plan. | <u> X </u> | Approved | <u> </u> | Denied |

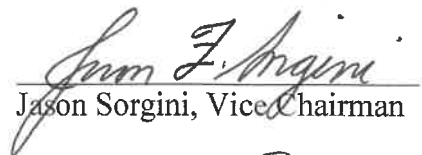
7. The foregoing subdivision and land development ordinance modifications are subject to the following conditions:

- a. Applicant shall add a note to the Plan requiring the owner of Lot #2 to install curb and sidewalk along Arcola Road in the event that the wall is replaced or removed by the owner of Lot #2 in the future.
- b. Applicant shall demonstrate compliance with the tree replacement requirements of SLDO Section 123-113.C.1 of the Lower Providence Township subdivision and land development Ordinance at the time of building permit application for Lot #1.
- c. Applicant shall comply with Sections 123-50.B(1), 123-52 and 123-114.B(3) of the Lower Providence Township subdivision and land development ordinance with respect to tree protection and street trees at the time of building permit application for Lot #1.

SO RESOLVED, at a duly convened meeting of the Board of Supervisors of Lower Providence Township conducted on this 18th day of October, 2018.

LOWER PROVIDENCE TOWNSHIP


Patrick T. Duffy, Chairman


Jason Sorgini, Vice Chairman


Colleen Eckman


Peter MacFarland

ATTEST: 

Gary Neights

