

12.10.20

RESOLUTION NO. 2020 - 26

A RESOLUTION OF THE LOWER PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS, MONTGOMERY COUNTY, PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF KENT CUGINI FOR THE PROPERTY LOCATED AT 2825 EGYPT ROAD

WHEREAS, Kent Cugini (“Applicant”) submitted a preliminary/final land development Plan proposing a minor subdivision plan to create two residential lots from one existing lot for the property located at 2825 Egypt Road.

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

WHEREAS, the Board of Supervisors now intends to approve the preliminary/final Plan of the Applicant consisting of two (2) sheets, dated September 24, 2020, prepared by Yohn Engineering, LLC.

NOW, THEREFORE, it is hereby **RESOLVED** that the Lower Providence Township Board of Supervisors does hereby approve the preliminary/final land development Plan, prepared by Yohn Engineering, LLC, consisting of two (2) sheets, dated September 24, 2020, subject to the following conditions:

1. Compliance with the Woodrow & Associates correspondence dated November 20, 2020, a copy of which is attached hereto and incorporated herein as **Exhibit “A”**.
2. Compliance with the McMahon correspondence dated November 19, 2020, a copy of which is attached hereto and incorporated herein as **Exhibit “B”**.
3. Compliance with all other ordinances and regulations, including the requirements of the Lower Providence Township Sewer Authority and applicable County, State and Federal rules, regulations, and statutes.
4. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.
5. The Applicant shall pay a park and recreation fee in the amount of \$1,160.00 and a traffic impact fee in the amount of \$1,822.00 prior to recording of record plans.
6. In addition to the foregoing conditions of preliminary/final land development plan approval the following Subdivision and Land Development ordinance modifications and stormwater ordinance waivers are resolved as follows, conditioned upon the contribution of a fee in lieu sidewalk and frontage improvements.

- a. SLDO Section 123-14.D(4) – a waiver requested to provide a planting plan.

_____ x _____

Approved

Denied

b. SLDO Section 123-32.A – a waiver is requested from the requirement to provide curbs and storm sewers.

 x Approved Denied

c. SLDO Section 123- 33 - a waiver is requested from the requirement to provide sidewalks.

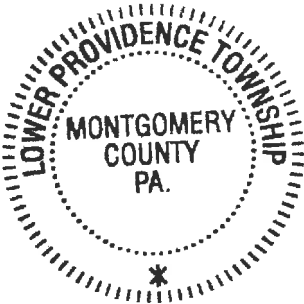
 x Approved Denied

d. SLDO Section 123- 52 - a waiver is requested from the requirement to provide street trees.

 x Approved Denied

7. The Applicant shall contribute \$22,000.00 to the Township for sidewalk construction in consideration of the foregoing waivers.

SO RESOLVED, at a duly convened meeting of the Board of Supervisors conducted on this 17th day of December, 2020.




**LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS**



Jason Sorgini

ATTEST:



Donald D. Delamater, Secretary