

**TOWNSHIP OF WEST NORRITON
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION NO. 13-1530

A RESOLUTION FOR PRELIMINARY AND FINAL APPROVAL

BOB'S AUTO PARTS REDEVELOPMENT

WHEREAS, Ubaldo and Elsa Ferri (“Developers”) have requested review and approval of a certain Proposed Building Expansion Plan for a property located at 2201 and 2211 West Main Street, being Tax Parcel Nos. 63-00-06910-002 and 63-00-06913-009 owned by them (hereinafter referred to as “the Property”), said Plan having been prepared by Woodrow & Associates, Inc. dated April 27, 2012, last revised March, 2013 (“the Plan”); and

WHEREAS, the aforesaid initial Plan provides for the expansion and connection of two (2) existing buildings located on said Property with adjustments to existing driveways and parking.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of West Norriton Township this 12th day of March, 2013, that said application for preliminary/final plan approval is approved subject to the following conditions:

1. Developers shall execute a Land Development Agreement in a form specified by the Township Solicitor as required by Chapter 22, Sections 301 and 804 of the Code of Ordinance.
2. Developers shall install all public utilities and laterals as required by Chapter 22, Section 302 of the Code of Ordinances.
3. Developers shall submit to the Township for signature and recording at the Montgomery County Courthouse two linens and six papers of Developers’ Final Plan as required by Chapter 22, Section 403 of the Code of Ordinances.
4. Developers shall submit to the Township “as built” plans for all public improvements.
5. Developers shall enter into a Stormwater Best Management Practices Operations and Maintenance Agreement with the Township in a form attached to the Stormwater Management Ordinance as Appendix C.
6. In lieu of payment of a traffic impact fee, Developers shall install street lights along the frontage of the Property every 50 feet according to specifications attached hereto and shall further contribute the sum of Two Thousand Dollars (\$2,000.00) to the Township for parks and recreation purposes.

7. Developers shall fully comply with the provisions of the following review letters:
 - (a) Letter from Joseph M. Estock, P.E. dated February 28, 2013; and
 - (b) Letter from Heinrich & Klein Associates, Inc. dated February 8, 2013 (except with respect to the payment of a traffic impact fee).

8. Developers shall procure and deliver to the Township a letter from Transco, which possesses a gas line easement which transverses the Property, to the effect that it has no objection to those planned improvements to the Property which lie within their gas line right-of-way.

9. Developers agree to prepare and record a consolidation deed in a form satisfactory to the Township Solicitor combining the two (2) parcels comprising the Property into one contiguous parcel.

10. Developers may continue to use but may not expand or enlarge the existing pylon signage on the Property.

RESOLVED AND APPROVED this 12th day of March, 2013.

WEST NORRITON TOWNSHIP
BOARD OF COMMISONERS

Attest: _____
Jason M. Bobst, Secretary

BY: _____
George J. Stojanovich, President

ACCEPTANCE OF CONDITIONS:

I, _____ as _____ of Ubaldo and Elsa Ferri acknowledge and accept the Final Plan approval issued by the Board of Commissioners of West Norriton Township and accept the conditions contained herein as recited above.

Date: _____

Witness:

APPLICANT:
