

**BEFORE THE BOROUGH COUNCIL OF THE  
BOROUGH OF TRAPPE, MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2016-01**

**NORTHERN STAR FARM SUBDIVISION**

**WHEREAS**, the Applicant requests review and approval of a Preliminary/Final Subdivision Plan for Northern Star Farm prepared by Ludgate Engineering Corporation dated May 11, 2015, last revised November 16, 2015; and

**WHEREAS**, the land is split zoned, R-1 Low Density Residential, R-2 Medium Density Residential and R-3 High Density Residential; and

**WHEREAS**, the total tract contains approximately 163.63 acres which will be subdivided into two (2) lots. Lot No. 2 will retain the existing residential structures and farm buildings. Lot 1 will be located wholly within the R-1 Low Density Residential District and will front onto Betcher Road; and

**WHEREAS**, the Borough Council of the Borough of Trappe has received letters reviewing the above referenced Plan, as follows:

- a) Montgomery County Farm Board letter dated May 21, 2014;
- b) Montgomery County Planning Commission letter dated July 7, 2015;
- c) Gilmore & Associates review letter dated January 15, 2015;
- d) Montgomery County Farm Board letter dated August 20, 2015;
- e) Gilmore & Associates review letter dated December 17, 2015.

**WHEREAS**, the Borough Council of the Borough of Trappe has decided to grant preliminary/final approval of the subdivision Plan.

**NOW THEREFORE IT IS HEREBY RESOLVED** by the Borough Council of the Borough of Trappe, that the said Application for approval of the above referenced subdivision Plan is hereby APPROVED subject to the following conditions:

1. Satisfy all comments set forth in the above referenced review letters, as are consistent with the conditions, waivers and deferrals herein.

2. Place a note on Plan indicating that all public improvements, including road widening, curbs, sidewalks and street trees are deferred and may be required by the Borough upon further development of Lot 1.

3. Delineation of right of way lines on the Plan for both Lots 1 and 2.

4. Dedication of land within the ultimate right of way along East Third Avenue and Betcher Road as may be required by the Borough.

5. Delineation of the proposed location of a driveway serving Lot 1 on the Plan, which must comply with Borough regulations.

6. Lot 1 shall be connected to public water and public sewer.

7. Lot 1 shall be limited to the construction of one (1) residential structure pursuant to the review letters from the Montgomery County Farm Board.

8. The Applicant shall be required to proceed through the land development process for Lot No. 1 and shall enter into any Development and Escrow Agreements with the Borough of Trappe as required thereby.

Applicant is GRANTED the following waivers from the provisions of the Subdivision Land Development Ordinance:

a) Deferral from Section 295-8.B(5)(c) that requires the area between the existing right-of-way and the ultimate right-of-way shall be offered for dedication when land is subdivided along the existing right-of-way, until such time as required by Borough Council. The Applicant is seeking deferral for East Third Avenue only.

Approved  Denied

b) Waiver from Section 295-23.A that requires monuments be placed on right-of-way lines. The Applicant is requesting a waiver along East Third Avenue only.

Approved  Denied

c) Waiver from Section 295-26 requiring street trees to be provided not less than forty (40) feet apart (and not more than fifty (50) feet apart) along the right-of-way lines, for lot 2 only.

Approved  Denied

d) Waiver from Section 295-34.A(1) requiring a subdivision plan if the parcel being subdivided is five (5) acres or larger to be a scale of 1" = 100ft.

Approved  Denied

e) Waiver from Section 295-34.C(1) and 295-34.E(1) that requires the Applicant to show existing features within 400ft of the site.

Approved  Denied

f) Waiver from Section 295-36.B that requires the Applicant to submit a separate Preliminary Plan and separate Final Plan.

Approved  Denied

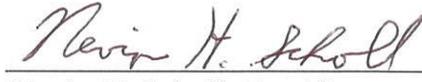
RESOLVED THIS 2<sup>nd</sup> day of February, 2016, by the Borough Council of the Borough of Trappe, Montgomery County, Pennsylvania.

ATTEST:

BOROUGH COUNCIL, BOROUGH OF TRAPPE



Robert T. Umstead  
Borough Secretary

By:   
Nevin H. Scholl, President

Approved this 2nd day of February, 2016.



Connie Peck, Mayor

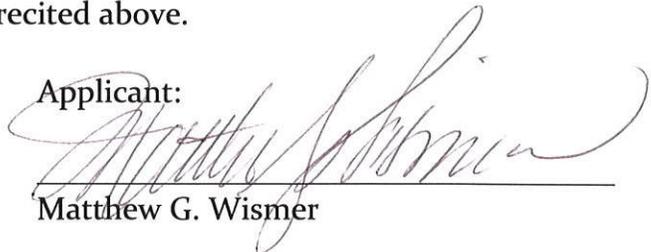
**ACCEPTANCE OF CONDITIONS:**

We, Matthew and Jane Wismer being authorized as the OWNERS of NORTHERN STAR FARM SUBDIVISION do hereby acknowledge and accept the RESOLUTION issued by the Borough Council of the Borough of Trappe and accept the conditions contained therein as recited above.

Witness:

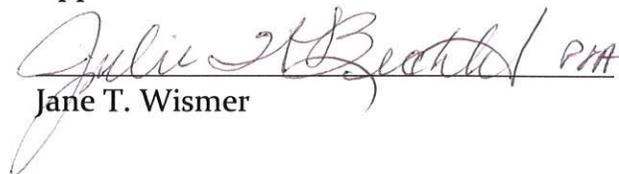


Applicant:

  
Matthew G. Wismer

Date: MARCH 8, 2016

Applicant:

  
Jane T. Wismer