

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

**IN RE: APPLICATION OF EYE DESIGNS, LLC FOR LAND DEVELOPMENT
OF 220 WEST FIFTH AVENUE, TRAPPE, PA**

RESOLUTION NO. 2018-04

PRELIMINARY/FINAL PLAN APPROVAL

WHEREAS, Applicant, Eye Designs, LLC, requests review and approval of a land development plan; and

WHEREAS, said application was submitted following the Applicant addressing all of the conditions of the Borough Council of the Borough of Trappe; and

WHEREAS, the land is zoned R-1 Residential and LI Limited Industrial; and

WHEREAS, the Applicant proposes to expand an existing 53,891 square foot building by an additional 32,500; and

WHEREAS, the Zoning Hearing Board of the Borough of Trappe has granted a variance to allow an encroachment into the required 100 foot setback by decision dated February 20, 2018; and

WHEREAS, the Montgomery County Planning Commission has issued a review letter dated February 12, 2017; and

WHEREAS, the Borough of Trappe Planning Commission has recommended approval of the plan at its meeting on February 20, 2018; and

WHEREAS, the Borough Engineer has issued a review letter dated March 26, 2018.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Borough Council of the Borough of Trappe this 3rd day of April, 2018, that said Preliminary/Final Plan approval for the construction of an additional 32,500 square feet to the existing facility located at 220 West Fifth

Avenue being parcel number 23-00-00325-00-3, pursuant to a certain land development plan dated December 18, 2017, last revised March 14, 2018, prepared by Gorski Engineering, Inc.; is

APPROVED WITH CONDITIONS:

1. Plans. The Borough Council grants Preliminary/Final Plan approval subject to the conditions described hereinafter to the Plan dated December 18, 2017, last revised March 14, 2018, consisting of sixteen (16) sheets titled as follows:

- a. Cover of 16 - Title Sheet, Location Map, General Notes and Sheet Index;
- b. SP-1 of 16 – Record Site Plan;
- c. SP-2 of 16 – Existing Features Plan;
- d. SP-3 of 16 – Improvements Plan;
- e. SP-4 of 16 – Lighting and Landscaping and Signage Plan;
- f. SP-5 of 16 – Erosion and Sediment Control Plan;
- g. SP-6 of 16 – Phase 2 Erosion and Sediment Control Plan;
- h. SP-7 of 16 – Storm Sewer Profiles;
- i. SP-8 of 16 – Erosion and Sediment Control Details;
- j. SP-9 of 16 – Erosion and Sediment Control Notes;
- k. SP-10 of 16 – Construction Details;
- l. SP-11 of 16 – Construction of Details;
- m. SP-12 of 16 – Post-Construction Storm Management Plan;
- n. SP-13 of 16 – Post-Construction Stormwater Management Notes and Details;
- o. SP-14 of 16 – Aerial Plan; and
- p. SP-15 of 16 – ADA Ramp Details.

2. Permits and Approvals. The Applicant or its successors or assigns shall provide evidence of securing the following permits or approvals:

- a. A PennDOT Highway Occupancy Permit, if applicable;
- b. Approval of the Collegeville Trappe Joint Public Works Department for water service, if applicable;
- c. Approval of the Collegeville Trappe Municipal Authority for sanitary sewer service, if applicable;
- d. An approved DEP Land Planning Module or waiver;
- e. Approval of the Montgomery County Conservation District;
- f. An NPDES Permit, if applicable.

3. Conditions of Preliminary/Final Plan Approval. Preliminary/Final Plan approval is granted subject to the following conditions:

- a. Applicant will comply with the provisions of the review letter of the Borough Engineer, Barry Isett & Associates, dated March 26, 2018;
- b. Applicant will comply with the provisions of the Montgomery County Planning Commission review letter dated February 12, 2017;
- c. Applicant will comply with the recommendations of the Borough of Trappe Planning Commission dated February 20, 2018;
- d. Applicant will provide (will serve) letter or other evidence that the premises are adequately served by public water and public sewer;
- e. Applicant will enter into a land development agreement with the Borough of Trappe;
- f. Applicant will post adequate financial security for public improvements determined by the Borough Engineer and the Borough Solicitor pursuant to the Municipalities Planning Code and shall execute a financial security agreement prepared and approved by the Borough Solicitor;
- g. Prior to the issuance of any building permit and the construction of any improvements on the property, Applicant shall prepare and the Borough shall approve a Stormwater Management BMP Operations and Maintenance Plan and shall execute a Stormwater Best Management Practices Operations and Maintenance Agreement prepared and approved by the Borough Solicitor;
- h. Applicant shall construct the proposed development on the property in accordance with the Plan and all notes, descriptions and requirements set forth hereon;
- i. Applicant shall construct the proposed development on the property in full compliance with the Borough's Grading, Erosion and Sediment Control and Stormwater Management Ordinance;
- j. In lieu of planting replacement trees, the Applicant shall provide plantings in and around the existing stormwater basin consistent with the Borough's MS-4 Plan as designed and approved by the Borough Engineer; and
- k. Applicant shall install curbs and sidewalks along Borough Line Road and West Fifth Avenue as may be directed by Borough Council. A note shall be added to the Plan that this requirement applies to the Applicant and its successors and assigns.

4. Waivers. Applicant has requested the following Waivers from the provisions of the Subdivision Land Development Ordinance:

A. Waiver from Section 295-8B(5) that would require the widening of West Fifth Avenue and Borough Line Road. The Applicant believes the proposed improvements do not warrant road widening and the current widths are consistent with the entire width of those roads.

APPROVED _____ X _____

DENIED _____

B. Waiver from Section 295-9A that would require Applicant to provide sidewalks along West Fifth Avenue and Borough Line Road. There are presently no sidewalks on West Fifth Avenue or Borough Line Road. Installation of sidewalks shall be deferred until required by Borough Council.

APPROVED X DENIED

C. Waiver from Section 295-9B which would require curbs along Fifth Avenue and Borough Line Road. There are presently no curbs on Fifth Avenue and Borough Line Road. Installation of curbs shall be deferred until required by Borough Council.

APPROVED X DENIED

D. Waiver from Sections 295-15I(1) which requires fencing around the detention basin. The Applicant would prefer to screen the basin with planting material.

APPROVED DENIED X

E. Waiver from Section 295-26E(1)(d) which requires that the landscaping design be signed and sealed by a landscape architect.

APPROVED X DENIED

F. Waiver from Section 295-25E which requires replacement of existing vegetation. In lieu thereof, Applicant shall provide plantings in and around the existing stormwater basin consistent with the Borough's MS-4 Plan as designed and approved by the Borough Engineer.

APPROVED X DENIED

G. Waiver from Section 295-26C which requires shade trees along the right-of-way on Fifth Avenue. The Applicant believes that providing trees would block site lines. In lieu thereof, Applicant shall provide plantings in and around the existing stormwater basin consistent

with the Borough's MS-4 Plan as designed and approved by the Borough Engineer.

APPROVED X DENIED

H. Waiver from Section 295-34-E(1). The Applicant is requesting a partial waiver from providing existing features within 400 feet of the site. In lieu thereof, an aerial photo has been provided.

APPROVED X DENIED

I. Waiver from Section 295-35 to submit a plan that is a Preliminary/Final Plan.

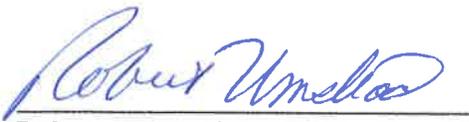
APPROVED X DENIED

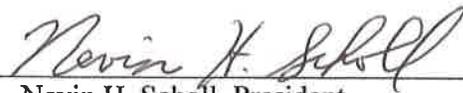
J. Section 295-44 which requires that the Applicant provides lighting in a 10-foot grid. The lighting levels have been provided as IOS Lux lines.

APPROVED X DENIED

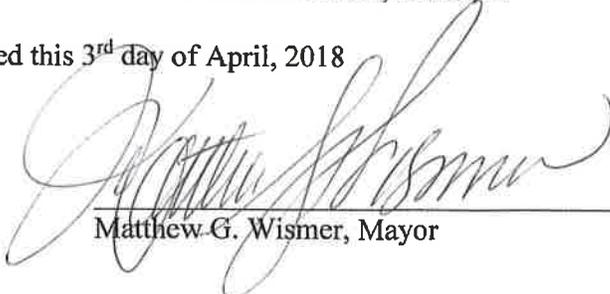
ATTEST:

BOROUGH COUNCIL, BOROUGH OF TRAPPE


Robert Umstead, Secretary

By: 
Nevin H. Scholl, President

Approved this 3rd day of April, 2018


Matthew G. Wismer, Mayor

ACCEPTANCE OF CONDITIONS:

I, Richard Winiog, being authorized as the President of Eye Designs, LLC do hereby acknowledge and accept the Preliminary/Final Plan Approval issued by the Borough Council of the Borough of Trappe and accept the conditions contained therein as recited above.

Witness:

Applicant:



MICHAEL MARTZ



Dated: 4/18, 2018