

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

**RESOLUTION NO. 2019- 01**

**NEUMANN SUBDIVISION**

**WHEREAS**, the Applicant requests review and approval of a Preliminary/Final Subdivision Plan for 140 East Seventh Avenue prepared by Bercek and Smith Engineering, Inc. dated October 1, 2018, last revised November 27, 2018; and

**WHEREAS**, the land is zoned R-1 Low Density Residential; and

**WHEREAS**, the total tract being Parcel No. 23-00-00964-00-3 contains approximately 2.596 acres which will be subdivided into two (2) lots. Lot 1 will retain the existing residential structure and 2 residential garage structures and will be 66,586 square feet net to the ultimate right-of-way line. Lot 2 is a single-building lot containing 30,386 square feet net to the ultimate right-of-way line and conforms to the dimensional zoning regulations of the R-1 Low Density Residential District. Both Lots 1 and 2 front on East Seventh Avenue; and

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

- a) Montgomery County Planning Commission letter dated October 24, 2018;
- b) Trappe Borough Planning Commission meeting minutes dated November 20, 2018;
- c) Barry Isett and Associates, Inc. review letters dated November 14, 2018 and December 19, 2018.

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.
2. Dedication of land within the ultimate right of way along East Seventh Avenue.
3. A proposed concrete sidewalk shall be shown along the entire frontage of the property.
4. A note shall be added to the Plan that construction of the sidewalk along East Seventh Avenue on both Lots 1 and 2 is deferred until required by the Trappe Borough Council.
5. Delineate the proposed location of a driveway serving Lot 2 on the Plan, which must comply with Borough regulations.
6. Lot 2 shall be connected to public water and public sewer.
7. Lot 2 shall be limited to the construction of one (1) residential dwelling unit.
8. Prior to issuance of any building permit and the construction of any improvements on Lot 2, the Developer 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.

9. Prior to the issuance of any building permit, the Developer shall enter into the necessary agreements with the Collegeville Trappe Municipal Authority with respect to sanitary sewer service.
10. Prior to the issuance of any building permit, the Developer shall enter into the necessary agreements with the Collegeville Trappe Joint Public Works Committee with respect to water service.
11. Prior to the issuance of any building permit and the construction of any improvements on Lot 2, the Developer shall obtain a grading permit from the Borough of Trappe.
12. The Developer shall comply with the Montgomery County Conservation District with regard to review and approval of the erosion and sediment control plans.

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

- a) Deferral from Section 295-9(A) that requires construction of a concrete sidewalk along the entire frontage of the property along East Seventh Avenue until such time as required by Borough Council.

    X     Approved                                           Denied

RESOLVED THIS 8<sup>th</sup> day of January, 2019, by the Borough Council of the Borough of Trappe, Montgomery County, Pennsylvania.

ATTEST

[Signature]

BOROUGH COUNCIL  
BOROUGH OF TRAPPE

By: [Signature]  
Catherine A. Johnson, Vice President

Approved this 8<sup>th</sup> day of January, 2019.

[Signature]  
Matthew G. Wisner, Mayor

**ACCEPTANCE OF CONDITIONS:**

We, Karl E. Neumann and Betty K. Neumann, 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:

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Applicant:

[Signature]  
Karl E. Neumann

Witness:

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Applicant:

[Signature]  
Betty K. Neumann

Dated: Jan 14, 2019