

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

**IN RE: APPLICATION OF OLD SCHOOL NEW HOUSE, LLC FOR LAND
DEVELOPMENT 29 EAST FIRST AVENUE, TRAPPE, PA**

RESOLUTION NO. 2015-10

PRELIMINARY PLAN RESOLUTION

WHEREAS, Applicant, Old School New House, LLC, requests review and approval of a subdivision and 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 VC – Village Commercial; and

WHEREAS, the Applicant proposes to construct twenty (20) single family homes and thirty (30) condominium units and to preserve two (2) existing twin homes; and

WHEREAS, the Borough Engineer has issued a review letter dated July 21, 2015; and

WHEREAS, the Montgomery County Planning Commission has issued a review letter dated April 17, 2015; and

WHEREAS, the Borough of Trappe Planning Commission has issued a review letter dated July 21, 2015.

NOW THEREFORE IT IS HEREBY RESOLVED by the Borough Council of the Borough of Trappe this 6th day of October, 2015, that said subdivision and preliminary plan approval for the construction of construct twenty (20) single family homes and thirty (30) condominium units and the preservation of two (2) existing twin homes at 29 East First Avenue, 133 West Main Street, and 135 West Main Street, being parcel numbers

23-00-00349-00-6 and 23-00-00832-00-9, pursuant to a certain land development plan dated March 3, 2015 and last revised June 15, 2015, prepared by Systems Design Engineering, Inc., is **APPROVED WITH CONDITIONS**:

1. Plans. The Borough Council grants Preliminary Plan approval subject to the conditions described hereinafter to the Plan consisting of eleven (11) sheets titled "Old School/New House Subdivision Land Development Plan" dated March 3, 2015 and last revised June 15, 2015.

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 Colledgeville Trappe Joint Public Works Department for water service
- c) Approval of the Colledgeville Trappe Municipal Authority for sanitary sewer service
- d) An approved DEP Land Planning Module or waiver
- e) Approval of the Montgomery County Conservation District
- f) An NPDES Permit

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

- a) Applicant will comply with the provisions of the review letter of the Borough Engineer, Gilmore & Associates, dated July 21, 2015;
- b) Applicant will comply with the provisions of the Montgomery County Planning Commission review letter dated April 17, 2015;

- c) Applicant will comply with the provisions of the Trappe Borough Planning Commission review letter dated July 21, 2015;
- d) Applicant will provide (will serve) letters or other evidence that the premises are to be 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 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) Prior to the issuance of any building permit and the construction of any improvements on the property, Applicant shall pay a park and recreation fee in an amount to be determined upon the Borough Engineers confirmation of the open space provided;
- i) Applicant shall construct the proposed development on the property in accordance with the Plan and all notes, descriptions and requirements set forth hereon;

j) 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;

k) Applicant will replace the existing sidewalks along East First Avenue, in sections as may be determined by the Borough Engineer;

4. Waivers. Applicant is granted the following waivers from the provisions of the Subdivision and Land Development Ordinance:

A. Waiver from Section 295-8B(5)(e) to allow the cul-de-sac to exceed 500 feet in length, provided a radius is constructed at the intersection of the emergency access driveway at East First Avenue. The proposed cul-de-sac is 822.30 feet.

APPROVED _____

DENIED _____

B. Waiver from Section 295-9B - The Applicant seeks a waiver to substitute Belgium block curbing in lieu of concrete curb along the entire length of the new roadway, inclusive of the cul-de-sac bulb and the island which constitutes Parcel "A."

APPROVED _____

DENIED _____

C. Wavier from Section 295-25 - The Applicant seeks a waiver to remove vegetation as indicated without replacement that is 5 feet or closer to the existing building, dying or dead, or consists of native and non-native ornamental landscaping that has not been maintained.

APPROVED X

DENIED _____

D. Waiver from Section 295-29 – The Applicant seeks a waiver to eliminate the requirement for dedication of a municipal well area within the subject premises.

APPROVED X

DENIED _____

E. Waiver from Section 295-10E(2) – The Applicant seeks a waiver from installing concrete curbing around the parking spaces for the condominium units in the existing building, as the curb would impede stormwater flow to the adjacent rain gardens. Concrete wheels stops are proposed at these spaces. Further, no concrete curb is proposed at the existing driveway, except for the radii at the intersection with the new roadway.

APPROVED X

DENIED _____

This approval is further conditioned upon acceptance of the conditions contained herein by the Applicant and signifying acceptance thereof by signing a copy of this Resolution.

In the event execution of the Resolution is not delivered to the Borough within ten (10) days from receipt, it shall be deemed that the Applicant does not accept these conditions and approvals conditioned upon its acceptance are revoked, and the Application shall be considered denied for the reasons set forth above.

ATTEST:

BOROUGH COUNCIL, BOROUGH OF TRAPPE

Robert V. Umstead
, Secretary

By: Nevin H. Scholl
Nevin Scholl, President

Approved this 6th day of OCTOBER, 2015.

Connie Peck
Connie Peck, Mayor

ACCEPTANCE OF CONDITIONS:

I, GERALD E GORSKI being authorized as the SOLE MEMBER of the Old School New House, LLC do hereby acknowledge and accept the Preliminary Plan Approval issued by the Borough Council of the Borough of Trappe and accept the conditions contained therein as recited above.

Witness: [Signature]

Applicant: Gerald E Gorski

Date: OCTOBER 28, 2015