

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. 2015-12

FINAL PLAN RESOLUTION

WHEREAS, Applicant, Old School New House, LLC, requested review and approval of a subdivision and land development plan; and

WHEREAS, by Resolution No. 2015-10 dated October 6, 2015, the Borough Council of the Borough of Trappe did grant Preliminary Plan Approval; and

WHEREAS, following Preliminary Plan Approval, the Borough Engineer, Gilmore and Associates, Inc., issued a review letter dated October 15, 2015; and

WHEREAS, the Applicant has revised its plans to address all of the conditions of the Borough Council of the Borough of Trappe and the issues raised by the October 15, 2015 Gilmore & Associates, Inc., review letter.

**NOW THEREFORE IT IS HEREBY RESOLVED** by the Borough Council of the Borough of Trappe this 10<sup>th</sup> day of November, 2015, that said Subdivision and Final 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 August 25, 2015, prepared by Systems Design Engineering, Inc., is **APPROVED WITH CONDITIONS:**

1. Applicant shall comply with the Preliminary Plan Resolution No. 2015-10 dated October 6, 2015.

2. Applicant shall comply with the Conditional Use Decision and Order dated June 2, 2015.

3. Applicant agrees to submit a Final Plan to the Borough of Trappe and the Borough of Trappe Engineer for approval prior to recording. This Plan shall indicate compliance with all conditions set forth in this Resolution.

4. In lieu of dedication of open space as required by the Borough of Trappe Subdivision Land Development Ordinance Section 295-31B(1), the Applicant shall pay a fee in the amount of \$20,316.00 prior to the issuance of any building permit and the construction of any improvements on the property.

5. In addition to the waivers granted by Resolution No. 2015-10, the Applicant is granted the following waiver from the provisions of the Borough of Trappe Subdivision Land Development Ordinance:

a). Waiver from Sections 295-34C(1) and 295-34E(1) which require Plans to show existing features within 400 feet of the site.

APPROVED   X  

DENIED \_\_\_\_\_

6. The Applicant is granted a deferral of auxiliary left turn analysis for the intersection of West Main Street and East First Avenue and the intersection of Route 113 and East College Avenue until such time as it is directed by the Borough of Trappe.

APPROVED   X  

DENIED \_\_\_\_\_

7. Prior to issuance of a building permit and the start of construction of any improvements on the property, the Applicant shall provide executed Deeds of Dedications for all easements and all rights of way to be dedicated to the Borough of Trappe.

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.

BOROUGH OF TRAPPE



Robert T. Umstead, Secretary

By: 

Nevin H. Scholl, President

Approved this 10<sup>th</sup> day of November, 2015.



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 Final Plan Approval issued by the Borough Council of the Borough of Trappe and accept the conditions contained therein as recited above.

Witness:

Justin Avramo

Applicant:

Gerald E. Gorski

Date: NOVEMBER 30, 2015