

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

**IN RE: APPLICATION OF ACCOLADE PROPERTIES, INC.
FOR SUBDIVISION/LAND DEVELOPMENT
OF 71 WEST THIRD AVENUE, TRAPPE, PA**

RESOLUTION NO. 2020-15

PRELIMINARY/FINAL PLAN APPROVAL

WHEREAS, Applicant, Accolade Properties, Inc., requests review and approval of a subdivision/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 VC - Village Commercial; and

WHEREAS, the Applicant proposes to construct seven (7) single family homes; and

WHEREAS, the Montgomery County Planning Commission has issued a review letter dated July 31, 2020; and

WHEREAS, the Borough of Trappe Planning Commission has recommended approval of the plan at its meeting on September 22, 2020; and

WHEREAS, the Borough Engineer has issued a review letter dated September 30, 2020.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Borough Council of the Borough of Trappe this 1st day of December, 2020, that said Preliminary/Final Plan approval for the construction of seven (7) single family homes at 71 West Third Avenue being parcel number 23-00-001339-00-6, pursuant to a certain land development plan dated June 29, 2020, last revised September 10, 2020, prepared by JMR Engineering, LLC; is **APPROVED WITH CONDITIONS:**

1. Plan. The Borough Council grants Preliminary/Final Plan approval subject to the conditions described hereinafter to the Plan dated June 29, 2020, last revised September 10, 2020, consisting of twelve (12) sheets titled as follows:

- a. Sheet 1 of 12 – Cover Sheet;
- b. Sheet 2 of 12 – Title Plan;
- c. Sheet 3 of 12 – Existing Conditions Plan;
- d. Sheet 4 of 12 – Grading and Utilities Plan;
- e. Sheet 5 of 12 – Erosion Control Plan;
- f. Sheet 6 of 12 – Erosion Control Details;
- g. Sheet 7 of 12 – PCSM Plan;
- h. Sheet 8 of 12 – Construction & PCSM Details;
- i. Sheet 9 of 12 – Landscape Plan;
- j. Sheet 10 of 12 – Road Profile Sheet;
- k. Sheet 11 of 12 – Drainage Area Plan; and
- l. Sheet 12 of 12 – HOP Permit Plan.

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 for each driveway, if applicable;
- b. Approval of the Collegeville Trappe Joint Public Works Department for water service and shall pay all applicable fees;
- c. Approval of the Collegeville Trappe Municipal Authority for sanitary sewer service and shall pay all applicable fees;
- d. Approval of the Lower Perkiomen Valley Regional Sewer Authority and shall pay all applicable fees;
- e. An approved DEP Land Planning Module or waiver;
- f. Approval of the Montgomery County Conservation District;
- g. 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 September 30, 2020;
- b. Applicant will comply with the recommendations of the Borough of Trappe Planning Commission dated September 22, 2020;
- c. Applicant will provide (will serve) letter or other evidence that the premises are adequately served by public water and public sewer;
- d. Applicant will enter into a land development agreement with the Borough of Trappe;

- e. Applicant will post adequate financial security for public improvements in an amount determined by the Borough Engineer and in a form determined by the Borough Solicitor pursuant to the Municipalities Planning Code and shall execute a financial security agreement prepared and approved by the Borough Solicitor;
- f. 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;
- g. Applicant shall construct the proposed development on the property in accordance with the Plan and all notes, descriptions and requirements set forth hereon;
- h. 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;
- i. In lieu of planting replacement trees, the Applicant shall pay a fee in the amount of \$ 10,000.00 prior to issuance of a building permit;
- j. In lieu of providing open space recreational facilities, the Applicant shall pay a fee in the amount of Twelve Thousand Six Hundred Dollars (\$12,600.00) prior to issuance of a building permit;
- k. Proof of fire truck access to all proposed structures to the satisfaction of the Chief of Trappe Fire Company and the Trappe Borough Fire Marshal;
- l. Applicant shall prepare and record cross access and maintenance driveway easements for all shared driveways to the satisfaction of the Borough Solicitor; and
- m. Applicant shall prepare and record cross access and maintenance easements where required for all shared stormwater facilities to the satisfaction of the Borough Solicitor.
- n. Applicant shall submit a revised landscaping plan to include buffer plantings along lots 6 and 7 and along Route 113. The revised landscaping plan shall also include the approximate location of proposed customer landscape package plantings.

4. Waivers. Applicant is requesting the following Waivers from the Borough of Trappe Subdivision and Land Development Ordinance:

- a. Section 295-34.C(1) – The Applicant is requesting a partial waiver from showing topography and existing features within 400 feet of the site. The topographic information and existing features are shown within the property and adjacent to the property.

APPROVED DENIED

b. Sections 295-34.E(2)(h) and 295-31 – The Applicant requests a waiver from providing open space recreational facilities of 4,000 square feet per dwelling unit. The Applicant shall pay a fee in lieu of providing the required open space/recreational facilities in the amount of One Thousand Eight Hundred Dollars (\$1,800.00) per dwelling unit.

APPROVED DENIED

c. Section 295-25E – The Applicant is requesting a waiver from the requirement to replace trees removed from the site. In lieu of planting 373 replacement trees, Applicant is proposing to pay a fee in lieu thereof in the amount of \$ 10,000.00.

APPROVED DENIED

d. Sections 295-34 and 35 – The Applicant seeks a waiver from the Code Sections which require a separate submittal and approval for preliminary and final land development plans. Applicant is requesting combined preliminary/final approval of the plans under one submittal process.

APPROVED DENIED

e. Section 295-10.D(5) – The Applicant seeks a waiver from the Code Sections which require a minimum paving width of twenty-four (24) feet for multifamily residential driveways. Applicant is requesting a paving width of eighteen (18) feet for the two shared driveways.

APPROVED DENIED

f. Section 295-9 The Applicant seeks a waiver from installing curbs and sidewalks.

In lieu thereof the applicant has agreed to a note on the plan deferring curbs and sidewalks until such time as requested by Borough Council.

APPROVED X

DENIED

ATTEST:

BOROUGH COUNCIL, BOROUGH OF TRAPPE

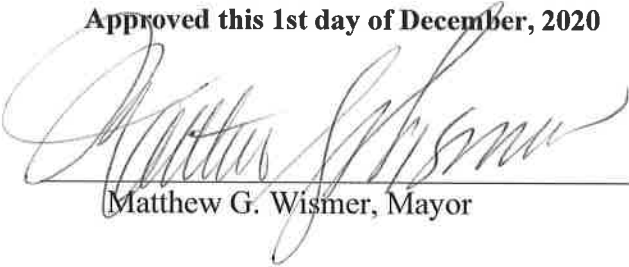


Marcus V. Dolny, Secretary

By: 

Catherine A. Johnson, President

Approved this 1st day of December, 2020



Matthew G. Wismer, Mayor


ACCEPTANCE OF CONDITIONS:

I, MATTHEW C. PUSEY , being authorized as the PRESIDENT of ACCOLADE PROPERTIES, INC. 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:





Dated: Dec. 20 , 2020

