

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

**IN RE: APPLICATION OF JOHN CAMPION
FOR SUBDIVISION
OF 395 EAST SEVENTH AVENUE, TRAPPE, PA**

RESOLUTION NO. 2021 - 02

PRELIMINARY/FINAL PLAN APPROVAL

WHEREAS, Applicant, John Campion, requests review and approval of a subdivision/land development plan; and

WHEREAS, the land is located partially in Trappe Borough and partially in Perkiomen Township; and

WHEREAS, the area of land located in Trappe Borough is zoned R-1 Residential; and

WHEREAS, there currently exists on the land a house and barn located in Trappe Borough; and

WHEREAS, the Applicant proposes to subdivide the land along the Borough/Township line to create a new building lot exclusively in Perkiomen Township; and

WHEREAS, the Montgomery County Planning Commission has issued a review letter dated July 29, 2020; and

WHEREAS, the Borough of Trappe Planning Commission has reviewed the plan at its meeting on August 18, 2020; and

WHEREAS, the Borough Engineer has issued a review letter dated January 21, 2021.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Borough Council of the Borough of Trappe this 2nd day of February, 2021, that said Preliminary/Final Plan approval for the subdivision of land into two (2) lots and the construction of one (1) single family home in Perkiomen Township at 395 East Seventh Avenue being parcel number 23-00-01057-00-9,

pursuant to a certain minor subdivision plan dated June 18, 2020 prepared by Eastern/Chadrow Associates, Inc.; 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 18, 2020, last revised December 20, 2020 consisting of seven (7) sheets titled as follows:

- a. Sheet 1 of 7 – Cover Sheet;
- b. Sheet 2 of 7 – Existing Features Plan;
- c. Sheet 3 of 7 – Post Construction Stormwater Management Plan;
- d. Sheet 4 of 7 – Erosion & Sediment Control Plan;
- e. Sheet 5 of 7 – Erosion & Sediment Control Plan;
- f. Sheet 6 of 7 – Site Construction Details; and
- g. Sheet 7 of 7 – Aerial Plan.

2. 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 January 21, 2021;
- b. Applicant shall obtain preliminary/final plan approval from Perkiomen Township and shall comply with all conditions of such approval;
- c. Prior to recording of the final plans, the Applicant shall execute a deed of dedication approved by the Borough Solicitor for the area to be dedicated to Trappe Borough along Seventh Avenue;
- d. There shall be no earth disturbance on Lot 2 for the construction of the house on Lot 1, except for what is required to make the public water and sanitary sewer connections;
- e. There shall be no stormwater management facilities for the benefit of Lot 1 located on Lot 2; and
- f. There shall be no removal of trees on Lot 2.

3. 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 waiver to not require showing all existing and proposed features within 400 feet of the site. An aerial plan is provided which shows the surrounding area.

APPROVED XMD

DENIED _____

b. Sections 295-34.C(1)(I) and 295-25.A – The Applicant requests a waiver to not be required to locate the trees on the property. No construction is proposed on the Trappe Borough lot at this time except the new utility lines, which must be located in their proposed location.

APPROVED X₁₃ DENIED _____

c. Section 295-34.C(2)(k) – The Applicant is requesting a waiver to not be required to delineate and locate the wetlands on the property. No construction is proposed on the Trappe Borough lot at this time except the new utility lines, which must be located in their proposed location.

APPROVED X₁₃ DENIED _____

d. Sections 295-26.C – The Applicant seeks a waiver to not be required to plant shade or street trees. There are existing trees on the property.

APPROVED X₁₃ DENIED _____

ATTEST:

BOROUGH COUNCIL, BOROUGH OF
TRAPPE

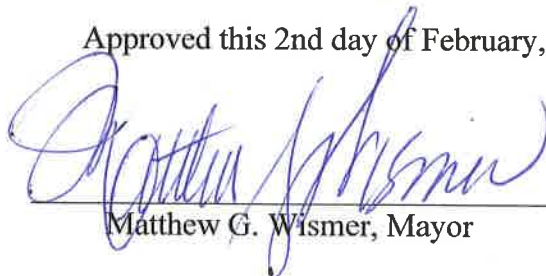


Marcus V. Dolny, Secretary

By: 

Catherine A. Johnson, President

Approved this 2nd day of February, 2021



Matthew G. Wismer, Mayor