

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

**IN RE: APPLICATION OF TRAPPE VILLAGE APARTMENTS, LLC
FOR SUBDIVISION/LAND DEVELOPMENT OF LAND ALONG
WEST SEVENTH AVENUE, TRAPPE, PA**

RESOLUTION NO. 2021- 03

PRELIMINARY/FINAL PLAN APPROVAL

WHEREAS, Applicant, Trappe Village Apartments, LLC, requests review and approval of a subdivision/land development plan for land located at 132, 140, 150, and 118 West Seventh Avenue in the Borough of Trappe; and

WHEREAS, the land is zoned VC - Village Commercial; and

WHEREAS, the land is subject to a Declaration of Covenants and Restrictions dated September 10, 2020 and recorded by the Montgomery County Recorder of Deeds on September 25, 2020; and

WHEREAS, the Applicant proposes to construct twenty-two (22) single family homes; and

WHEREAS, the Montgomery County Planning Commission has issued a review letter dated November 20, 2020; and

WHEREAS, the Borough of Trappe Planning Commission has reviewed the plan at its meeting on January 19, 2021; and

WHEREAS, the Borough Engineer has issued a review letter dated January 13, 2021; and

WHEREAS, the Collegeville Trappe Municipal Authority and the Collegeville Trappe Joint Public Works Committee Engineer has issued a review letter dated December 15, 2020.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Borough Council of the Borough of Trappe this 2nd day of February, 2021, that said Plan approval for the construction of twenty-two (22) single family homes at 132, 140, 150 and 118 West Seventh Avenue being parcel

numbers 23-00-01003-00-9, 23-00-01004-00-8, 23-00-01024-00-6 and 23-00-01000-00-3, pursuant to a certain land development plan dated October 8, 2020, last revised December 10, 2020, prepared by STA Engineering, 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 October 8, 2020, last revised December 10, 2020, consisting of twenty-one (21) sheets titled as follows:

- a. Sheet 1 of 21 – Parcel Plan;
- b. Sheet 2 of 21 – Record Plan of Subdivision;
- c. Sheet 3 of 21 – Existing Features/Demolition Plan;
- d. Sheet 4 of 21 – Aerial Plan;
- e. Sheet 5 of 21 – Construction Improvement Plan;
- f. Sheet 6 of 21 – Utility Plan;
- g. Sheet 7 of 21 – Erosion and Sediment Control Plan;
- h. Sheet 8 of 21 – E&S Control Detail Sheet;
- i. Sheet 9 of 21 – PCSM Plan;
- j. Sheet 10 of 21 – PCSM Detail Sheet;
- k. Sheet 11 of 21 – PCSM Detail Sheet;
- l. Sheet 12 of 21 – PCSM Landscape Plan;
- m. Sheet 13 of 21 – PCSM Landscape Detail Sheet;
- n. Sheet 14 of 21 – Plan and Profile of Road A;
- o. Sheet 15 of 21 – Plan and Profile of Road A;
- p. Sheet 16 of 21 – Plan and Profile of W. Seventh Avenue, S.R. 4048;
- q. Sheet 17 of 21 – Plan and Profile of W. Seventh Avenue, S.R. 4048;
- r. Sheet 18 of 21 – Construction Detail Sheet;
- s. Sheet 19 of 21 – Construction Detail Sheet Sanitary Sewer and Water Facilities;
- t. Sheet 20 of 21 – Construction Detail Sheet – Storm Sewer; and
- u. Sheet 21 of 21 – Vehicle Turnpath 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 the intersection of Road A and West Seventh Avenue, 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 January 13, 2021;
- b. Applicant will provide (will serve) letter or other evidence that the premises are adequately served by public water and public sewer;
- c. Applicant will enter into a land development agreement with the Borough of Trappe;
- d. 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;
- e. 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;
- f. Applicant shall construct the proposed development on the property in accordance with the Plan and all notes, descriptions and requirements set forth hereon;
- g. 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;
- h. In lieu of planting replacement trees, the Applicant shall pay a fee in the amount of Twenty-Two Thousand Dollars (\$22,000.00) prior to issuance of a building permit;
- i. Applicant shall install curbs and sidewalks along West Seventh Avenue as may be directed by Borough Council. A note shall be added to the Plan that this requirement applies to the Applicant and its successors and assigns;
- j. In lieu of providing open space recreational facilities, the Applicant shall pay a fee in the amount of Thirty-Nine Thousand Six Hundred Dollars (\$39,600.00) 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. All outstanding Borough fees associated with the review and approval of the aforesaid plan shall be paid in full prior to the recording of the final plan.
- m. Homeowner's association documents shall be reviewed and approved by the Borough Solicitor.

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

a. Section 295-8.B(2) – The Applicant is requesting a waiver to allow a horizontal curve of 110 ft. A vehicle turn path plan is provided to demonstrate that fire and emergency vehicles can maneuver through the site given the reduced radius and parking on one side of the street.

APPROVED DENIED

b. Section 295-8.B(5) – The Applicant requests a waiver to allow a cul-de-sac street with a length of 668 ft. from the centerline intersection with Seventh Avenue to the easternmost limit of the cul-de-sac right-of-way. The property has limited frontage and is shaped such that a cul-de-sac street is needed to gain access to the rear of the property.

APPROVED DENIED

c. Section 295-9.A(3) – The Applicant is requesting a waiver to allow sidewalk along one side of the street. Sidewalk is provided along the outside of the cul-de-sac where most of the homes are located and where the Lot widths are smaller. The proposed sidewalk also provides a pedestrian path to Seventh Street along one side of the entrance drive. Sidewalk along the interior of the cul-de-sac would place an unnecessary burden for homeowner maintenance.

APPROVED DENIED

Approval Granted with the condition that sidewalk be extended from Lot 16 to the driveway apron of Lot 17.

d. Section 295-12.H – The Applicant seeks a waiver to allow Lot 17 to be a flag lot because rear lotting is the only practical method of subdivision in this location of the property.

APPROVED DENIED

e. Sections 295-15.I(2) and (3) – The Applicant seeks a waiver to allow the detention basin bottoms to be flat bottoms to promote infiltration and meet current PA DEP BMP Manual design standards.

APPROVED DENIED

f. Sections 295-15.I(4) and (5) – The Applicant seeks a waiver to allow 3:1 basin slopes in order to maximize the footprint and storage volume for the basin so that Borough and State design requirements can be met. An HOA will be established for basin maintenance.

APPROVED DENIED

g. Section 295-15.I(7) – The Applicant seeks a waiver to not provide the required access ramps. The basins are infiltration facilities and vehicles are to be prohibited from being in the bottom of the basin.

APPROVED DENIED

h. Section 295-25.E – The Applicant seeks a waiver for tree replacement which will be met through on-site plantings and a contribution of \$1,000.00 per lot at the time of each building permit.

APPROVED DENIED

i. Section 295-27.A – The Applicant seeks a waiver to not provide the dog walk area, but to provide a trail connection to the existing Borough trail in Rambo Park. Given the lot configuration, a practical location for a meaningful dog walk area does not exist. A better planning alternative is to provide an off- site trail connection to the existing trail in Rambo Park.

APPROVED DENIED

j. Section 295-33 – The Applicant seeks a waiver to allow a concurrent preliminary and final plan submission.

APPROVED DENIED

k. Sections 295-34.C(1) and E(1) – The Applicant seeks a waiver to provide an aerial plan to supplement the survey data shown on the plans.

APPROVED X

DENIED _____

ATTEST:

BOROUGH COUNCIL, BOROUGH OF TRAPPE

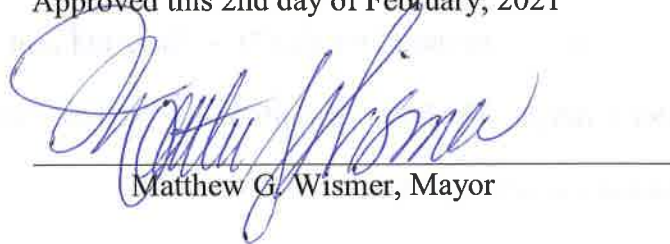


Marcus V. Dolny, Secretary

By: 

Catherine A. Johnson, President

Approved this 2nd day of February, 2021



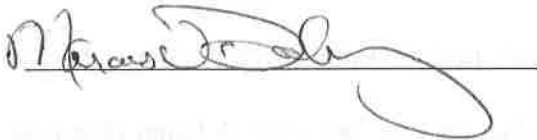
Matthew G. Wismer, Mayor

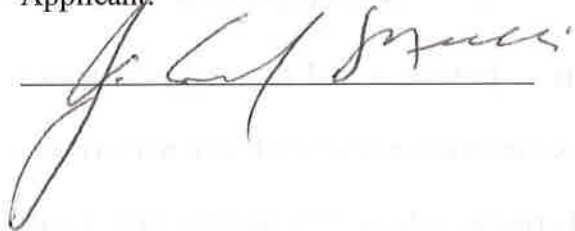
ACCEPTANCE OF CONDITIONS:

I, J. EDMUND MULLA, being authorized as the MANAGER of TRAPPE VILLAGE APARTMENTS, LLC 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: 3/2, 2021