

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

**IN RE: APPLICATION OF PRDC PROPERTIES, LLC  
FOR SUBDIVISION/LAND DEVELOPMENT  
OF 153 CLAHOR AVENUE AND 126 & 240 WEST THIRD AVENUE, TRAPPE, PA**

**RESOLUTION NO. 2023 - 04**

**PRELIMINARY PLAN APPROVAL**

**WHEREAS**, Applicant, PRDC Properties, LLC, requests review and approval of subdivision/land development plan; and

**WHEREAS**, The Borough has received an application for the subdivision and land development approval of a plan entitled FUGO Tract prepared for PRDC Properties, LLC; and

**WHEREAS**, the subject parcel is approximately 25.32 acres; and

**WHEREAS**, the land is zoned R-2 Residential; and

**WHEREAS**, the property is comprised of 153 Clahor Avenue and 126 & 240 West Third Avenue being Parcel Nos. 203333183505, 23000129406 and 230001270003, respectively; and

**WHEREAS**, the Applicant proposes to construct twenty-six (26) single family homes; and

**WHEREAS**, the Montgomery County Planning Commission has issued a review letter dated December 3, 2021; and

**WHEREAS**, the Borough of Trappe Planning Commission has recommended approval of the plan at its meeting on October 18, 2022; and

**WHEREAS**, the Borough Engineer has issued a review letter dated March 1, 2023; and

**WHEREAS**, the Montgomery County Conservation District issued a review letter dated March 2, 2023.

**NOW, THEREFORE, IT IS HEREBY RESOLVED** by the Borough Council of the Borough of Trappe this 4<sup>th</sup> day of April, 2023, that said Preliminary Plan approval for

the construction of twenty-six (26) single family homes at 153 Clahor Avenue and 126 & 240 West Third Avenue being Parcel Nos. 203333183505, 23000129406 and 230001270003, respectively, pursuant to a certain land development plan dated July 21, 2021, last revised February 8, 2023, prepared by Carroll Engineering Corporation; is **APPROVED WITH CONDITIONS:**

1. Plan. The Borough Council grants Preliminary Plan approval subject to the conditions described hereinafter to the Plan dated July 21, 2021, last revised February 8, 2023, consisting of thirty-nine (39) sheets titled as follows:

- a. Sheet 1 of 39 – Cover Sheet;
- b. Sheet 2 of 39 – Record Plan;
- c. Sheet 3 of 39 – Site Improvement Plan (1);
- d. Sheet 4 of 39 – Site Improvement Plan (2);
- e. Sheet 5 of 39 – Site Improvement Plan (3);
- f. Sheet 6 of 39 – Existing Features and Natural Resource and Demolition Plan;
- g. Sheet 7 of 39 – Grading & Utility Plan (1);
- h. Sheet 8 of 39 – Grading & Utility Plan (2);
- i. Sheet 9 of 39 – Grading & Utility Plan (3);
- j. Sheet 10 of 39 – Erosion and Sedimentation Control Plan (1);
- k. Sheet 11 of 39 – Erosion and Sedimentation Control Plan (2);
- l. Sheet 12 of 39 – Erosion and Sedimentation Control Plan (3);
- m. Sheet 13 of 39 – Erosion and Sedimentation Control Notes (1);
- n. Sheet 14 of 39 – Erosion and Sedimentation Control Notes (2);
- o. Sheet 15 of 39 – Erosion and Sedimentation Control Details (1);
- p. Sheet 16 of 39 – Erosion and Sedimentation Control Details (2);
- q. Sheet 17 of 39 – Overall Post-Construction Stormwater Management Plan;
- r. Sheet 18 of 39 – Post-Construction Stormwater Management Plan (1) (recorded);
- s. Sheet 19 of 39 – Post-Construction Stormwater Management Plan (2) (recorded);
- t. Sheet 20 of 39 – Post-Construction Stormwater Management Plan (3) (recorded);
- u. Sheet 21 of 39 – PCSM Notes and Details (1) (recorded);
- v. Sheet 22 of 39 – PCSM Notes and Details (2) (recorded);
- w. Sheet 23 of 39 – Landscape and Lighting Plan (1);
- x. Sheet 24 of 39 – Landscape and Lighting Plan (2);
- y. Sheet 25 of 39 – Landscape and Lighting Plan (3);
- z. Sheet 25a of 39 – Lighting Details;
- aa. Sheet 26 of 39 – Construction Details (1);
- bb. Sheet 27 of 39 – Construction Details (2);
- cc. Sheet 28 of 39 – Construction Details (3);

- dd. Sheet 29 of 39 – Construction Details (4);
- ee. Sheet 30 of 39 – Construction Details (5);
- ff. Sheet 31 of 39 – Ronca Drive Utility Profile & Cross-Section Detail;
- gg. Sheet 32 of 39 – Scholl Drive Utility Profile & Cross-Section Detail;
- hh. Sheet 33 of 39 – Utility Profiles;
- ii. Sheet 34 of 39 – Truck Turning Plan;
- jj. Sheet 35 of 39 – Aerial Plan;
- kk. Sheet 36 of 39 – Off-Site Improvement Plan;
- ll. Sheet 37 of 39 – Lot Consolidation Plan (recorded);
- mm. Sheet 38 of 39 – Subdivision Plan (recorded);
- nn. Sheet 39 of 39 – Easement Plan (recorded).

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 intersections of Ronca Drive and West First Avenue, Scholl Drive and Clahor Avenue and Emergency Access Drive and West Third 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 pay all applicable fees;
- e. An approved DEP Land Planning Module or waiver;
- f. Receipt of Montgomery County Conservation District Adequacy Letter;
- g. An NPDES Permit for construction activities, if applicable.

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, Barry Isett & Associates, dated March 1, 2023, or as last revised;
- b. Applicant will comply with the recommendations of the Borough of Trappe Planning Commission dated October 18, 2022;
- 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 comply with the Entech Engineering review letters dated June 8, 2022 regarding water and sewer system facilities;
- e. Applicant will comply with the recommendations of the Montgomery County Planning Commission letter dated December 3, 2021 as may be approved by the Borough;
- f. Applicant will comply with the Montgomery County Conservation District letter dated March 2, 2023;

- g. Applicant will enter into a land development agreement with the Borough of Trappe;
- h. 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;
- i. 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 the Applicant shall execute and record a Stormwater Best Management Practices Operations and Maintenance Agreement prepared and approved by the Borough Solicitor;
- j. Applicant shall construct the proposed development on the property in accordance with the Plan and all notes, descriptions and requirements set forth hereon;
- k. In lieu of planting replacement trees, the Applicant shall pay a fee in the amount of Three Thousand Two Hundred Fifty Dollars (\$3,250.00) per lot prior to issuance of a building permit;
- l. In lieu of providing open space recreational facilities, the Applicant shall pay a fee in the amount of Seven Hundred Fifty Dollars (\$750.00) per lot prior to issuance of a building permit;
- m. 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;
- n. Applicant shall submit Homeowners Association documents to the Borough Solicitor for review and approval which shall require the following:
  - 1. The Homeowners Association shall retain a professional management company.
  - 2. Future dissolution of the Homeowners Association shall require Borough approval.
  - 3. A Notice shall be contained within the Declaration and By-Laws of the Homeowners Association as to which lots are adjacent to the floodway or flood plain.
  - 4. A Notice shall be provided within the Homeowners Association Declaration and By-Laws that no structures are to be built within the floodway or flood plain.
- o. Applicant shall place a note on the Plan that all public improvements including streets, emergency access and stormwater management facilities shall be owned and maintained by the Homeowners Association;
- p. 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;
- q. No land development activity of any kind shall occur on the site until final plan approval has been granted by Borough Council and permits have been issued;
- r. Applicant shall submit a final plan to the Borough Council of the Borough of Trappe for approval. The plan shall indicate compliance with all the conditions set forth in this Resolution.

4. Waivers. The following Waivers from the Borough of Trappe Subdivision and Land Development Ordinance were granted by Borough Council at its meeting on February 1, 2022:

a. Section 298-25.A(5) – A waiver to permit the removal of more than fifty percent (50%) of the trees which are six (6) inches in diameter or greater on the site.

APPROVED  X  DENIED \_\_\_\_\_

b. Sections 295-8.B(5)(e) – A waiver to allow cul de sac streets of more than five hundred (500) feet in length for Scholl Drive.

APPROVED  X  DENIED \_\_\_\_\_

c. Section 295-8.B(5)(n) – A waiver to allow a cul de sac street right-of-way of less than a forty (40) foot radius for Ronca Drive.

APPROVED  X  DENIED \_\_\_\_\_

d. Section 295-9.A(3) – A waiver to allow a sidewalk outside of the right-of-way for Ronca Drive.

APPROVED  X  DENIED \_\_\_\_\_

e. Section 295-31.B(2)(d) – A waiver to permit an open space and recreational area to consist of greater than fifty percent (50%) woodlands.

APPROVED  X  DENIED \_\_\_\_\_

f. Sections 295-34.C(1) and 295-34.E(1) – A waiver to permit the submission of an aerial plan in lieu of providing surveyed existing features within four hundred (400) feet of the site.

APPROVED  X  DENIED \_\_\_\_\_

Applicant is requesting the following supplemental waiver from the Borough of Trappe Subdivision Land Development Ordinance:

g. Sections 295-12.1 – The Applicant is requesting a waiver to permit lot lines not to be set at right angles or radial to the right-of-way line.

APPROVED X DENIED \_\_\_\_\_

ATTEST:

BOROUGH COUNCIL, BOROUGH OF TRAPPE

Marcus V. Dolny  
Marcus V. Dolny, Secretary

By: Scott Martin  
Scott Martin, President

Approved this 4<sup>th</sup> day of April, 2023

Matthew G. Wismer  
Matthew G. Wismer, Mayor

ACCEPTANCE OF CONDITIONS:

I, Anthony Maros, Pres, being authorized as the President of PRDC PROPERTIES, 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:

Applicant:

Shirley Godskall

Anthony Maros

Dated: 4/11, 2023