

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

**IN RE: APPLICATION OF DONALD E. MOORE, JR. AND CINDY MOORE
FOR LAND DEVELOPMENT
OF 224 W. MAIN STREET, TRAPPE, PA**

RESOLUTION NO. 2024- 13

PRELIMINARY/FINAL PLAN APPROVAL

WHEREAS, Applicant, Donald E. Moore, Jr. and Cindy Moore, request and review and approval of a land development plan for 224 W. Main Street, Trappe, Pennsylvania; 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 VC - Village Commercial; and

WHEREAS, the applicant proposes to construct a two-story 3,391 square foot building addition on the subject property; and

WHEREAS, the Borough of Trappe Planning Commission has recommended approval of the plan; and

WHEREAS, the Borough Engineer has issued a review letter last revised on May 30, 2024.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Borough Council of the Borough of Trappe this 2nd day of July, 2024, that said Preliminary/Final Plan approval for the construction of a 3,391 square feet addition at 224 W. Main Street, being parcel number 23-00-00661-00-9 and 23-00-01249-00-6, pursuant to a certain land development plan dated December 18, 2023, last revised May 8, 2024, prepared by Robert E. Blue Consulting Engineers, P.C.; is **APPROVED WITH CONDITIONS:**

1. Plan. The Borough Council grants Preliminary/Final Plan approval subject to the conditions described hereinafter to the Plan dated December 18,2023 and last revised May 8, 2024, consisting of twenty-one (21) sheets titled as follows:

- a. Sheet 1 of 21 – Cover Sheet;
- b. Sheet 2 of 21 – Lot Consolidation Plan;
- c. Sheet 3 of 21 – Record Plan (1 of 3);
- d. Sheet 4 of 21 – Existing Features Plan;
- e. Sheet 5 of 21 – Aerial Plan;
- f. Sheet 6 of 21 – Grading Plan;
- g. Sheet 7 of 21 – ADA Grading Plan;
- h. LP-1 Landscaping Plan dated 4/29/24;
- i. LP-2 Landscape & Lighting details;
- j. Sheet 10 of 21 – Construction Details;
- k. Sheet 11 of 21 – Drainage Area Boundary Plan;
- l. Sheet 12 of 21 – Record Plan (2 of 3) – PCSM Plan;
- m. Sheet 13 of 21 – Storm Profiles;
- n. Sheet 14 of 21 – Storm Details (1);
- o. Sheet 15 of 21 – Storm Details (2);
- p. Sheet 16 of 21 – Storm Details (3);
- q. Sheet 17 of 21 – Storm Details (4);
- r. Sheet 18 of 21 – Erosion & Sediment Control Notes;
- s. Sheet 19 of 21 – Erosion & Sediment Control Plan;
- t. Sheet 20 of 21 – Erosion & Sediment Control Details; and
- u. Sheet 21 of 21 – Circulation 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 driveway;
- b. Approval of the Collegeville Trappe Joint Public Works Department for water service and shall pay all required fees, if applicable;
- c. Approval of the Collegeville Trappe Municipal Authority for sanitary sewer service and shall pay all required fees, if applicable;
- d. Approval of the Lower Perkiomen Valley Regional Sewer Authority and shall pay all required fees, if applicable;
- 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 May 30, 2024;
- ✓ 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 post adequate financial security for the stormwater management facilities 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;
- ✓ d. 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;
- e. Applicant shall construct the proposed development on the property in accordance with the Plan and all notes, descriptions and requirements set forth hereon;
- f. 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;

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

a. §295-10.E (5) – A waiver is requested to allow parking with ten (10) feet of any property line. Set back of 7.49 feet is proposed from the eastern property line and 8.12 feet along Third Avenue.

APPROVED  DENIED _____

b. §295-10.E (11)(A) – A waiver is requested to allow one-way aisle width of 18 feet, whereas 25 feet is required by 90-degree parking.

APPROVED  DENIED _____

c. §283-303 – A waiver from stormwater volume and control requirements.

APPROVED  DENIED _____

d. §295-26.B – A waiver allowing for Shade trees to be planted 4 feet from the right of way line.

APPROVED MS DENIED _____

ATTEST:

BOROUGH COUNCIL, BOROUGH OF TRAPPE

M. Dolny
Marcus V. Dolny, Secretary

By: Scott Martin
Scott Martin, President

Approved this 2nd day of July, 2024

Matthew G. Wismer
Matthew G. Wismer, Mayor

ACCEPTANCE OF CONDITIONS:

We, Donald E. Moore, Jr. and Cindy Moore, being the owners of the subject property and applicants 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:

Donald E. Moore, Jr.

Cindy Moore

Dated: _____, 2024

d. §295-26.B – A waiver allowing for Shade trees to be planted 4 feet from the right of way line.

APPROVED WJ DENIED _____

ATTEST:

BOROUGH COUNCIL, BOROUGH OF TRAPPE

M. Dolny
Marcus V. Dolny, Secretary

By: Scott Martin
Scott Martin, President

Approved this 2nd day of July, 2024

Matthew G. Wismer
Matthew G. Wismer, Mayor

ACCEPTANCE OF CONDITIONS:

We, Donald E. Moore, Jr. and Cindy Moore, being the owners of the subject property and applicants 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:

Donald E. Moore, Jr.
Cindy Moore

Donald E. Moore, Jr.
Donald E. Moore, Jr.
Cindy Moore
Cindy Moore

Dated: June 19, 2024

