

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

**IN RE: APPLICATION OF INDEPENDENT MORTGAGE COMPANY
FOR LAND DEVELOPMENT
OF BRONSON CIRCLE, TRAPPE, PA**

RESOLUTION NO. 2024- 18

PRELIMINARY/FINAL PLAN APPROVAL

WHEREAS, Applicant, Independent Mortgage Company, requests review and approval of a 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

WHEREAS, the Applicant proposes to construct seven (7) single family homes on an 11.10 acre tract, previously subdivided into nine (9) Lots, and now being consolidated into seven (7) Lots; and

WHEREAS, the Montgomery County Planning Commission has issued a review letter dated February 9, 2024; 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 August 14, 2024.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Borough Council of the Borough of Trappe this 1st day of October, 2024, that said Preliminary/Final Plan approval for the construction of seven (7) single family homes situated on Bronson Circle being parcel numbers 23-00-00070-00-6, 23-00-00073-00-3, 23-00-00079-00-6, 23-00-00082-00-3,

23-00-00085-00-9, 23-00-00088-00-6, 23-00-00091-00-3, 23-00-00094-00-9, 23-00-00097-00-6, pursuant to a certain Land Development Plan dated November 1, 2023, last revised June 20, 2024, 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 November 1, 2023 and last revised June 20, 2024, consisting of nineteen (19) sheets titled as follows:

- a. Sheet 1 of 19 – Cover Sheet
- b. Sheet 2 of 19 – Record Plan of Subdivision
- c. Sheet 3 of 19 – Existing Features Plan
- d. Sheet 4 of 19 – Aerial Plan
- e. Sheet 5 of 19 – Construction Improvement Plan
- f. Sheet 6 of 19 – Utility Plan
- g. Sheet 7 of 19 – Erosion and Sediment Control Plan
- h. Sheet 8 of 19 – E&S Plan – Chapter 105 Permit Areas
- i. Sheet 9 of 19 – E&S Detail Sheet
- j. Sheet 10 of 19 – PCSM Plan
- k. Sheet 11 of 19 – PCSM Detail Sheet
- l. Sheet 12 of 19 – PCSM Detail Sheet
- m. Sheet 13 of 19 – PCSM Landscape Plan
- n. Sheet 14 of 19 – PCSM Landscape Detail Sheet
- o. Sheet 15 of 19 - Plan and Profile
- p. Sheet 16 of 19 – Construction Detail Sheet
- q. Sheet 17 of 19 – Construction Detail Sheet – Sanitary Sewer Facilities
- r. Sheet 18 of 19 – Construction Detail Sheet – Water Facilities
- s. Sheet 19 of 19 – Vehicle Turn Path Plan

2. Permits and Approvals. The Applicant or its successors or assigns shall provide evidence of securing the following permits or approvals:

- a. Approval of the Collegeville Trappe Joint Public Works Department for water service and shall pay all applicable fees;
- b. Approval of the Collegeville Trappe Municipal Authority for sanitary sewer service and shall pay all applicable fees;

- c. Approval of the Lower Perkiomen Valley Regional Sewer Authority and shall pay all applicable fees;
- d. An approved DEP Land Planning Module or waiver;
- e. Approval of the Montgomery County Conservation District;
- f. An NPDES Permit, if applicable;
- g. A joint permit with the PA DEP and US Corps of Engineers for the Bronson Circle crossing over the Donny Brook.

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 August 14, 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 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. Applicant shall install sidewalks along the southern side of Bronson Circle to West 3rd Avenue, as depicted on the Plan;
- i. The Applicant shall submit the Homeowners Association Declaration for review and approval by the Borough Solicitor;
- j. The Applicant shall record a twenty-foot-wide emergency access easement to the Borough from the lands owned by the Borough of Collegeville and the Borough of Trappe adjacent to the tract, to the bulb of the cul-de-sac;
- k. Bronson Circle shall be dedicated to the Borough. The stream channel box culvert supporting Bronson Circle over the Donny Brook shall be maintained by the Homeowners Association in perpetuity and shall be included as a common element in the HOA Declaration.

4. Waivers. Applicant is requesting the following Waivers from the Borough of Trappe Subdivision and Land Development Ordinance and same have been approved by the Borough Council of the Borough of Trappe and its meeting on October 1, 2024:

- a. §295-33.C – A waiver is requested to allow the application and plan to be processed as a combined preliminary and final plan.

APPROVED MB DENIED _____

- b. §295-34.C(1) & 295-34.E(1) – A waiver is requested from the requirement to show existing and proposed features within 400 feet of any part of the land being subdivided. An aerial plan has been added to the plan set showing the relationship of the site to the surrounding area.

APPROVED MB DENIED _____

- c. §295.8.B(5)(g)(3) – A waiver requested to allow the length of the cul-de-sac to be 873 feet. In lieu thereof the Applicant shall construct an emergency access from the bulb of the cul-de-sac to lands owned by Collegeville Borough and Trappe Borough to the Northeast of the site and connect the access to the driveway that services the well building on the Boroughs' property.


APPROVED MB DENIED _____

- d. §295-9.A – A waiver is requested from the required sidewalk along the frontage of Lot 1 and a portion of Lot 2. In lieu thereof, the Applicant shall construct sidewalks along the southern side of Bronson Circle to West Third Avenue.

APPROVED MB DENIED _____

ATTEST:

BOROUGH COUNCIL, BOROUGH OF TRAPPE

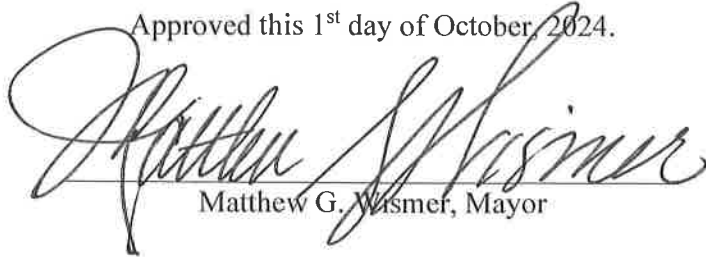


Marcus V. Dolny, Secretary

By: 

Scott Martin, President

Approved this 1st day of October, 2024.



Matthew G. Wismer, Mayor

ACCEPTANCE OF CONDITIONS:

I, PAUL CATIMELLA, being authorized as the PRESIDENT of INDEPENDENT MORTGAGE COMPANY 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:



Kimberly Godwin



Paul Catimella

Dated: October 2, 2024