

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

**IN RE: APPLICATION OF PENNINGTON PROPERTY GROUP, LLC  
FOR SUBDIVISION/LAND DEVELOPMENT  
OF 56-62 W. SEVENTH AVENUE, TRAPPE, PA**

**RESOLUTION NO. 2024- 19**

**PRELIMINARY/FINAL PLAN APPROVAL**

**WHEREAS**, Applicant, Pennington Property Group, LLC, requests review and approval of a subdivision/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-2 Medium-Density Residential District; and

**WHEREAS**, the Applicant proposes to consolidate two (2) parcels located at 56 & 62 West Seventh Avenue; and

**WHEREAS**, the Applicant proposes to construct ten (10) single family homes on ten (10) lots; and

**WHEREAS**, the Montgomery County Planning Commission has issued a review letter dated October 11, 2023; and

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

**WHEREAS**, the Borough Engineer has issued a review letter dated August 7, 2024.

**NOW, THEREFORE, IT IS HEREBY RESOLVED** by the Borough Council of the Borough of Trappe this 1<sup>st</sup> day of October, 2024, that said Preliminary/Final Plan approval for the consolidation of two (2) parcels and the construction of ten (10) single family homes at 56 – 62 West Seventh Avenue, being parcel numbers 23-00-00985-00-9 and 23-00-00988-00-6,

pursuant to a certain land development plan dated August 18, 2023, last revised June 26, 2024, prepared by Woodrow & 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 August 18, 2023, last revised June 26, 2024 consisting of twenty-three (23) sheets titled as follows:

- a. Sheet 1 of 22 – Cover – Index Sheet;
- b. Sheet 2A of 22 – Lot consolidation – Record Plan;
- c. Sheet 2 of 22 – Land Development – Record Plan;
- d. Sheet 3 of 22 – Property Boundary & Existing Features Plan;
- e. Sheet 4 of 22 – Site Improvements Plan;
- f. Sheet 5 of 22 – Site Utilities Layout;
- g. Sheet 6 of 22 – (PCSM) Landscaping & Lighting plan;
- h. Sheet 7 of 22 – Construction Details – Sheet ‘A’;
- i. Sheet 8 of 22 – Construction Details – Sheet ‘B’;
- j. Sheet 9 of 22 – Construction Details – Sheet ‘C’;
- k. Sheet 10 of 22 – Plan and Profile: Proposed Road;
- l. Sheet 11 of 22 – Plan and Profile: Utilities;
- m. Sheet 12 of 22 – E & S Control Plan;
- n. Sheet 13 of 22 – Erosion and Sedimentation Control Specifications;
- o. Sheet 14 of 22 – Erosion and Sedimentation Control Details ‘A’;
- p. Sheet 15 of 22 – Erosion and Sedimentation Control Details ‘B’;
- q. Sheet 16 of 22 – (PCSM) Post Construction Stormwater Mgt. Plan;
- r. Sheet 17 of 22 – (PCSM) Soils Exploration Location Plan;
- s. Sheet 18 of 22 –(PCSM) Post Construction Stormwater Mgt Specs ‘A’;
- t. Sheet 19 of 22–(PCSM) Post Construction Stormwater Mgt Specs ‘B’;
- u. Sheet 20 of 22 – Predevelopment Drainage Area Boundary Plan;
- v. Sheet 21 of 22 – Post Development Drainage Area Boundary Plan;
- w. Sheet 22 of 22 – Post Development Inlet Drainage Area Boundary 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 West Seventh Avenue;
- 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 August 7, 2024;
- b. Applicant will comply with the recommendations of the Montgomery County Planning Commission review letter dated October 11, 2023;
- 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 enter into a land development agreement with the Borough of Trappe;
- e. 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;
- f. 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;
- g. Applicant shall construct the proposed development on the property in accordance with the Plan and all notes, descriptions and requirements set forth hereon;
- h. Applicant shall construct the proposed Stormwater Management Facilities to be located on Borough property per the approved plan;
- i. 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;
- j. In lieu of providing open space recreational facilities, the Applicant shall construct the stormwater facilities and the Rain Garden depicted on the Plans on Borough property and shall construct the trail to connect to the existing trail in Rambo Park as depicted on the plans;
- 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. Applicant shall submit the Homeowners Association Declaration for review and approval by the Borough Solicitor;
- m. Foxtail Court shall not be dedicated to the Borough;
- n. Foxtail Court shall be posted with "no parking" signs.

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

a. Section 295.8.B(4)(d) which requires road grades within 50' of any intersection not exceed 3%. The applicant seeks to propose 4% road grades within 50 feet of the intersection to provide adequate cover over storm pipes.

APPROVED MB DENIED \_\_\_\_\_

b. Sections 295.9.B to utilize Belgian Block curbing within the cul-de-sac as opposed to concrete curbing. The road will not be dedicated to the Borough.

APPROVED MB DENIED \_\_\_\_\_

c. Section 295.12.1 which requires the sidelines of a lot to be set at right angles or radial to the right-of-way whenever feasible.

APPROVED MB DENIED \_\_\_\_\_

d. Sections 295.25.E(4)(b) which requires replacement trees to be 2.5" caliper. The Developer is requesting a waiver to allow flowering trees and evergreen trees to be utilized at a 1:1 ratio at min heights of 8' and 6' respectively. Flowering trees will provide a more diverse plant palette and add seasonal interests.

APPROVED MB DENIED \_\_\_\_\_

e. Section 295.25.E(5) which requires tree and shrub species be chosen from the list of recommended plants in Section 295.30. The applicant proposes to utilize common trees and shrubs that are not listed in the ordinance.

APPROVED MB DENIED \_\_\_\_\_

f. Section 295.34.C(1) & E(1) which requires existing and proposed features within 400 feet of the site to be shown. The applicant seeks a partial waiver of this requirement to use aerial imagery for existing features within 400 feet of the site.

APPROVED   *MS*   DENIED \_\_\_\_\_

g. Section 295-36.A which requires the plans filed for approval be submitted separately, first as a preliminary plan and then as a final plan. The plan has been submitted as a combined preliminary and final plan.

APPROVED   *MS*   DENIED \_\_\_\_\_

ATTEST:

BOROUGH COUNCIL, BOROUGH OF TRAPPE

  *Marcus V. Dolny*    
Marcus V. Dolny, Secretary

By:   *Scott Martin*    
Scott Martin, President

Approved this 1st day of October, 2024

  *Matthew G. Wismer*    
Matthew G. Wismer, Mayor

ACCEPTANCE OF CONDITIONS:

I, Ben Goldthorp, being authorized as the Member of PENNINGTON PROPERTY GROUP, 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:

  
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Dated: Oct. 1, 2024