

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

**IN RE: APPLICATION OF TWO LEFT FEET, LLC.
FOR SUBDIVISION/LAND DEVELOPMENT
OF 181 WEST SEVENTH AVENUE, TRAPPE, PA**

RESOLUTION NO. 2025- 18

PRELIMINARY PLAN APPROVAL

WHEREAS, Applicant, Two Left Feet, 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; and

WHEREAS, the Applicant proposes a two (2) Lot subdivision; and

WHEREAS, the Applicant proposes the construction of a new single-family residence on Lot A and the retention of an existing single-family residence and garage on Lot B; and

WHEREAS, the Montgomery County Planning Commission has issued a review letter dated July 16, 2025; and

WHEREAS, the Borough of Trappe Planning Commission has recommended approval of the plan at its meeting on June 17, 2025; and

WHEREAS, the Borough Engineer has issued a review letter dated July 29, 2025.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Borough Council of the Borough of Trappe this 2nd day of September, 2025, that said Preliminary Plan approval for a two (2) Lot subdivision plan and construction of one (1) new single family home at 181 West Seventh Avenue being parcel Number 23-00-01207-00-3, pursuant to a certain land development plan

dated April 14, 2025, last revised July 9, 2025, prepared by Wilkinson Design Group, LLC is

APPROVED WITH CONDITIONS:

1. Plan. The Borough Council grants Preliminary Plan approval subject to the conditions described hereinafter to the Plan dated April 14, 2025, last revised July 9, 2025, consisting of eight (8) sheets titled as follows:

- a. Sheet 1 of 8 – Cover Sheet;
- b. Sheet 2 of 8 – Existing Conditions Plan;
- c. Sheet 3 of 8 – Record Plan;
- d. Sheet 4 of 8 – Grading and Utilities Plan;
- e. Sheet 5 of 8 – Erosion and sedimentation Control Plan;
- f. Sheet 6 of 8 – Erosion and sedimentation Control Details;
- g. Sheet 7 of 8 – Construction Details;
- h. Sheet 8 of 8 – Construction Details.

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, 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 July 29, 2025; and
- b. Applicant will comply with the provisions of the Montgomery County Planning Commission review letter dated July 16, 2025; and
- c. Applicant will comply with the recommendations of the Borough of Trappe Planning Commission dated June 17, 2025; and

- d. Applicant will provide (will serve) letter or other evidence that the premises are adequately served by public water and public sewer; and
- e. Applicant will enter into a land development agreement with the Borough of Trappe; and
- f. Applicant will post adequate financial security for public improvements determined by the Borough Engineer and the Borough Solicitor pursuant to the Municipalities Planning Code and shall execute a financial security agreement prepared and approved by the Borough Solicitor; and
- g. 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; and
- h. Applicant shall construct the proposed development on the property in accordance with the Plan and all notes, descriptions and requirements set forth hereon; and
- 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; and
- j. There shall be no street tree fee; and
- k. 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; and
- l. There shall be no open space fee; and
- 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; and
- n. Applicant shall prepare and record cross access and maintenance driveway easements for the shared driveway to the satisfaction of the Borough Solicitor; and
- o. Applicant shall prepare and record cross access and maintenance easements for all shared stormwater facilities to the satisfaction of the Borough Solicitor; and
- p. Applicant agrees to submit a Final Plan to the Borough Council of the Borough of Trappe for approval. The Plan shall indicate compliance with all of the conditions set forth in this Resolution.

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

a. Section 295-12.G – The Applicant is requesting waiver for Lot A from the requirement to have at least fifty (50) feet of a frontage along Seventh Avenue. The Applicant is proposing seven (7) foot frontage for Lot A.

APPROVED X DENIED _____

b. Sections 295-H(4)(c) – The Applicant requests a waiver from providing a Twenty-five (25) foot wide access strip for Lot A. The Applicant is proposing a twelve (12) foot shared driveway over at twenty-five (25) foot shared access easement.

APPROVED X DENIED _____

ATTEST:

BOROUGH COUNCIL, BOROUGH OF TRAPPE

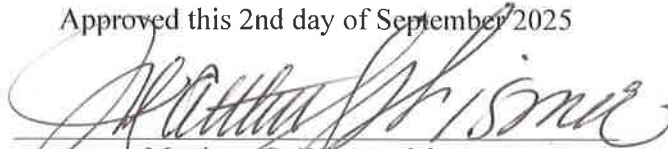


Marcus V. Dolny, Secretary

By: 

Scott Martin, President

Approved this 2nd day of September 2025



Matthew G. Wismer, Mayor

ACCEPTANCE OF CONDITIONS:

I, Ronald A Minges, being authorized as the Member of TWO LEFT FEET, 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: 9 . 2 , 2025