



**HATFIELD TOWNSHIP  
RESOLUTION 09-10**

**PRELIMINARY/FINAL CONDITIONAL MINOR LAND DEVELOPMENT  
APPROVAL OF JANET MULLER  
3349 UNIONVILLE PIKE**

**WHEREAS**, Janet Muller (“Applicant”) is the legal owner of real property located at 3349 Unionville Pike, Hatfield, Pennsylvania, and has proposed the conversion of an existing residential dwelling into an office and the expansion of an existing parking area; and

**WHEREAS**, Applicant has requested preliminary/final approval of the plan for the Property shown on a submission prepared by Mease Engineering, P.C. consisting of a two (2) sheet plan set, dated September 26, 2008 and last revised January 5, 2009; and

**WHEREAS**, the Plans and Application have been reviewed by the Township Engineer, Township Traffic Engineer, and Hatfield Township and have been found to be suitable for preliminary/final approval, subject to the conditions set forth below.

**NOW, THEREFORE, BE IT RESOLVED**, that the Hatfield Township Board of Commissioners hereby grants preliminary/final approval of the Plans subject to the following conditions and requirements:

1. Within ninety (90) days of final Plan approval, Applicant shall execute and deliver to the Township any and all necessary deeds of dedication or consolidation, drainage easements or storm water management maintenance agreements; easements for the construction of improvements on other property and any other agreement, easement, document or deed that is deemed necessary by the Township Solicitor in his sole discretion.
2. As part of final approval for this Minor Land Development, Applicant agrees to contribute \$10,016.40 as a traffic impact fee in accordance with the Hatfield Township Impact Fee Ordinance. That fee is based on the review letter (attached hereto and hereafter referred to as the “McMahon letter”) dated January 12, 2009 from McMahon Transportation Engineers and Planners. The applicant’s request for a waiver from this fee is hereby denied.
3. The Township hereby grants all other waivers requested and set forth in the January 9, 2009 T&M Associates’ letter to Hatfield Township (attached hereto and hereafter referred to as the “T&M letter”).

4. If any substantive changes are made to the plan prior to or during construction, Applicant agrees to present such changes to the Township and its consultants for approval.

5. This approval is further conditioned upon acceptance of the conditions contained herein by Applicant, and their signifying acceptance of these conditions by signing a copy of this Resolution and returning it to the Township.

6. This approval is subject to fulfillment of all of the foregoing conditions, in their entirety, and no permit shall be issued, nor shall any development take place of any kind on the Property, unless and until all such conditions are fulfilled.

**DULY PRESENTED AND ADOPTED** by the Hatfield Township Board of Commissioners, Montgomery County, Pennsylvania, in a public meeting held this 25<sup>th</sup> day of March 2009.

HATFIELD TOWNSHIP  
BOARD OF COMMISSIONERS

Attest:

\_\_\_\_\_  
Andrew Haines,  
Township Manager/Secretary

\_\_\_\_\_  
Scott Brown, President

**ACCEPTED:**

\_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_