

**CHELTENHAM TOWNSHIP
BOARD OF COMMISSIONERS**

RESOLUTION NO. 06-20

**ARCADIA UNIVERSITY LOT CONSOLIDATION PLAN
FOR 450 SOUTH EASTON ROAD, GLENSIDE**

WHEREAS, Arcadia University ("Owner") is the owner of eight (8) lots in the gross land area of approximately 65.45 acres located, principally, at 450 South Easton Road, Glenside, Cheltenham Township on which the Owner intends to consolidate its eight (8) lots into a total of 65.45 acres (gross area) ("Lot Consolidation"); and

WHEREAS, the Lot Consolidation as currently proposed is more particularly shown on a Lot Consolidation Plan prepared by Pennoni Associates, Inc. dated October 16, 2014, last revised January 14, 2015 (the "Plan"); and

WHEREAS, the site is located within the C-1 Commercial Zoning District; and

WHEREAS, the Township Engineer, Boucher & James, Inc., issued a review letter on the Plan dated November 10, 2014; and

WHEREAS, the Board of Commissioners granted preliminary/final approval of the Arcadia University Lot Consolidation Plan, CTDA No. 4-0516-06 by motion dated December 17, 2014 subject to conditions outlined in the Boucher & James review letter dated November 10, 2014; and

WHEREAS, Boucher & James, Inc. has reviewed the Lot Consolidation Application No. 19-07, dated November 25, 2019 along with the Plan by review letter dated January 10, 2020 (The first page of the review letter is dated "January 10, 2019", but the following three (3) pages note "January 10, 2020"); and

WHEREAS, the Montgomery County Planning Commission ("MCPC") issued a review letter on the Plan dated January 10, 2020 recommending approval but noting that the Plan should be revised to correct the zoning in effect at the time of the 2019 Lot Consolidation Application.

NOW THEREFORE, be it **RESOLVED** that the Cheltenham Township Board of Commissioners hereby **GRANTS** preliminary/final approval of the Lot Consolidation as shown on the Plan described herein subject, however, to the following conditions:

1. At this time, the Cheltenham Township Board of Commissioners waives strict compliance with the following provisions of the Cheltenham Township Subdivision and Land Development Ordinance:

1. Stormwater Management Ordinance 290-32.A and 260-4 — To perform and submit a Traffic Study.
2. Stormwater Management Ordinance 290-12 and 290-18 — To prepare

and submit a Stormwater Management Analysis.

3. SALDO Section 260-32.B(1) — To submit a Lot Consolidation Plan and a scale of 1 inch = 120 feet in order to show the entire parcel on one plan.
4. SALDO Section 260-32.D.(4) — To show the location, size, and ownership of all underground utilities and any rights-of-way within the property.
5. SALDO Section 260-32.D.(6) — To show the location, character of existing buildings, species and size of large trees standing alone, the outlines of all wooded areas, quarries, marshy areas, areas subject to inundation and other data which may serve to affect the street layout.
6. SALDO Section 260-32.D.(7) — To show contours and the proposed elevations of the corners of the lots, elevations of all key points on the lots and for the dwelling floor elevation.
7. SALDO Section 260-33.C.(1)(d) — To show sanitary sewer. Internal diameter, grades, location of manholes and laterals, type of pipe and location.
8. SALDO Section 260-33.C.(1)(e) —To show storm drains, internal diameter, grades, location of manholes, inlets, type of pipe and location.
9. SALDO Section 260-33.C.(1)(f) — To show bridges and culverts, location, details or internal cross section and grade, position and location of wing walls or end walls.
10. SALDO Section 260-33.C.(1)(g) — To show watercourses, location, width, courses and distances along right-of-way.
11. SALDO Section 260-33.C.(1)(h) — To show location and width of all easements or rights-of-way and boundaries by bearings and dimensions.
12. SALDO Section 260-33.C.(1)(i) — To show typical half section of all streets, including type of construction, right-of-way width, cartway width, sidewalk location and spacing and grades on side slopes.
13. SALDO Section 260-33.C.(1)(j) — To show survey monuments to be set on proposed and existing streets at street intersections, angle points, beginning and end of all curves.
14. SALDO Section 260-33.C.(1)(k) — To show State highway widths, legislative and traffic route numbers.
15. SALDO Section 260-33.C.(1)(l) — To show location of all utility

facilities, including the rating of streetlights.

2. Prior to the recording of the Plan, the Owner shall revise the Plan to resolve to the satisfaction of the Township Engineer all issues set forth in the review letter of Boucher & James, Inc. dated January 10, 2020, the entire context of which are incorporated herein by reference.

3. Prior to the recording of the Plans, the Owner shall revise the Plans to conform to the review comments and recommendations of the MCPC set forth in the review letter of January 10, 2020 relative to requirements of the Zoning Ordinance.

4. The Consolidation shall be in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of this Preliminary/Final Approval Resolution.

5. The cost of accomplishing, satisfying and complying with all of the terms and conditions and requirements of the Plans, notes to the Plans, this Preliminary/Final Approval Resolution shall be borne entirely by the Owner and shall be at no cost to the Township.

6. Under the provisions of the Pennsylvania Municipalities Planning Code, the Owner has the right to accept or reject conditions imposed by the Board of Commissioners upon preliminary/final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by the Owner. If (a) the Township receives written notice of a rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution or (b) the Owner files an appeal of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval and the waivers granted in Paragraph 1 (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraph 1, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

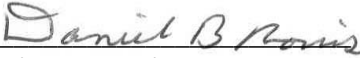
APPROVED at the public meeting of the Cheltenham Township Board of Commissioners held on February 20, 2020.

ATTEST:



Bryan T. Havir
Township Manager and Secretary

**TOWNSHIP OF CHELTENHAM
BOARD OF COMMISSIONERS**

By: 
Daniel B. Norris, President