

WEST NORRITON TOWNSHIP
RESOLUTION # 16-1570

**PRELIMINARY LAND DEVELOPMENT APPROVAL FOR VRJ
ASSOCIATES, L.P. FOR PROPERTY LOCATED AT
401 SOUTH SCHUYLKILL AVENUE, KNOWN AS
WESTOVER COUNTRY CLUB IN WEST NORRITON TOWNSHIP, PA**

WHEREAS, VRJ ASSOCIATES, L.P., (the "Applicant"), is the owner of property known as 401 South Schuylkill Avenue, Tax Parcel Nos. 63-00-07744-00-5 and 63-00-07745-00-5, located in the RE Zoning District of the Township (collectively the "Property"); and

WHEREAS, the Applicant has requested preliminary approval of a land development plan for the Property as shown on a set of plans consisting of 65 sheets prepared by Edward B. Walsh and Associates, Inc., dated December 23, 2014, with a last revision date of September 28, 2015, as well as a Hydrologic Study dated December 23, 2014, last revised September 28, 2015 and an Erosion and Sedimentation Control Study dated December 23, 2014 prepared Edward B. Walsh and Associates, Inc. (collectively the "Plan"). Furthermore, the Applicant has submitted a Transportation Impact Study prepared by McMahon Associates, Inc. dated September 28, 2015 (the "Traffic Impact Study"). All submission materials are hereinafter collectively referred to as the "Application".

WHEREAS, the improvements shown on the Plan and contemplated by the Application include the elimination of 9 out of 18 holes on the existing golf course and the construction of a new club house comprised of 40,000 sq. ft. of floor space, plus a variety of sports fields, courts and other venues, including 5 little league sized baseball fields, a football field and track facility, an Olympic size swimming pool and a second smaller swimming pool, 3 tot lots, 2 picnic pavilions, 5 basketball courts, 8 tennis courts, skate park and a championship soccer field, plus 4 other soccer fields including 1 undersized soccer field, all as more fully depicted on the Plan and described in the Application. It is proposed to provide on-site parking to accommodate a total of 1762 vehicles (Plan mistakenly states 1758); and

WHEREAS, the Plan and Application have been reviewed by the Township Planning Commission, Township Solicitor, Township Engineer, Township Traffic Engineer, Township Stormwater Consultant, Township Planning Consultant and Zoning Officer, and the Township Sanitary Sewer Consultant (collectively, the "Township Professional Consultants") and Montgomery County reviewing agencies, 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 West Norriton Township Board of Commissioners grants preliminary approval of the Plan and Application subject to the following conditions and requirements:

1. The development of the Property shall be strictly in accordance with the Plan, the Application and the correspondence from Edward B. Walsh & Associates, Inc. dated September 28, 2015.

2. The Applicant shall comply with the November 9, 2015 review letter by the Township Engineer, Joseph M. Estock.

3. A note shall be added to the Plan, to the satisfaction of the Township Engineer, that no lights to facilitate night time games or use of the facilities shall be installed. This is not meant to preclude the installation and use of security lighting around the buildings or in the parking lots.

4. The Applicant shall obtain from Montgomery County Conservation District a NPDES Permit pursuant to Chapter 102 of Title 25 of the Pennsylvania Code and, in doing so, shall comply with the October 26, 2015 review letter by Cedarville Engineering Group, LLC.

5. The Applicant shall obtain all approvals necessary to provide sanitary sewer to the Property as required for the proposed use as shown on the Plan and Application, and shall comply with the October 14, 2015 review memorandum by the Township Sanitary Sewer Consultant, Rettew.

6. The Applicant shall comply with the April 17, 2015, and November 11, 2015 review letters by the Township Planning Consultant and Zoning Officer, E. Van Reiker, AICP.

7. The Applicant shall add a note to the Plan that no outdoor amplification systems or bleachers of any kind (temporary or permanent) shall be installed on the Property.

8. The Applicant shall comply with the November 9, 2015 review letter by the Township Traffic Engineer, Heinrich & Klein Associates, Inc., provided that the scope and substance of any "after study" and the scope and substance of any "low cost safety measures" (as those terms are used in such review letter) shall be agreed upon by the Applicant's Traffic Engineering Consultant, McMahon Associates, Inc., and the Township Traffic Engineer prior to the issuance of a grading or building permit.

9. The Applicant shall obtain any and all other outside agency approvals (federal, state, county and township) necessary to develop the Property in accordance with the Plan and Application.

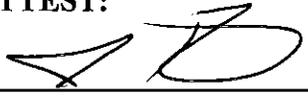
10. Final Plan approval shall be obtained according to the provisions of the Pa. Municipalities Planning Code.

11. Prior to the issuance of any final approval and/or permits, all outstanding legal, engineering and administrative fees due to the Township and applicable to the Plan and Application must be paid by the Applicant.

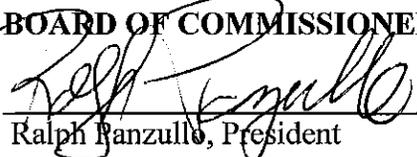
12. By executing this Resolution, the Applicant signifies its acceptance of the conditions contained herein.

DULY PRESENTED AND ADOPTED by the West Norriton Township Board of Commissioners, Montgomery County, Pennsylvania, in a public meeting held this 12th day of January, 2016.

ATTEST:



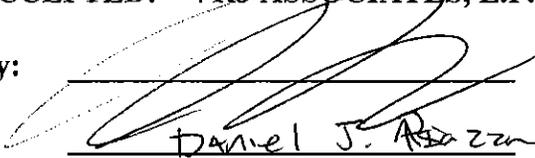
**WEST NORRITON TOWNSHIP
BOARD OF COMMISSIONERS**



Ralph Panzullo, President

ACCEPTED: VRJ ASSOCIATES, L.P.

By:



(Print Name and Title)

Daniel J. Razon Authorized
Secretary

Date:

1.12.2015