

**WEST NORRITON TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION #23-1706**

**A RESOLUTION GRANTING PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL WITH CONDITIONS TO PRESTIGE WORLDWIDE PROPERTY INVESTMENTS, LLC FOR A HEADQUARTERS FOR TLC WITH A CAR WASH AND LOT CONSOLIDATION AT THE PROPERTIES LOCATED AT 1956-1968 WEST MAIN STREET**

**WHEREAS**, Prestige Worldwide Property Investments, LLC (the “Applicant”) filed an application with West Norriton Township for review and approval of a Preliminary/Final Land Development Plan entitled “Preliminary/Final Development Plans for 1956-1968 West Main Street” consisting of 32 sheets, prepared by Kimley-Horn and Associates, Inc., dated April 7, 2022, last revised December 23, 2022 (the “Plans”);

**WHEREAS** Applicant proposes to Consolidate and redevelop property located at 1956-1968 West Main Street in the C-Commercial District and Revitalization and Traffic Management Overlay district in order to construct a 15,360 square foot building on Unit 1 to be utilized as a Headquarters Building and a 4,265 square foot Car Wash Building with a 128 foot tunnel car wash on Unit 2, with an associated parking lot and driveway, an asphalt milling yard at the rear of the building on Unit 1, stormwater management and gravity flow sanitary sewer service on four (4) parcels of land within the C Commercial Zoning District totaling approximately 3.2 acres and located at 1956-1968 West Main Street, tax parcel numbers 63-00-0708-4-00-8; 63-00-07090-00-2; 63-00-07093-00-8, and 63-00-0796-00-5 (the “Property”).

**WHEREAS** the West Norriton Township Planning Commission reviewed the Plans at its June 19, 2023 meeting and recommended approval with conditions.

**WHEREAS**, a public hearing was held before the West Norriton Board of Commissioners on May 9, 2023, and the Board approved the Conditional Use by a public vote.

**WHEREAS** Applicant now desires Council to conditionally approve the Plans pursuant to Section 508 of the Pennsylvania Municipalities Planning Code

**NOW, THEREFORE**, the Board of Commissioners of West Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant Preliminary/Final Land Development Approval subject to the Applicant’s satisfaction of the following conditions

1. Compliance with all comments as outlined in the Township’s Engineer Review Letter prepared by **Gilmore & Associates, Inc.**, dated February 9, 2023.
2. Compliance with all comments as outlined in the Township’s Sewer Engineer Review Letter prepared by **Gilmore & Associates, Inc.**, dated January 25, 2023.
3. Compliance with all comments as outlined in the Township’s Traffic Engineer Review Letter prepared by **Remington and Vernick Engineers** dated December 1, 2022,
4. Compliance with all comments as outlined in the Township’s Stormwater

Engineer Review Letter prepared by Cedarville Engineering Group, LLC dated January 26, 2023.

5. Compliance with the fire Marshall that a fire Hydrant be installed in accordance with 22-517.7A.

6. Compliance with the Decision and Order entered By the West Norriton Township Board of Commissioners re Conditional Use: Car Wash dated June 8, 2023. specifically

7. Compliance with all comments as outlined in the Letter of Review prepared by the **Montgomery County Planning Commission**, dated September 29, 2022

8. Prior to the issuance of any permits, Applicant shall enter into an Stormwater Management Facilities Agreement and Easement, prepared by the Township Solicitor, providing that the stormwater facilities are to be the responsibility of the owner of the property in which they are located, and shall be maintained by the owner, provided however that the Township retains the right to maintain the stormwater facilities at its sole option with the costs thereof borne by the property owner.

9 .Prior to the issuance of any permits, the Applicant shall enter into a Financial Securities Agreement prepared by the Township Solicitor, providing for financial security in the form of an irrevocable letter of credit or other financial security approved by the Township Solicitor from a federal or commonwealth-chartered lending institution chosen by the party posting the financial security, provided that said lending institution is authorized to conduct such business within the Commonwealth.

10. Prior to the issuance of any permits, the Applicant shall enter into a Development Agreement with the Township.

11. The Applicant shall pay all costs incurred by the Township for review of this application by its professional consultants.

12. The Applicant shall pay a Traffic Impact fee total in form of cash, certified check, or bank check, in accordance with § 175-17.2. J (2), which shall be made prior to the Township's issuance of any permits;

13. All future development of this/ these parcel(s) shall be subject to new application and approval by the Board of Commissioners.

14. The Applicant and future owner shall comply with all other applicable Township ordinances, County, State and Federal rules, regulations and statutes, and shall be responsible for obtaining all other permits from regulatory authorities having jurisdiction over this project.

15. Applicant shall obtain all necessary federal, state or local permits or approvals before commencing any work requiring such permit or approval.

16. Applicant shall comply with any and all conditions imposed as part of any zoning approval required for the proposed development.

17. Applicant agrees to record a copy of the plan set with the Montgomery County Recorder of Deeds office, providing a Mylar and paper copy to West Norriton Township.

18. Further, the Board of Commissioners takes the following action as to the Applicant’s request for Waivers 1 through 9 from the requirements of Chapters 22 and 26 of the West Norriton Township Code relating to Subdivision and Land Development and Stormwater Management as set forth in the Kimley & Horn Waiver Request List dated June 19, 2023 attached as Exhibit “A”:

Granted                       Denied

**This approval is further conditioned upon the acceptance of the conditions contained herein by the Applicant and signifying acceptance by signing a copy of this Resolution.**

**DULY PRESENTED AND ADOPTED** by the Board of Commissioners of West Norriton Township, Montgomery County, Pennsylvania, in a public meeting held this 11th day of July 2023.

**WEST NORRITON TOWNSHIP  
BOARD OF COMMISSIONERS:**

**ATTEST:**

\_\_\_\_\_  
**Jason Bobst**, Township Manager

By: \_\_\_\_\_  
**PETER SMOCK**, President

**In the event that the executed Resolution is not delivered to the Township within ten (10) days of receipt, it shall be deemed that the Applicant does not accept these conditions, and approvals conditioned upon its acceptance are revoked, and the application is considered denied for the reasons set forth above.**

Attest:

ACCEPTED BY:  
**PRESTIGE WORLDWIDE PROPERTY  
INVESTMENTS, LLC**

\_\_\_\_\_

By: \_\_\_\_\_  
Name:  
Title:

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