

**WEST NORRITON TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION #23-1701**

**A RESOLUTION GRANTING A CONDITIONAL WAIVER OF LAND  
DEVELOPMENT APPROVAL FOR THE APPLICANT, DAN MOORE, TO  
CONSTRUCT A TRUCK STORAGE BUILDING ON T.M.P. 63-00-03625-15-5, BLOCK  
1, UNIT 55, LOCATED AT 2580 INDUSTRY LANE IN THE TOWNSHIPS LC&I:  
LIMITED COMMERCIAL & INDUSTRIAL DISTRICT, WEST NORRITON  
TOWNSHIP**

**WHEREAS**, Dan Moore (“Applicant”) has requested a waiver of land development (the “Waiver Request”) for proposed improvements and reconstruction of truck storage building on the property located at 2580 Industry Lane in West Norriton Township (the “Project”); and

**WHEREAS**, the Project proposes to construct a truck storage building and associated site improvements. The Township’s sanitary sewer main fronts the property, and the property is located in the Whitehall Pump Station service area.

**WHEREAS**, Applicant has submitted the following in support of the Waiver Request: “Proposed Plan” prepared by Site Engineering Concepts, LLC, dated November 8, 2022, consisting of Sheet 1 (the “Plans”) attached hereto and incorporated herein as **Exhibit “A”**; and

**WHEREAS**, the Township Engineer has reviewed Applicant’s Waiver Request and has recommended its approval, subject to the conditions set forth in the review letter dated March 23, 2023, attached hereto as **Exhibit “B”**, and incorporated herein by reference; and

**WHEREAS**, the West Norriton Township Board of Commissioners has determined that based on the testimony and reviews of Township Consultants, Applicant has satisfactorily established that the Waiver Request will not be contrary to the public interest.

**NOW, THEREFORE, BE IT RESOLVED**, by the West Norriton Township Board of Commissioners that Land Development for the Project is hereby waived subject to the satisfaction of the following conditions:

1. Except as modified herein, Applicant shall comply with all other applicable Township Ordinances, County, Commonwealth and Federal statutes, rules, and regulations, and will obtain all applicable permits and approvals including but not limited to, obtaining the approval of the fire marshal, PennDOT, Montgomery County Conservation District permits, and DEP permits.
2. Applicant shall comply with all conditions and comments set forth in the Township Engineer’s review letter attached hereto as **Exhibit “B”**.
3. This Resolution will expire one year from the date of this Resolution, unless extended in writing by the Township.

4. Should Applicant violate any of the foregoing conditions, this Conditional Waiver of Land Development shall be deemed rescinded, and Applicant shall be required to proceed with Land Development pursuant to Chapter 22 of the Township's Code of Ordinances.
5. This Conditional Waiver of Land Development Application does not and shall not authorize the construction of improvements or buildings exceeding those shown on the Plans. Furthermore, this Conditional Waiver of Land Development Application shall be rescinded automatically upon Applicant's or Applicant's agent's failure to accept, in writing, all conditions herein imposed within ten (10) days of receipt of this Resolution, such acceptance to be evidenced by Applicant's or Applicant's agent's signature below.
6. By approving this Resolution, Applicant is signifying acceptance of the conditions contained herein.
7. The Applicant shall execute a Stormwater Management Agreement in a form acceptable to the Township Solicitor.

**DULY PRESENTED AND ADOPTED** by the Board of Commissioners of West Norriton Township, Montgomery County, Pennsylvania, this 9th day of May 2023.

Attest:

**WEST NORRITON TOWNSHIP  
BOARD OF COMMISSIONERS**

\_\_\_\_\_  
Jason Bobst, Esq., Township Manager

\_\_\_\_\_  
Peter Smock, Chairman

***THE UNDERSIGNED HEREBY AGREES TO THE ABOVE CONDITIONAL WAIVER OF LAND DEVELOPMENT RESOLUTION:***

**APPLICANT  
DAN MOORE**

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

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

**EXHIBIT A**  
**PROPOSED PLANS**

**EXHIBIT B**  
**REVIEW LETTER**