

OFFICIAL

TOWNSHIP OF NORTH HUNTINGDON

RESOLUTION ____ OF 2021

AND NOW, it is resolved by the Board of Commissioners of the Township of North Huntingdon, County of Westmoreland and Commonwealth of Pennsylvania as follows:

That **Subdivision S-07-2021**, the **Thomas Farm Acres** residential land development, located on Guffey Road, and showing plans for 61 single family homesites, is **APPROVED** this date with the following conditions:

1. Applicant must acquire PADOT HOPs for driveway access and utility work withing the ROW.
2. Applicant must receive approval from NHTMA for the sanitary sewer design.
3. Applicant must receive sewage planning approval from NHTMA/PADEP.
4. The Stormwater Management/Erosion Control Plans and NPDES permit must be approved by the Westmoreland Conservation District.
5. Applicant will enter into a Developers Agreement with the Township and provide bonding for all public improvements.
6. Outstanding engineering comments from the KU review letter dated 04/05/21.

*Recreation Fee-in-Lieu funds will be dedicated to Lions Park.

This resolution also grants the following **SALDO** waivers requested by the applicant:

- **Section 414.1** which states *SIDEWALKS shall be required to be CONSTRUCTED in all MAJOR SUBDIVISIONS involving the construction of new PUBLIC STREETS.*
 - The applicant does not want to install sidewalks in the plan due to 75% of proposed sidewalks will have a grade greater than 8%.
- **Section 502.3.H.6** which states *FLAG LOTS shall not be permitted within a proposed new SUBDIVISION containing five (5) or more LOTS.*
 - The applicant proposes to have the original farm house on a flag lot in order to have frontage on one of the newly constructed roads.
- **Section 515.1.A** which states *permanent reference MONUMENTS or MARKERS shall be located at boundary corners of each SUBDIVISION. One-third of the number of points of intersection shall be concrete MONUMENTS.*
 - The applicant proposes to have the required one third of these monuments relocated from the exterior boundary of the subdivision to within the proposed rights of way because the exterior is already marked with iron pins from a previous survey.

RESOLVED AND ENACTED by the Board of Commissioners of the Township of North Huntingdon, County of Westmoreland, Commonwealth of Pennsylvania, a full quorum being present, the 21st day of April, 2021.

TOWNSHIP OF NORTH HUNTINGDON

Zachary J. Haigis, President
Board of Commissioners

ATTEST:

Jeffrey F. Silka, Township Secretary