

RESOLUTION 26-22
WAIVER FROM LAND DEVELOPMENT
Accupac, Inc. and 1501 Industrial Blvd Owner, LLC
1501 Industrial Boulevard; Pre-Treatment Building
T.M.P. No. 53-00-09237-00-7

WHEREAS, a request was made to Towamencin Township Board of Supervisors for the approval of a Waiver from the Land Development Process for proposed site improvements associated with a proposed pre-treatment building for Accupac, Inc. at 1501 Industrial Boulevard authorized by the property owner, 1501 Industrial Blvd Owner, LLC;

WHEREAS, the overall site is 8.20 acres (±) within the "LI – Limited Industrial" Zoning District located on the southeastern corner of the intersection of Wambold Road (S.R. 1058) and Industrial Boulevard;

WHEREAS, the Applicant is proposing to construct a 1,229.76 SF footprint pre-treatment building including a stairway and provide a 230 LF buffer along Industrial Boulevard;

WHEREAS, the Applicant has been granted dimensional and use variances by the Zoning Hearing Board as described in the Notice of Decision from Marc D. Jonas, Esq. dated May 8, 2026 with the condition that a 230 LF Class B buffer be provided adjacent to Industrial Boulevard no later than the date of completion of the approved accessory Building;

WHEREAS, the Applicant, due to the minor nature of the site improvements, has requested a waiver from proceeding through the complete and formal land development process;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Towamencin Township on this 26th day of August 2026 that the site improvements described in the application and the plans consisting of six (6) sheets prepared by Cornerstone Consulting Engineers & Design Services, Inc., as titled:

1. Site Plan, dated June 10, 2026 with no revisions, as sheet 1 of 6.
2. Existing Features Plan, dated June 10, 2026 with no revisions, as sheet 2 of 6.
3. Grading Plan, dated June 10, 2026 with no revisions, as sheet 3 of 6.
4. Erosion & Sedimentation Control Plan, dated June 10, 2026 with no revisions, as sheet 4 of 6.
5. Zoning Site Plan, dated June 10, 2026 with no revisions, as sheet 5 of 6.
6. Details & Notes, dated June 10, 2026 with no revisions, as sheet 6 of 6.

are approved as a Waiver from the Land Development Process consistent with the provisions of the Towamencin Township Subdivision and Land Development Ordinance conditioned upon completion/satisfaction of all of the provisions and conditions set forth in the following, unless otherwise addressed in the following sections of this Approval Resolution:

1. ARRO Consulting, Inc. review letter dated June 26, 2026,
2. Bowman review letter dated July 10, 2026, and
3. Towamencin Township Fire Marshal letter dated June 23, 2026.

BE IT FURTHER RESOLVED, that this Waiver from the Land Development Process is conditioned upon the following:

1. Payment of all costs incurred by the Township related to the processing of the land development waiver request.
2. Compliance with the Zoning Hearing Board Decision described in the Notice of Decision from Marc D. Jonas, Esq. dated May 8, 2026 regarding dimensional and use variances for the subject property.
3. Entering into a landscape covenant addressing the perpetual maintenance and replacement requirements for the required landscape plantings for the development, in a format acceptable to the Township Solicitor.
4. Payment of Open Space Fees in the amount of \$1,000.00 (1,229.76 SF/2,000 x \$1,000).
5. Submission of the Final Record Plans to the Township for recording at the Montgomery County Recorder of Deeds office.
6. Submission of an electronic copy of the Final Record Plans to the Township.
7. Obtaining a Grading Permit and appropriate Building Permits from the Township prior to the start of construction.

BE IT FURTHER RESOLVED, the following provisions of the Towamencin Township Subdivision and Land Development Ordinance and Towamencin Township Engineering Standards are being waived as follows:

1. Section 136-504.A.1 requiring that sidewalk be provided along all street frontages, and
2. Section 136-510.C and 136A-A116-1.E.3 requiring street trees along all street frontages.

No waiver or deferral from any applicable provisions of the Towamencin Township Subdivision and Land Development Ordinance, the Towamencin Township Engineering Standards, the Towamencin Township Stormwater Management Ordinance, the Township Driveway Ordinance, the Towamencin Township Grading and Excavating Ordinance and the Township Streets, Curbs, and Sidewalks Ordinance are intended to be granted by virtue of this Waiver from Land Development approval unless such waiver requests are specifically granted herein. Any proposed design or construction on the plans, which would otherwise require a waiver by the Board of Supervisors, and which has not been specifically granted hereby must be addressed for approval to the Board of Supervisors.

This Waiver is further conditioned upon the acceptance of the conditions contained herein by the Applicant and his/her signifying his/her acceptance of these conditions by signing a copy of this Resolution and returning it to the Township.

In the event that said execution of the resolution is not delivered to the Township office by noon, September 9, 2026, it shall be deemed that the applicant does not accept these conditions and any

approvals conditioned upon their acceptance of the conditions are revoked and the application shall be considered denied for the reasons set forth above and as authorized in Section 508 of the Municipalities Planning Code.

Adopted by the Towamencin Township Board of Supervisors on this 26th day of August 2026.

**TOWAMENCIN TOWNSHIP
BOARD OF SUPERVISORS**

Joyce F. Snyder, Chairperson

ATTEST:

Kofi Osei, Secretary

ACCEPT:

On Behalf of Accupac, Inc.

Date