

RESOLUTION 26-24
MINOR SUBDIVISION PLAN
Churchill Acquisitions, LP; 1780 Kriebel Road
Minor Subdivision
T.M.P. No. 53-00-04208-00-5

WHEREAS, a request was made to Towamencin Township Board of Supervisors for the approval of a minor subdivision for the property at 1780 Kriebel Road;

WHEREAS, the overall site is 33.74 acres ($\pm$) within the "R-175 Residential" Zoning District located on the western side of Kriebel Road north of the bridge over the PA Turnpike Northeast Extension and west of the intersection with Anders Road;

WHEREAS, the applicant is proposing to subdivide the property to create two lots. Lot 1 would consist of 2.97 acres, which contains the existing farmhouse and accessory buildings. Lot 2 contains the remaining farmland on the property which is proposed to be developed for 34 single-family lots;

WHEREAS, said Minor Subdivision Plans have been reviewed by the appropriate Township Officials;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Towamencin Township on this 9th day of September 2026, that the minor subdivision described in the application and the plans consisting of two (2) sheets prepared by Van Cleef Engineering Associates, LLC, as titled:

1. Minor Subdivision Plan, dated October 30, 2025 with latest revisions dated June 23, 2026, as sheet 1 of 2.
2. Project Data & Notes, dated October 30, 2025 with latest revisions dated June 23, 2026, as sheet 2 of 2.

is approved as a Minor Subdivision 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 May 26, 2026.

BE IT FURTHER RESOLVED, that the approval of the Minor Subdivision is conditioned upon the following:

1. Obtaining Sewage Facilities Planning Approval from the Pennsylvania Department of Environmental Protection for the connection of the existing farmhouse to the proposed low pressure sewer system within the proposed 34-lot subdivision on Lot 2.
2. The applicant is proposing that Lot 1 continue to utilize the on-lot sewage disposal system that will be located on Lot 2 until the development of Lot 2 requires that this on-lot sewage disposal system be removed. It is proposed that a holding tank would be provided until such time that

the property could be connected to the low pressure sewer system being constructed as part of the 34-lot subdivision on Lot 2. As a condition to recording the plans, an agreement, in a form satisfactory to the Township Solicitor, should be provided to require that the owner of Lot 1 obtain all required approvals for a holding tank in accordance with Section 127-84 of the Towamencin Township Code prior to disconnecting from the individual on-lot sewage disposal system.

3. Entering into a Landscape Covenant, in a form satisfactory to the Township Solicitor, as a condition to recording the plans, providing for the proper maintenance and, if needed, replacement of required landscaping. This covenant should include the proposed landscaping for the solar panels and the proposed landscaping that will be provided along the property frontage as part of the land development plans for the 34-lot subdivision on Lot 2. If any of the landscaping is to be maintained by someone other than the owner of Lot 1, an agreement for the maintenance of the landscaping must be provided.
4. As a condition to recording the plans, the applicant should submit an easement agreement for the following easements:
 - a. Sewage Disposal System Easement
 - b. Temporary Construction Easement to allow for the extension of the low pressure sewer from the future subdivision to the existing house on Lot 1.
 - c. Temporary Construction Easement to allow for the installation of the landscaping along the property frontage as ultimately approved for the 34-lot subdivision on Lot 2.
5. As a condition to recording the plans, entering into an agreement, in a form satisfactory to the Township Solicitor, to allow for the road improvements along the property frontage of Lot 1 for any proposed road widening, curb, sidewalk, grading, or stormwater improvements required by the future approval of the proposed the 34-lot subdivision on Lot 2.
6. The deferrals noted on the Minor Subdivision Plans should be revised to reflect the deferrals approved in this resolution and list the date of the approval from the Board of Supervisors.
7. The landscape buffer for the solar panels must be installed prior to recording of the plan, or an escrow must be provided to guarantee the installation of the buffer.
8. The type and length of the proposed landscape buffer should be provided on the plans for review.
9. At the time of Final Plan Approval and prior to recording the plans, the applicant shall submit deeds for the proposed lots in a format acceptable to the Township Solicitor, to the Township.
10. Submission of Minor Subdivision Plans and all required easements and agreements to the Township for recording at the Montgomery County Recorder of Deeds Office.
11. Submission of an electronic copy of the Final Record Plans to the Township.

12. Payment of all fees related to the approval of the minor subdivision plan.

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

1. Sections 136-503.D.4, 504.A & 509 and Section A102.B with regard to the requirement that the applicant provide widening, curb, and sidewalk along the property frontage on Kriebel Road is hereby deferred upon the condition that the required improvements along the frontage of Lot 1, as determined through the approval process for the 34-lot subdivision on Lot 2, be provided at the time that the frontage improvements are provided for Lot 2.
2. Section 136-510.C and Section A116.J.2.c with regard to the requirement that street trees be provided along the property frontage on Kriebel Road is hereby deferred upon the condition that the street trees along the frontage of Lot 1, as determined through the approval process for the 34-lot subdivision on Lot 2, be provided at the time the street trees are planted for Lot 2.
3. Section 136-510.D and Sections A116.J.2.c & A119 with regard to the requirement that a Class A buffer be provided along the Kriebel Road frontage is hereby deferred upon the condition that the required landscape buffer along the frontage of Lot 1, as determined through the approval process for the 34-lot subdivision on Lot 2, be provided at the time the landscape planting along Kriebel Road is installed for Lot 2.

WHEREAS, the above-noted deferrals are granted contingent upon compliance with the information presented to the Township in conjunction with the above noted Minor Subdivision plans;

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 Towamencin 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 Minor Subdivision Plan approval unless such waiver or deferral requests are specifically granted herein. Any proposed design or construction on the plans which would otherwise require a waiver or deferral by the Board of Supervisors, and which has not been specifically granted hereby, must be addressed for approval to the Board of Supervisors.

This approval 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 23, 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 9th day of September 2026.

**TOWAMENCIN TOWNSHIP
BOARD OF SUPERVISORS**


Joyce F. Snyder, Chairperson

ATTEST:



Kofi Osei, Secretary

ACCEPT:

Churchill Acquisitions, LP

Date