

**CHELTENHAM TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION NO. 52-17

**7600 AND 7604 WOODLAWN AVENUE
FINAL SUBDIVISION APPROVAL**

WHEREAS, **Ihor Zalipsky**, Executor of the Estate of Jerome J. Zalipsky, is the owner and developer of a certain tract of land consisting of 19,354 square feet with frontage on Windsor Avenue and Woodlawn Avenue, specifically 7600 Woodlawn Avenue and **Ulana Zalipsky** is the owner and developer of an adjacent certain tract of land consisting of 8,280 square feet with frontage on Woodland Avenue, specifically 7604 Woodlawn Avenue (collectively "Developer"), and Developer intends to split off part of an existing built up parcel at 7600 Woodlawn Avenue in the amount of 7,278 square feet and attach it to an adjacent built up parcel at 7604 Woodlawn Avenue (the "Development"); and

WHEREAS, Developer has obtained and supplied one (1) copy of a Lot Line Change Plan prepared by Charles E. Shoemaker, Inc., dated April 7, 2017, last revised September 18, 2017 ("Plan"); and

WHEREAS, Developer has obtained and supplied one (1) copy of a response letter to the Township Engineer's September 22, 2017 review letter, prepared by Burns White Attorneys at Law dated September 25, 2017; and

NOW, THEREFORE, BE IT RESOLVED that Cheltenham Township hereby grants final approval of the land development as shown on the Plan described herein subject, however, to the following conditions:

1. At this time, the Cheltenham Township Board of Commissioners waives strict compliance with the following provisions of the Cheltenham Township Subdivision and Land Development Ordinance:

a. the requirement per §260-30, for an Environmental Impact Study and from the requirement of §260-30.G(3) regarding the requirement of a report from a qualified real estate appraiser.

b. the requirement per §260-32.D (2), (5) and (7) that the location, names and widths of streets, including those shown on the Township Plan of Streets, the location and name of railroads, the location of property lines and names of owners, and the location of watercourses, sanitary sewers, storm drains and similar features as well as topography based on Cheltenham Township's sanitary sewer data within four hundred (400) feet of the parcel are to be shown on the Plan.

c. the requirement per §260-32.F that whenever a lot or parcel of ground is subdivided so that existing structures may be separately owned or vacant ground may

be added to abutting properties without improvements, the Board may waive the filing of a preliminary plan.

2. Prior to the recording of the Plan, the Developer shall revise the Plan to resolve to the satisfaction of the Township Engineer all issues set forth in the review letter of Boucher & James, Inc., dated September 22, 2017, the entire contents of which are incorporated herein by reference as though set forth at length herein.

3. The Development shall be constructed in strict accordance with the content of the Plan, notes on the Plan and the terms and conditions of this Final Approval Resolution.

4. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan, notes to the Plan, and this Final Approval Resolution shall be borne entirely by the Developer and shall be at no cost to the Township.

5. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Commissioners upon final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by the Developer. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval and the waivers granted in Paragraph 1 (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraph 1, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

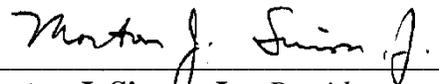
ADOPTED and **APPROVED** by the Cheltenham Township Board of Commissioners at its public meeting held on **October 18, 2017**.

ATTEST:



Bryan T. Havir
Township Manager and Secretary

**TOWNSHIP OF CHELTENHAM
BOARD OF COMMISSIONERS**

By: 
Morton J. Simon, Jr., President