
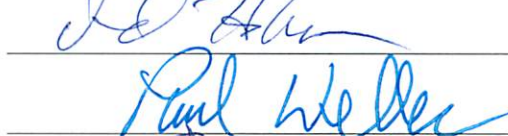



AMITY TOWNSHIP
RESOLUTION NO. 20-17A

RESOLVED by the Board of Supervisors of Amity Township that the Revised Preliminary/Final Land Development Plan of 1123 Douglassville, LLC, Phase 2 prepared by Sevan Engineering for the construction of a 3,048 square foot Jiffy Lube service station and associated improvements on Lot D is hereby Approved subject to the following conditions, all of which must be in full compliance prior to Recording the Final Land Development Plans and the issuance of a Building Permit and all of which have been specifically agreed to by Jiffy Lube's representative:

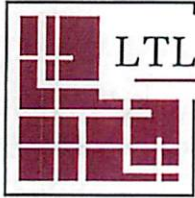
- 1) Notation on Plan of the written decision and approval by the Amity Township Zoning Hearing Board of all variance requests;
- 2) Notation on Plan of the written decision and approval of the Amity Township Board of Supervisors of the Conditional Use Hearing; and
- 3) Completion of Items Numbered 4,5,6,7,8,9 and 10 of the LTL Consultants, LTD. letter of June 6, 2020, a copy of which is attached hereto made a part hereof and incorporated herein by reference.

TOWNSHIP OF AMITY

I certify that this is a true and correct copy of a Resolution adopted by the Board of Supervisors of the Township of Amity, Berks County, Pennsylvania on June 17, 2020.

Attest: 
Pamela L. Kisch, Secretary



June 6, 2020

Amity Township Planning Commission
Attn: Mr. Troy Bingaman, Township Manager
2004 Weavertown Road
Douglassville, PA 19518

RE: 1123 Douglassville, LLC – Phase 2
Revised Land Development Plan
Preliminary/Final Plan by
Sevan Engineering
Revised Plan Date: June 4, 2020

Dear Planning Commission Members:

As requested by the Township, LTL Consultants has reviewed the above referenced plan for conformance with Amity Township ordinances. The purpose of the plan is to revise the 1123 Douglassville, LLC Phase 2 Land Development plan to provide for the development of Lot D with a 3048 SF Jiffy Lube shop and associates improvements rather than an office building.

Information submitted for review consists of a plan set with 21 sheets with a revised date of June 4, 2020, prepared by Sevan Engineering.

Based upon our review of the plan, we have determined that all previous plan related comments have been satisfactorily addressed. The plan, however, does still required conditional use approval from the Board of Supervisors for the use of the property as an automobile service station (Section 405(c)(4), and zoning variance approval form the Zoning Hearing Board for the proposed signage (Section 927 (g)(2)(i) allows 160 SF of signage and the plan proposes 414 SF of signage). The conditional use hearing is scheduled for June 17, 2020 and the zoning variance hearing is scheduled for June 15, 2020. Other outstanding issues include: execution of plan certification statements, execution of required agreements and payment of the fee-in- lieu of recreation land.

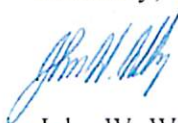
It is our understanding that the Planning Commission will consider recommendation of conditional approval of the plan at their meeting on June 10, 2020. If conditional approval of the plan is recommended by the Planning Commission, we recommend the following conditions be attached to the recommendation of approval.

1. Approval of the conditional use application for the project, by the Amity Township Board of Supervisors, to allow an automobile service station use on the property as required by Section 405(c)(4) of the Amity Township Zoning Ordinance.

2. Approval of the zoning variance application for the project, by the Amity Township Zoning Hearing Board, to allow a total of 414 SF of signage on the property rather than the maximum of 160 SF as allowed by Section 927(g)(2)(i) of the Amity Township Zoning Ordinance.
3. If conditional use and/or zoning variance approval is granted, the written decision(s), including any attached conditions, of such approvals must be listed on the plan (SALDO Section 403(b)(10)(ii)).
4. The Certificate of Ownership, Acknowledgment of Plan and Offer of Dedication statement on the plan must be properly executed by the property owner (SALDO Section 403(b)(11)).
5. The Certificate of Accuracy statement on the plan must be properly executed by a registered professional engineer or surveyor (SALDO Section 403(b)(12)).
6. Cross-access and stormwater conveyance easements for the project must be approved by the Township Solicitor (SALDO Section 513).
7. A recreation fee-in-lieu of land dedication in the amount of \$1371.60 must be paid to Amity Township (SALDO Sections 519(c)(12) & 519(d)(2)).
8. A Municipal Improvements Agreement and Financial Security Agreement must be executed for the project along with the posting of the required financial security (SALDO Section 601).
9. The Owner's and Engineer's Certification statements contained on the Post Construction Stormwater Management Plan must be properly executed (Stormwater Ordinance Sections 403(b)(22&23)).
10. A Stormwater Operations and Maintenance Agreement must be executed for the project (Stormwater Ordinance Section 703).

If you have any questions, please contact me at 610-987-9290.

Sincerely,



John W. Weber, P.E.
LTL Consultants, Ltd.
Township Engineer

cc: Brian Boland, Esquire, Township Solicitor
John Muir, Esquire, Planning Commission Solicitor
Sevan Engineering
1123 Douglassville, LLC
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