RESOLUTION NO. 2020-06

A RESOLUTION OF THE TOWNSHIP BOARD OF SUPERVISORS APPROVING THE PRELIMINARY/FINAL SUBDIVISION PLAN JUDITH K. BLACK.

WHEREAS, a subdivision plan entitled: *Preliminary/Final Subdivision Plan for Judith K. Black* (hereinafter, the "Plan"), consisting of 1 sheet, dated March 21, 2019, last revised July 14, 2020, prepared by Keller Engineers, Inc., has been submitted to Warriors Mark Township (hereinafter the "Township") by Judith K. Black (hereinafter "Developer") relative to a tract of land in the Township owned by Developer near the intersection of SR 4025 (Ridge Road) and SR 550 (Centerline Road), consisting of approximately 115 acres (Tax Parcel No. 52-05-28); and

WHEREAS, pursuant to the Plan, Developer desires to subdivide a portion of tax parcel 52-05-28 such that the subdivision will result in the creation of two lots, with Lot #1R being 20.008 acres and Lot #3 being 95.304 acres.

WHEREAS, pursuant to Developer's request for final approval for the Plan, the Township's engineering firm, Stahl Sheaffer Engineering, LLC ("Stahl Sheaffer") has reviewed the Plan, with the most recent Stahl Sheaffer review letter being dated March 6, 2020; said review letter being dated March 6, 2020, and a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference (hereinafter " Stahl Sheaffer Letter") wherein Stahl Sheaffer recommends that the Township approves the Plan; and

WHEREAS, the Township Planning Commission has reviewed and recommended granting Developer's request for approval of the Plan; and

WHEREAS, the Huntingdon County Planning Commission ("HCPC") has reviewed the Plan; and

WHEREAS, the Board wishes to grant approval to the Plan subject to the hereinafter set forth conditions.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Township of Warriors Mark, Huntingdon County, Pennsylvania, that the said Plan, as filed by the Developer, is hereby approved subject to the following conditions:

1. Acceptance by the Developer of the conditions of approval imposed by any other governing body which may have jurisdiction over the Plan.

2. Agreement by the Developer to obtain all required federal, state, and local permits upon final approval of the Plan by the Township, if and as applicable, prior to issuance of any building permits including, but not limited to, those relating to sewage treatment and water supply.

3. Payment by the Developer of all recording fees and fees related thereto incurred by the Township relative to the recording of the Plan, and payment by Developer of all professional review fees, including but not limited to attorney fees, consulting fees, and

engineering fees, incurred by the Township. Said payment shall be made by Developer within thirty days of receipt by Developer of a bill for the same.

4. Complete execution of the Plan by Developer.

5. The Developer shall have thirty (30) days to either accept or reject these conditions and so notify the Township in writing. If the Developer fails to act within this time period, the Plan approval shall be rescinded automatically.

6. All comments (if any) contained in the Keller Letter being satisfactorily addressed, as determined solely by Keller.

7. Sewage Planning Module approval by PA DEP.

RESOLVED by the Board of Supervisors of the Township of Warriors Mark this 1st day of September, 2020.

WARRIORS MARK TOWNSHIP
BOARD OF SUPERVISORS

L. Stewart Neff, Chair

Rodney L. Marshall, Vice Chair

Peter Liese, Supervisor

ATTEST:

Julie Brenneman, Secretary