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RESOLUTION NO. 2016- 06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RUSCOMBMANOR TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, CONDITIONALLY APPROVING THE LAND DEVELOPMENT PLAN KNOWN AS ARBOURS AT GOLDEN OAKS.

WHEREAS, Pennsylvania Municipalities Planning Code authorizes the conditional approval of subdivision and land development plans by municipal governing bodies; and

WHEREAS, in order to facilitate the disposition of the project set forth on the Land Development Plan known as Arbours at Golden Oaks, the developer has requested the Board of Supervisors conditionally approve the Final Plan; and

WHEREAS, the Board of Supervisors intends to so approve the Plan subject to certain specified contingencies.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Supervisors of Ruscombmanor Township hereby approves the Land Development Plan known as Arbours at Golden Oaks, a Planned Community of 96 units, subject to the performance of the following conditions:

1. Submission and execution of a Land Development Improvements Agreement pertaining to all Plan improvements;
2. Submission and execution of a Stormwater Management and Best Management Practices Operations and Management Agreement, and deposit to the Township's Municipal and Stormwater Control Fund a sum to be determined to defray inspection costs;
3. Submission and execution of a Private Sanitary Sewer Grinder Pump Operation and Management Agreement pertaining to proposed development units 51-62;
4. Posting of financial security with the Township in an amount sufficient to cover the costs of all Plan improvements;
5. Submission and execution of an agreement acceptable to the Board of Supervisors assuring adequate treatment of sanitary sewer wastes to be generated by the proposed Plan Community and the posting of the financial security for the costs thereof.

6. Resolution of outstanding items contained in LTL's February 12, 2016 review letter;

7. Submission and Township approval of the homeowner association related documents; and

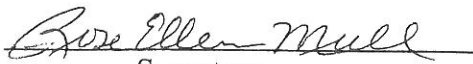
8. Payment of outstanding Township engineer charges and attorney's fees.

This Resolution shall expire if the aforesaid conditions have not been met within ninety (90) days unless a written extension, at the written request of the developer, is granted by the Board of Supervisors, which requested extension shall not be unreasonably withheld.

ADOPTED by the Board of Supervisors of Ruscombmanor Township this 7th day of April, 2016.

BOARD OF SUPERVISORS OF
RUSCOMBMANOR TOWNSHIP

ATTEST:


Secretary


Chairman


Member


Member