



Township of Concord

DELAWARE COUNTY

*COUNCIL: Dominic A. Pileggi, John J. Gillespie, Elizabeth A. Salvucci,
Thomas J. Mahoney, Margaret S. Franke, Joshua Twersky, John L. Crossan*

RESOLUTION NO. 26 – 2018

Home2Suites

WHEREAS, a preliminary/final land development application (the “Plan”) submitted by J’s MVP Hospitality Glen Mills LLC, owner of a 5.046 acre property (Tax Map Parcel 13-00-00078-02) located at 50 Applied Bank Boulevard, on the west side of Applied Bank Boulevard approximately 750 feet south of its intersection with Baltimore Pike (SR 0001), which preliminary/final plan was prepared by Bohler Engineering (civil engineers) of Chalfont, PA dated November 15, 2017, last revised February 7, 2018, has been submitted for approval, and;

WHEREAS, the plan proposes the development of the site with an 18,653 SF (foot print) Home2Suites Hotel with an estimated gross floor area of 69,900 SF; and

WHEREAS, the preliminary/final land development application has been reviewed by the Township Planning Commission, Fire Marshal, the Township Consulting Engineer, the Township Planning/Landscaping/Lighting Consultant and the Delaware County Planning Department; and

WHEREAS, the Applicant has requested the following waivers from the Concord Township Subdivision and Land Development Ordinance (the “waivers”):

- §160-9.H Requiring preliminary and final plan submissions; and
- §160-50.D Requiring foundational plantings of trees/shrubs.

WHEREAS, the Council of Concord Township finds that, aside from the requested waiver, Applicant’s last revised plan dated February 7, 2018, is generally in conformity with the Township Subdivision/Land Development Ordinance and Zoning Code.

NOW, THEREFORE, BE IT RESOLVED, in recognition of the above recitals, which are incorporated into the body of this Resolution as though set forth herein at length, that:

1. **Waivers.** The requested waivers of Section 160-9.H and Section 160-50.D (foundational plantings as recommended by Thomas Comitta) are hereby granted.
2. **Preliminary/Final Land Development Approval.** The Council of Concord Township hereby approves Applicant’s Subdivision and Land Development Application subject to and conditioned upon the following conditions:
 - a. Compliance with all comments contained in the Pennoni review letter dated March 9, 2018, attached hereto as Exhibit “A.” It is understood that the planting of trees/shrubs and/or fees in lieu for trees will be approved by the Township Engineer;
 - b. Compliance with all comments contained in Thomas Comitta Associates’ review letter dated March 14, 2018, attached hereto as Exhibit “B”;
 - c. Compliance with all comments contained in the Fire Marshal’s emails dated February 15, 2018 and January 29, 2018; attached hereto as Exhibit “C”;
 - d. Compliance with all comments contained in the Bradford Engineering Associates’ review letter dated January 18, 2018, attached hereto as Exhibit “D”;


- e. Applicant shall submit color architectural elevations and color board materials for review and approval by Council and/or their consultants prior to release of the signed plans. Council and/or their consultant's approval of the elevations and materials for the building shall be obtained prior to the issuance of any building permits. It is understood that corporate guidelines require that certain branding be utilized in the design and construction of the hotel and that Township approval shall not be unreasonably withheld. All buildings are to be constructed as per the approved architectural elevations, including screening of any rooftop mechanical equipment;
- f. Payment of an Open Space/Park & Recreation fee-in-lieu as per Resolution No.7-2018 shall be made prior to release of the signed plans;
- g. Signed, sealed surveyor's certification of placement of monuments and pins must be filed with the Township prior to release of the signed plans;
- h. Developer agrees to enter into Development and Improvement Security Agreements prior to release of the signed plans;
- i. All plans must be submitted in an electronic format acceptable to the Township Engineer;
- j. Legal descriptions, easements and stormwater agreements are to be submitted for review and approval by the Township Solicitor and Township Engineer prior to release of the signed plans and recording;
- k. Sidewalks shall be constructed along Applied Bank Boulevard, along the entire frontage of the property. Sidewalks shall be installed along the frontage of the hotel to the north side of Golden Gate Drive at the time of construction. The remaining length of sidewalks (from the north side of Golden Gate Drive to Baltimore Pike) shall be completed not more than six (6) months after the Township completes the improvements at the intersection of Baltimore Pike (SR 0001) and Applied Bank Boulevard/State Farm Drive. The financial security for this project shall include all sidewalks; and
- l. Payment of a traffic signal improvement fee-in-lieu of \$5,000 for each of the two (2) signalized intersections impacted by traffic from this development shall be made prior to release of the signed plans.

APPROVED AND RESOLVED this 3rd day of April 2018.

TOWNSHIP OF CONCORD

By: 

Dominic A. Pileggi, Council President

Attest: 

Amanda Serock, Township Manager

I have reviewed the conditions of final plan approval listed above and hereby agree to accept the same.

Applicant: 

(Signature)

VINCENT J. ABESSINIO

(Print name)

Date: 4/9/2018