LAW OFFICES
MORGAN, HALLGREN, CROSSWELL & KANE, P.C.

ANTHONY P. SCHIMANECK
JOSELE CLEARY
ROBERT E. SISKO

GEORGE J. MORGAN
(1971 - 2021)

RETIRED
CARL R. HALLGREN
MICHAEL P. KANE

OF COUNSEL
WILLIAM C. CROSSWELL

P. O. BOX 4686

LANCASTER, PENNSYLVANIA 17604-4686

WWW.MHCK.COM

FAX (717) 299-6170

E-MAIL: attorneys@mhck.com

700 NORTH DUKE STREET
LANCASTER, PA 17602
717-299-5251

1536 W MAIN STREET
EPHRATA, PA 17522
717-733-2313

August 18, 2026

VIA EMAIL

Matthew J. Mandia, Township Manager
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

Re: Final Phase 1, Lot Add-On, Subdivision & Land Development Plan and Post Construction Storm Water Management Plan for Westmount
Our File No. 10221-1

Dear Matt:

I have received the Final Phase 1, Lot Add-On, Subdivision & Land Development Plan and Post Construction Storm Water Management Plan for Westmount ("Phase 1 Plan") and supporting information. The Phase 1 Plan relates to land held by Vistablock Westmount, LLC ("Vistablock") and land owned by Henry Werner and Kristina Werner on the northeast side of Harrisburg Avenue. The Phase 1 Plan proposes to implement the addition of land from the Werner property identified as 1759 Harrisburg Avenue and develop the eastern portion of the land currently held by Vistablock. This letter will set forth comments on the Phase 1 Plan.

The lot line change portion of the Phase 1 Plan is straightforward. Mr. and Mrs. Werber own a lot developed with their dwelling which contains approximately five acres. The lot line change proposes the subdivision of the rear portion of the Werner lot and adding that land to the Vistablock land. This will enable the extension of Bradfield Drive from its termination at the eastern property line of Donegal Crossing Associates ("Donegal Crossing") southward and eastward to terminate on Harrisburg Avenue. After the lot line change, the Werner lot will be approximately 3.5 acres. The Planning Commission should condition the approval of this portion of the Phase 1 Plan upon Mr. and Mrs. Werner recording a new deed with a new perimeter legal description for their lot.

The Phase 1 Plan also includes subdivision of the Vistablock land into separate lots. Most of those separate lots will be developed with townhouse buildings or multifamily apartment buildings, one lot will be for a sewer pumping station (Lot 8), and one lot will have only storm water management facilities (Lot 1). The Planning Commission should also require that there be

new deeds recorded for each newly created lot. This will result in new Lancaster County Tax Account numbers being assigned to each of the lots.

It appears that both Lot 3 and Lot 1 are to be developed with only storm water management facilities by the Phase 1 Plan. If Vistablock does not proceed with the subsequent phases of Westmount, Lot 3 will be a separate lot with substantial storm water management facilities, and Lot 1 will always be a lot developed only with storm water management facilities. There is the potential that a separate entity with no assets could own the lots with only storm water management facilities.

The Storm Water Management Agreement for the Phase 1 Plan must address the long-term maintenance of the storm water basin to be installed on Lot 1. That maintenance responsibility should be assigned to another lot, either Lot 7 or Lot 2. That way if ownership of Lot 1 is in the hands of a bankrupt entity with no assets, the Township will have an entity with a developed lot to proceed against. The Storm Water Management Agreement should also address the storm water management facilities to be installed on Lot 3 pursuant to the Phase 1 Plan. The maintenance responsibility should be assigned to Lot 2 unless and until Lot 3 is further developed.

The Storm Water Management Agreement will also require an exhibit with all of the information concerning operation and maintenance of the storm water management facilities on Sheet 6 of the Phase 1 Plan in a readable font. A reduced copy of Sheet 6 is not acceptable. ACNB Bank holds a mortgage against the Vistablock land, so there must be a joinder by mortgagee for the Storm Water Management Agreement.

The Phase 1 Plan proposes the construction of storm water management facilities within the right-of-way of Harrisburg Avenue, which is a state highway under the jurisdiction of the Pennsylvania Department of Transportation ("PennDOT"). The Township should not execute Form M950-AA until there is a recorded Co-Applicant Agreement. I attach the required Co-Applicant Agreement. The Storm Water Management Agreement must also address the long term maintenance of the facilities to be installed in the PennDOT right-of-way. That maintenance responsibility must be assigned to one of the developed lots. Because Lot 2 abuts Harrisburg Avenue, it appears reasonable to assign the maintenance responsibility to Lot 2.

The Phase 1 Plan shows a drainage easement on the land of Leon S. Gehman and Anna Gehman identified as 1648 Nolt Road within East Donegal Township. This drainage easement includes endwall and riprap and accepts drainage from a pipe under the PennDOT right-of-way. We must be provided with evidence that Mr. and Mrs. Gehman have granted the necessary drainage easement. That document must assign the responsibility for the maintenance of the storm water management facilities to be installed in the Gehman lot.

The extension of Bradfield Drive is being dedicated to the Township. The Township is under no obligation to accept dedication of any street. There is a snow stockpile easement shown

near the intersection of Harrisburg Avenue and Bradfield Drive on Lot 2. This easement should be conveyed to the Township by an agreement with language that states it will become effective if and only if the Township accepts dedication of Bradfield Drive. This agreement will also require a joinder by mortgagee from ACNB Bank. The Township should not accept Bradfield Drive (if it desires to accept dedication) until the street extends from its present terminus to Harrisburg Avenue at the conclusion of Phase 3 of the development.

It appears that a portion of the sidewalk along Bradfield Drive will be located outside of the public street right-of-way. There is a "5' wide pedestrian easement" at several places along Bradfield Drive on Sheet 18 of the Phase 1 Plan. The Township should require an Agreement Providing for Grant of Non-Motorized Path Easement to allow for use by the public with a joinder by ACNB Bank. The development is being proposed as a rental community, so there will be no homeowners' or unit owners' association to maintain any of the facilities. The maintenance responsibility will have to be placed on the individual lot owners.

Sheet 18 of the Plan shows a stub street extending eastward from the extension of Bradfield Drive to the property of John S. Beiler and Emma F. Beiler identified as 1347 Harrisburg Avenue. There must be documentation to allow the use of that stub street in the development of the land of Mr. and Mrs. Beiler in the future. That stub street is shown as part of the pump station lot being dedicated to Elizabethtown Regional Sewer Authority ("ERSA"). It should be clarified whether ERSA is going to be responsible to maintain the access drive shown within the stub street to serve the ten townhouse dwellings on Lot 7 which will be accessed from the stub street within the title lines of Lot 8 being dedicated to ERSA. We must review and approve the documentation relating to Lot 8 and the future use of the stub street.

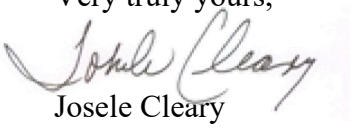
It is my understanding that the Planning Commission granted a waiver of the dedication of recreation land or the payment of a fee in lieu of dedication to allow some private recreational facilities. The extent of that waiver must be clarified. Did the waiver totally exclude payment of a fee in lieu of dedication or only allow for a partial credit? The Phase 1 Plan proposes to develop 86 townhouse dwellings, and the only recreational facility is a tot lot. This appears insufficient if the development does not proceed beyond Phase 1.

There should be a Land Development Agreement for the Phase 1 Plan. The Land Development Agreement should specifically address the fee in lieu of dedication of recreation land.

The Township should confirm that each lot, individually, meets all requirements of the Zoning Ordinance and each phase, individually, meets all Subdivision and Land Development Ordinance and Storm Water Management Ordinance requirements. Although the Phase 1 Plan subdivides the land being developed with the 86 townhouses into two lots, Lot 2 and Lot 7, the Site Data Table is considering the entire area for calculating the percentage of open space.

Please let me know if you desire for me to prepare any of the documents referenced in this letter. If you have any questions concerning these comments, please contact me.

Very truly yours,



Josele Cleary

JC:sle
MUNI\10221-1(7oo)\260810\71

Attachment

cc: Justin S. Evans, AICP, Assistant Zoning Officer (via email; with attachment)
Patricia J. Bailey, Township Secretary (via email; with attachment)
Cindy Gonzalez, Assistant Secretary (via email; with attachment)
Benjamin S. Craddock, P.E. (via email; with attachment)
Brent D. Good, RLA, Senior Project Manager (via email; with attachment)

November 17, 2026

LANCASTER CIVIL
★ ★ engineering company ★ ★
p.o. box 8972, lancaster, pa 17604-8972
www.lancastercivil.com

Matthew Mandia
Township Manager
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

Via email: matt@mtjoytwp.org

Re: Westmount
Phase 1 Plan
Township Permit No. 26-07-FLDP
LCEC Project No.: 25-134

Dear Mr. Mandia,

We have received a final lot add-on, subdivision & land development plan submission from ELA Group, Inc. The submission consisted of the following documents:

- Comment response letter dated October 21, 2026
- Final Phase 1 Lot Add-On, Subdivision & Land Development Plan revised October 20, 2026
- PCSM Report revised October 21, 2026
- Lancaster County Planning Subdivision/Land Development Plan Review dated September 8, 2026
- Opinion of Probable Cost dated October 20, 2026
- Exhibit 'A' Pedestrian Easement On Donegal Crossings dated August 10, 2026
- Email correspondence regarding pedestrian easement dated February 13, 2026
- Email correspondence regarding drainage easement on 1648 Nolt Road dated October 7, 2026
- Act 537 Planning Approval Letter dated October 31, 2025
- Co-Applicant Agreement for HOP for Stormwater Facilities dated October 20, 2026
- Legal descriptions for Bradfield Drive ROW, Lot Boundaries, Pedestrian Easements, Permanent and Temporary Snow Stockpile Easements, Temporary Cul-de-sac Easements, and Future ROW easements (all undated)
- Emergency service providers email correspondence (various dates)

Based upon my review of the submitted information, I offer the following comments for the Township to consider:

Zoning Ordinance

1. Townhouse buildings shall be prohibited on cul-de-sac streets (135-262.D). The Phase 1 plan does not meet this requirement. The justifications for the temporary cul-de-sac in the response letter are acknowledged; however, 135-262.D contains no exception for temporary cul-de-sacs, and the temporary construction/emergency access drive is not a street. The extension of Bradfield Drive shall either be included as part of Phase 1 or be

guaranteed by financial security in a form acceptable to the Township Solicitor. Additionally, the creation of Lots 4 and 6 depends upon the street frontage proposed by the extension of Bradfield Drive (135-294.A).

Subdivision and Land Development Ordinance

2. The plans shall be signed and sealed by a registered engineer, surveyor or landscape architect (119-31.A(5)).
3. Either a copy of the PennDOT HOP shall be provided prior to plan recording, or a certificate in accordance with Appendix No. 1 shall be added to the plan for the proposed street intersections (including the existing gravel driveway) (119-31.D(8)).
4. All certificates shall be executed prior to final plan approval (119-35.E).
5. Written notice shall be provided from the public water provider's engineer and the public sewer provider's engineer that financial guarantees for the public water and/or sewer improvements have been received (119-35.E(2)(e)).
6. There are corrections, as noted on the marked-up legal descriptions, that shall be made to the drainage easements prior to approval of the final plan (119-35.E(4)(a)).
7. Legal descriptions for the right-of-way proposed for dedication to Mount Joy Township shall be provided (119-35.E(4)(b)). The legal description for Bradfield Drive Westmount – Phase 1 is inconsistent with the proposed subdivision shown on Sheets 11, 12, & 13 of the plans. The subdivision plan shows the entire length of Bradfield Drive to be dedicated; however, the legal description only includes the right-of-way up to the proposed temporary cul-de-sac.
8. A Stormwater Management Agreement and Declaration of Easement in a form acceptable to the Township Solicitor shall be executed and recorded (119-35.E(4)(c), 119-56.E & 113-62).
9. A land development agreement in a form acceptable to the Township Solicitor shall be executed (119-35.E(4)(f)).
10. Financial security shall be provided (119-41 & 113-60). The Opinion of Probable Cost shall include costs for concrete washouts, 24" diversion sock, stone haul road, sediment traps (including baffle walls, cleanout stake, concrete cradles, etc.), concrete level spreader, floc logs/flats, P300 matting, 2A modified stone (streets, access drives, and parking lots), asphalt binder course (streets, access drives, and parking lots), curb ramps, concrete slant curb, trash racks, slant curb concrete inlet tops, basin underdrains, 12" RCP, 15" RCP, 20" x 12" ERCP, 20" x 28" ERCP, dumpster pads/wood enclosure, street name signs, no parking signs, pedestrian crossing signs, retaining walls with 42" security fence, 6' High Black Vinyl Coated Chain-Link Fence, and an as-built plan. The quantities for "Type C inlets", "Stop Signs", "Type 'DW' Endwall", and "Seeding BMP Rain Garden" shown in the Opinion of Probable Cost shall be corrected.
11. The developer shall take all necessary action to obtain PennDOT permits and/or approvals to install the necessary improvements to the state roadway (119-52.J(3)(e)).
12. Deeds to lots which contain clear sight triangles shall provide that no structure, landscaping or grading shall be erected, installed or performed within the area of the clear sight triangle which would obscure the vision of motorists (119-52.L).
13. Temporary cul-de-sac streets shall not exceed 800 feet in length (Bradfield Drive) (119-52.M). The justifications for the temporary cul-de-sac in the response letter are acknowledged; however, a waiver would be required for the proposed temporary cul-de-

sac to exceed 800 feet, unless the Bradfield Drive extension is constructed as part of Phase 1.

14. The area within the future right-of-way shall be included in the deeds of the abutting lots with an easement in favor of the Township and the landowners of the land into which the future right-of-way will extend to permit the use of the future right-of-way for public street purposes should the adjoining lands be developed (119-52.N(1)).
15. A note shall be included in the deed for Lot 8 indicating the duty of the landowners to maintain the future right-of-way (119-52.N(2)).
16. The minimum footcandle shall be 0.4 and the streetlight uniformity ratio shall not exceed 6:1 (119-52.O(1)). The applicant shall provide evidence that these requirements have been met.
17. There are corrections, as noted on the marked-up legal descriptions, that shall be made to the proposed snow removal easement prior to approval of the final plan (119-56.G).
18. There are corrections, as noted on the marked-up legal descriptions, that shall be made to the pedestrian easements prior to approval of the final plan (119-56.G).
19. The developer intends to establish a privately reserved recreation and open space area. A written agreement between the developer and the Township, which specifies the developer's obligations, must be executed prior to final plan approval. This agreement must be in a form and have specific content that is acceptable to the Township Solicitor. A restrictive covenant shall also be included in the deed. The developer shall solicit feedback from the Park and Recreation Board and the Board of Supervisors on the proposed recreation areas (119-61). Please note that the minimum lot area which shall be dedicated is 4.644 acres (86 dwelling units x 0.054 acre per dwelling unit).
20. Any action taken on waiver requests, dates, and any conditions of approval shall be added to the cover sheet (119-91.C).

Stormwater Management Ordinance

21. Drainage easements shall be reserved where the conveyance, treatment, or storage of stormwater is identified on the SWM site plan (113-31.R). Evidence shall be provided that the offsite drainage easement on the Gehman property (1648 Nolt Road) has been granted (113-43.F). The applicant provided email correspondence stating that Mr. Gehman has agreed to an easement; however, no evidence (email or letter confirmation) has been provided from Mr. Gehman or his representatives that grants an easement on his property.
22. Since a PennDOT Highway Occupancy Permit is required for the proposed driveway alterations, the permit(s) shall be part of the SWM site plan and must be obtained prior to unconditional SWM site plan approval (113-45.C).

Traffic

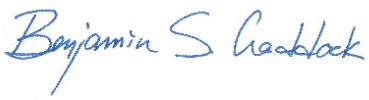
23. The proposed development is located within the Transportation Service Area established for the Mount Joy Township Traffic Impact Fee Ordinance. Therefore, the development shall be assessed a traffic impact fee based on the number of new P.M. peak hour trips generated by the development. Based on the number of P.M. peak hour trips from the approved Traffic Impact Study, the calculation of this fee would be as follows:

    41 new P.M. peak hour trips x $1,766/new P.M. peak hour trip = $72,406

The impact fee is payable at the time of building permit issuance.

If you should have any questions or need additional information, please do not hesitate to contact me at bencraddock@lancastercivil.com or via telephone at 717-799-8599.

Sincerely,



Benjamin S. Craddock, PE, President
LANCASTER CIVIL

cc: Justin Evans, Township Assistant Zoning Officer (via email)
Patricia Bailey, Township Secretary/Assistant Zoning Officer (via email)
Cindy Gonzalez, Township Assistant Secretary (via email)
Josele Cleary, Esquire, Township Solicitor (via email)
Christopher Lincoln, PE, Traffic Planning & Design (via email)
Austin Calaman, EAWA (via email)
Michele Powl, EAWA (via email)
Steve Rettew, ERSA (via email)
Abraham King, RETTEW (via email)
Renee Addleman, Planner, LCPC (via email)
Eric Hout, Lancaster County Conservation District (via email)
Brent Good, RLA, ELA Group (via email)
Brandon Conrad, Vistablock (via email)

LANCASTER COUNTY PLANNING
Lancaster, Pennsylvania

Subdivision/Land Development Plan Review

Plan Name
Final Phase 1 Plan for Westmount

S/LD #
67-52-6

Project Description
To subdivide a parent lot, resulting in a 0.49-acre Lot 1, a 5.14-acre Lot 2, a 10.83-acre Lot 3, a 2.89-acre Lot 4, a 3.52-acre Lot 5, an 8.83-acre Lot 6, a 4.18-acre Lot 7, and a 0.33-acre Lot 8. To construct Phase 1 which includes 86 single-family attached townhouse units along with supporting infrastructure

Gross Acreage
36.327

Date of Completed Application Receipt
2026-08-14

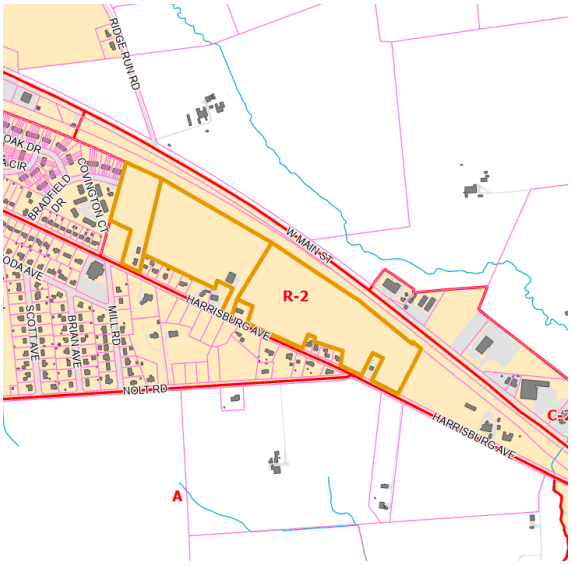
Date of Review
2026-09-08

Municipality/Municipalities
Mount Joy Township

Project Address(es)
1499 Harrisburg Avenue, Mount Joy

Project Location/Direction and Distance
Northeast quadrant of Harrisburg Avenue, east of Bradfield Drive

Parcel Account Number(s)
4619568800000; 4616095500000; 4611518200000



Existing Zoning District(s)
Mount Joy Township: Medium Density Residential

Existing Land Use(s)
Agricultural; Residential

Designated Growth Area
Elizabethtown

places2040 Character Sector
Buildable Lands

Owner Name
Vistablock Westmount, LLC In Care of Brandon Conrad

Applicant Name
Kyle Grinestaff

Consulting Firm
ELA Group, Inc.

LCPD's Regional Liaison
Renee Addleman

places2040 Consistency

Creating Great Places: Provide a greater supply and diversity of housing types to own and rent

Consistent with *places2040's* targeted density of 6.5 dwelling units per acre, the proposed Subdivision and Land Development Plan for Westmount - Phase 1 provides 86 single-family attached dwelling units on 10.14 acres, at a density of 8.48 du/acre. The proposed units will increase the supply and diversity of housing types in the township.

Growing Responsibly: Grow where we're already growing

The proposed development is within the Elizabethtown Growth Area where there is infrastructure to support residential development. By efficiently using land within such Growth Areas, development pressure on land outside these areas is reduced.

Comments Regarding Site Design

1. Revised deeds for the resultant lots should be recorded as part of this plan approval.

Because Lancaster County strives to create the most accurate public records possible, electronic AutoCAD files (.dwg or .dxf) are required by the Lancaster County Planning Department prior to, or at the time of, recording of any plan. Data features requested in the file are parcel boundaries, building footprints, road rights-of-way, and edges of pavement. It's preferred that the file be in the projected coordinate system: NAD 1983 State Plane Pennsylvania South FIPS 3702 (US Feet). **Please note that the Planning Department will not certify the plan for recording until this information is provided via links to online file download or by e-mail.**

Article V of the Pennsylvania Municipalities Planning Code establishes standards and procedures for the review of Subdivision and Land Development Plans. The Lancaster County Planning Department offers these recommendations and advisory comments which are for consideration in the application of municipal subdivision and land development regulations to this project.

PROPOSED MOTION FOR THE FINAL PHASE 1, LOT ADD-ON, SUBDIVISION & LAND DEVELOPMENT PLAN AND POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FOR WESTMOUNT
M.J.T.P.C. File # 26-07-FLDP

I move that the Township Planning Commission grant approval of the Final Phase 1, Lot Add-On, Subdivision & Land Development Plan and Post Construction Stormwater Management Plan for Westmount (the "Plan") prepared by ELA Group, Project No. 1212-004, dated August 3, 2026, subject to the following conditions:

1. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Engineer's review letter dated November 17, 2026.
2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor's review letter dated August 18, 2026.
3. Applicant shall submit a fully executed Storm Water Management Agreement and Declaration of Easement in a form acceptable to the Township Solicitor prior to the release of the Plan for recording.
4. Applicant shall provide evidence that Leon S. & Anna Gehman have granted the necessary drainage easement to accept stormwater runoff from a pipe under Harrisburg Avenue, including the endwall and riprap.
5. Applicant shall submit a fully executed agreement granting the Snow Stockpile Easement on Lot 2 at the corner of the intersection of Bradfield Drive and Harrisburg Avenue in a form acceptable to the Township Solicitor prior to the release of the Plan for recording. The agreement should contain language that states it will become effective if and only if the Township accepts dedication of Bradfield Drive.
6. Applicant shall submit a fully executed Agreement Providing For Grant of Non-Motorized Path Easement in a form acceptable to the Township Solicitor prior to the release of the Plan for recording.
7. Applicant shall submit documentation in a form acceptable to the Township Solicitor prior to the release of the Plan for recording to allow the use of the stub street, on Lot 8, in the development of the adjoining Beiler property.
8. A new deed with a new perimeter legal description for the Werner lot shall be recorded within 30 days of recordation of the Plan.
9. Applicant shall submit a copy of the required Highway Occupancy Permit as issued by the Pennsylvania Department of Transportation prior to the release of the Plan for recording or add a certificate to the plan in accordance with Appendix No. 1.
10. Applicant shall pay Mount Joy Township traffic impact fees, as required by Chapter 125 of the Code of Ordinances of the Township of Mount Joy, in the total dollar amount of $72,406 (41 P.M. peak hour trips @ $1,766/trip). Payment of the traffic impact fees shall be made at the time an application is made for the required building permit. Applicant shall not at any time

in the future seek return of such impact fees, or any earned accrued interest thereon, or authorize any successor to make such claim, whether or not the Township expends the traffic impact fees within the time limitations set forth in Act 209 of 1990, as amended, 53 P.S. §10501-A, et seq., expends the traffic impact fees for improvements set forth in the Transportation Capital Improvements Plan or for other road improvements not addressed in the Transportation Capital Improvements Plan or for road improvements to address existing deficiencies or for improvements (regardless of the percentage of the cost of improvements or the amount of the improvements paid for with traffic impact fees) to state highways. Applicant shall place a note on the final plan referencing this condition.

11. Applicant shall pay a fee-in-lieu of dedication of recreation land in accordance with §119-61 in the amount of $300,742 ($3,497 x 86 units) prior to the release of the Plan for recording, unless otherwise modified by the Mount Joy Township Board of Supervisors and Planning Commission. Applicant shall waive any right to request any refund of such fee is not expended within any required time period.
12. Applicant shall submit a fully executed Land Development Agreement in a form acceptable to the Township Solicitor prior to the release of the Plan for recording.
13. Applicant shall submit financial security in a form acceptable to the Township Solicitor to guarantee the proper installation of all improvements associated with the project prior to the release of the Plan for recording. The amount of said financial security shall be in the amount consistent with the construction cost opinion approved by the Township Engineer.
14. Applicant shall apply for and obtain all necessary permits prior to commencing any construction activities.
15. Applicant shall reimburse the Township for all reasonable engineering and legal fees incurred in the review of plans under the Subdivision and Land Development Ordinance, Storm Water Management Ordinance, and other governing ordinances; review or preparation of documentation required in connection with the development; review and approval of financial security and other documentation; inspection of improvements; and for other costs as set forth in these Conditions within 30 days after receipt of an invoice for such fees. If Applicant fails to pay such costs within 30 days after the date of a written invoice for such costs, Applicant shall be in violation of this Condition.

[11/18/2026]

ACCEPTANCE OF CONDITIONS UPON APPROVAL OF A FINAL LOT ADD-ON, SUBDIVISION & LAND DEVELOPMENT PLAN AND POST CONSTRUCTION STORMWATER MANAGEMENT PLAN IMPOSED BY THE PLANNING COMMISSION OF MOUNT JOY TOWNSHIP FOR

WESTMOUNT PHASE 1
M.J.T.P.C. File # 26-07-FLDP

I have reviewed the conditions imposed by the Planning Commission of Mount Joy Township, Lancaster County, Pennsylvania, at the meeting on November 23, 2026, upon the approval of the Final Phase 1, Lot Add-On, Subdivision & Land Development Plan and Post Construction Stormwater Management Plan for Westmount prepared by ELA Group, Project No. 1212-004, dated August 3, 2026. In my capacity as developer/developer's agent and being authorized to do so, and intending to be legally bound, I hereby accept the imposition of the conditions attached hereto as part of the approval of the above-described subdivision and/or land development project. I expressly waive any requirements of the Pennsylvania Municipalities Planning Code that the Township provide a section number of a governing ordinance, statute or regulation upon which such conditions are based and a description of the requirements which have not been met. To the extent that any condition is not based upon a specific requirement of a governing ordinance, statute or regulation, I expressly waive any right which I may have to challenge the imposition of such condition. If signing as developer's agent, I expressly state that I have been authorized by developer to agree to the conditions imposed upon the approval of the above-described subdivision and/or land development application.

Date: _____

_____
Signature

_____
Printed Name

_____
Title