

RESOLUTION 26-22
WAIVER FROM LAND DEVELOPMENT
Accupac, Inc. and 1501 Industrial Blvd Owner, LLC
1501 Industrial Boulevard; Pre-Treatment Building
T.M.P. No. 53-00-09237-00-7

WHEREAS, a request was made to Towamencin Township Board of Supervisors for the approval of a Waiver from the Land Development Process for proposed site improvements associated with a proposed pre-treatment building for Accupac, Inc. at 1501 Industrial Boulevard authorized by the property owner, 1501 Industrial Blvd Owner, LLC;

WHEREAS, the overall site is 8.20 acres (±) within the “LI – Limited Industrial” Zoning District located on the southeastern corner of the intersection of Wambold Road (S.R. 1058) and Industrial Boulevard;

WHEREAS, the Applicant is proposing to construct a 1,229.76 SF footprint pre-treatment building including a stairway and provide a 230 LF buffer along Industrial Boulevard;

WHEREAS, the Applicant has been granted dimensional and use variances by the Zoning Hearing Board as described in the Notice of Decision from Marc D. Jonas, Esq. dated May 8, 2026 with the condition that a 230 LF Class B buffer be provided adjacent to Industrial Boulevard no later than the date of completion of the approved accessory Building;

WHEREAS, the Applicant, due to the minor nature of the site improvements, has requested a waiver from proceeding through the complete and formal land development process;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Towamencin Township on this 26th day of August 2026 that the site improvements described in the application and the plans consisting of six (6) sheets prepared by Cornerstone Consulting Engineers & Design Services, Inc., as titled:

1. Site Plan, dated June 10, 2026 with no revisions, as sheet 1 of 6.
2. Existing Features Plan, dated June 10, 2026 with no revisions, as sheet 2 of 6.
3. Grading Plan, dated June 10, 2026 with no revisions, as sheet 3 of 6.
4. Erosion & Sedimentation Control Plan, dated June 10, 2026 with no revisions, as sheet 4 of 6.
5. Zoning Site Plan, dated June 10, 2026 with no revisions, as sheet 5 of 6.
6. Details & Notes, dated June 10, 2026 with no revisions, as sheet 6 of 6.

are approved as a Waiver from the Land Development Process consistent with the provisions of the Towamencin Township Subdivision and Land Development Ordinance conditioned upon completion/satisfaction of all of the provisions and conditions set forth in the following, unless otherwise addressed in the following sections of this Approval Resolution:

1. ARRO Consulting, Inc. review letter dated June 26, 2026,
2. Bowman review letter dated July 10, 2026, and
3. Towamencin Township Fire Marshal letter dated June 23, 2026.

approvals conditioned upon their acceptance of the conditions are revoked and the application shall be considered denied for the reasons set forth above and as authorized in Section 508 of the Municipalities Planning Code.

Adopted by the Towamencin Township Board of Supervisors on this 26th day of August 2026.

**TOWAMENCIN TOWNSHIP
BOARD OF SUPERVISORS**



Joyce F. Snyder, Chairperson

ATTEST:



Kofi Osei, Secretary

ACCEPT:

On Behalf of Accupac, Inc.

Date