

**EXETER TOWNSHIP  
BERKS COUNTY, PENNSYLVANIA  
RESOLUTION NO. 2023-17**

**A RESOLUTION GRANTING CONDITIONAL PLAN APPROVAL FOR 3929  
PERKIOMEN AVENUE**

**WHEREAS**, Fortis Housing Services, LLC (“Applicant”) is the record owner and APIS Services Inc. is the equitable owner of same, of a parcel of ground identified by tax parcel number 43532614431343 (“Property”), located within the Exeter Township Commons District (TCD) Zoning District. The proposed development of the Property is located on the north side of Perkiomen Avenue and W. 39<sup>th</sup> Street intersection.

**WHEREAS**, Applicant proposes a change of use of the existing facility and building renovations to use the Property as an adult day care (“Project”).

**WHEREAS**, Applicant now has requested review and approval of a preliminary/final plan prepared by Stackhouse Bensinger, Inc. consisting of two (2) plan sheets dated October 6, 2022, last revised November 8, 2022 (“Plans”).

**WHEREAS**, at the December 19, 2022 Planning Commission Meeting, the Exeter Township Planning Commission recommended plan approval with conditions for the Plans contingent upon compliance with any comments in the December 16, 2022 review letter from Great Valley Consultants and any comments in the November 1, 2022 review letter from the Berks County Planning Commission.

**NOW, THEREFORE, IT IS RESOLVED**, by the Exeter Township Board of Supervisors, this 9<sup>th</sup> day of January 2023, that the Plans are APPROVED WITH CONDITIONS:

1. Applicant must address to the satisfaction of the Township the comments contained in:
  - a. Great Valley Consultants – December 16, 2022 letter; and
  - b. Berks County Planning Commission – November 1, 2022 letter.
2. Applicant must execute a stormwater operation and maintenance agreement with the Township.
3. Applicant must pay all outstanding Township consultant and Solicitor fees related to the Project before plans and agreement are recorded.
4. Applicant must satisfy all applicable requirements of the Township Codes.
5. All future development of the Property shall be subject to new application and approval by the Board of Supervisors.

**This Resolution shall become effective on the date upon which all of the above-stated conditions are accepted by the Applicant in writing. If, for any reason, the Applicant fails to acknowledge acceptance of the conditions contained in this Resolution within ten (10) days from the date of this Resolution, then the approval granted herein shall become null and void, the waivers requested shall be deemed denied, and the Project shall be denied for**

**failure to comply with the Township Zoning Ordinance and/or the Township Subdivision and Land Development Ordinance for the reasons cited herein or as set forth in the letters referenced herein.**

EXETER TOWNSHIP BOARD OF  
SUPERVISORS

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Chairperson

ATTEST:

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Township Manager

CERTIFICATE

I hereby certify that the foregoing is a true and accurate copy of a Resolution of the Board of Supervisors of Exeter Township, Berks County, Pennsylvania, which was fully adopted at a public meeting held pursuant to notice as required by law on the 9<sup>th</sup> day of January, 2023.

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Secretary of Exeter Township

Dated: \_\_\_\_\_