

THE BOROUGH OF RED HILL
COUNTY OF MONTGOMERY
COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 2024 - 13

A RESOLUTION OF THE BOROUGH COUNCIL OF RED HILL, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING RESOLUTION NO. 2022-12 WHICH RESOLUTION GRANTED CONDITIONAL APPROVAL OF A PRELIMINARY/FINAL LAND DEVELOPMENT PLAN SUBMITTED BY 189 MAIN STREET ASSOCIATES, LP, FOR THE PROPERTY LOCATED AT 400 MAIN STREET IN THE BOROUGH OF RED HILL TO CONSTRUCT THIRTEEN (13) CONDOMINIUMS IN THE BUILDING IN ORDER TO PERMIT APPLICANT TO CONSTRUCT THIRTEEN (13) APARTMENTS IN LIEU OF CONDOMINIUMS.

WHEREAS, 189 Main Street (the “Applicant”) is the record owner, applicant and developer of a certain tract of land consisting of approximately 41,500 (gross) square feet, having an address of 400 Main Street, Red Hill, Pennsylvania 18076, identified as Montgomery County Tax Parcel No. 17-00-00301-00-6 (the “Property”) in the Borough of Red Hill (the “Borough”), Montgomery County, Pennsylvania; and

WHEREAS, the Property is currently improved with a 8,695 square foot, three-story masonry building, paved asphalt parking area, 1,441 square foot block garage, and related improvements (the “Existing Improvements”); and

WHEREAS, the Applicant originally proposed the conversion of a portion of the first floor and all of the second and third floors to thirteen (13) residential condominium units, the demolition of the block garage, the realignment and addition of paved parking areas to create a total of 48 parking spaces, concrete sidewalk, landscaping and related improvements (the “Development”); and

WHEREAS, pursuant to Resolution No. 2022-12 approved on November 28, 2022, the Borough Council of the Borough of Red Hill granted conditional approval of the preliminary/final land development plans more particularly shown on plans prepared by Richard C. Mast Associates, PC, consisting of five (5) sheets dated October 3, 2021, last revised October 27, 2022 (the “Plans”); and

WHEREAS, the Applicant has requested that the thirteen (13) proposed condominiums be changed to thirteen (13) proposed apartments; and

WHEREAS, Borough Council is agreeable to allow the change from condominiums to apartments in accordance with the conditions set forth below.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Borough Council of the Borough of Red Hill, Montgomery County, Pennsylvania, as follows:

1. Borough Council hereby permits the Applicant to construct thirteen (13) apartments in lieu of the originally proposed thirteen (13) condominiums.
2. Prior to recording the Plans, the Applicant shall revise the plans to change all references to condominiums on the Plans to apartments.
3. Section C, paragraph 19 of Resolution No. 2022-12 is hereby deleted in its entirety and replaced as follows: “The completion of all conditions, the payment of all applicable fees and the funding of all escrows must be accomplished on or before November 13, 2024 unless a written extension is granted by the Borough, Until the conditions have been satisfied, the applicable fees have been paid and the escrows fully funded, the final plans shall not be signed or recorded. In the event that the conditions have not been satisfied, the fees have not been paid and the escrows have not been funded on or before November 13, 2024 or any written extension thereof, the contingent approval shall expire and be deemed to have been revoked”.

4. Section C, paragraph 20 of Resolution No. 2022-12 is hereby deleted in its entirety and replaced as follows: “The Applicant shall signify its acceptance of the conditions contained herein by signing a copy of this Resolution and returning it to the Borough within thirty (30) days of the date of this Resolution. In the event execution of this Resolution is not delivered to the borough within 30 days, this Amended Resolution shall be deemed to have been revoked. As this Resolution is an amendment to final approval at the request of Applicant, Applicant hereby voluntarily waives any right of appeal of this Amended Resolution.”

5. Except as expressly provided in this Resolution No. 2024-13 amending Resolution No. 2022-12, all other provisions of Resolution No. 2022-12 shall remain in full force and effect.

APPROVED at the public meeting of the Borough Council of the Borough of Red Hill held this 12th day of June, 2024.

BOROUGH OF RED HILL

By: 
Doris Decker, President
Borough Council

Attest: 
Elizabeth DeJesus, Secretary

By signing below, the Applicant accepts and consents to all of the terms and conditions of approval contained in the foregoing Amended Resolution for Final Subdivision and Land Development Approval for 189 Main Street Associates, LP.

APPLICANT:

189 MAIN STREET ASSOCIATES, LP, by and through its General Partner, FREZ PARTNERS LLC

Date: _____

By: _____

Name:

Title:

4869-3234-1703, v. 1