

**TOWNSHIP OF TINICUM
RESOLUTION NO. 2024-005**

**PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF TESLA FOR THE PROPOSED
INSTALLATION OF TWELVE (12) NEW SUPERCHARGER STALLS FOR ELECTRIC VEHICLE
(EV) CHARGING STATIONS AT 600 S. GOVERNOR PRINTZ BOULEVARD, TINICUM
TOWNSHIP, PENNSYLVANIA AS PREPARED BY DEWBERRY ENGINEERS, INC. OF
PARSIPPANY, NEW YORK LAST REVISED FEBRUARY 19, 2024**

WHEREAS, TESLA filed an Application for Final Land Development Plan for the installation of twelve (12) new supercharger stations for electric vehicle (EV) charging stations located within the property located at 600 S. Governor Printz Boulevard, Tinicum Township, Delaware County, Pennsylvania within a C-1 Commercial Zoning District; and

WHEREAS, Plans prepared by Dewberry Engineers, Inc. of Parsippany, New York last revised on February 19, 2024 provides for the installation of twelve (12) new supercharger stalls for electric vehicle (EV) on the site of the current Wawa located at 600 S. Governor Printz Boulevard; and

WHEREAS, the Applicant has requested the Tinicum Township Board of Commissioners to review and consider a request to approve their Preliminary/Final Land Development Plan; and

WHEREAS, on or about April 24, 2023, the Applicant filed an Application with the Tinicum Township Zoning Hearing Board requesting a use variance which was granted by the Zoning Hearing Board with conditions on May 18, 2023; and

WHEREAS, the Applicant has provided Tinicum Township with a written extension to the Township to render a Decision on Applicant's Final Land Development application until June 30, 2024; and

WHEREAS, on Monday, March 18, 2024, the Tinicum Township Board of Commissioners at a duly noticed Public Meeting reviewed the Applicant's Preliminary/Final Plan for Decision

NOW, THEREFORE, BE IT RESOLVED and ENACTED, that the Preliminary/Final Land Development Plan of the Applicant, TESLA, for the installation of twelve (12) electric vehicle (EV) charging stations and associated equipment at 600 S. Governor Printz Boulevard, Tinicum Township, Delaware County, is hereby **GRANTED and APPROVED**, subject to the following conditions and safeguards:

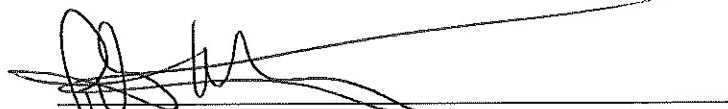
1. Applicant's request for Preliminary/Final Land Development approval shall be in accordance with the testimony, exhibits and plans submitted by the applicant at the Zoning Hearing Board Hearing of May 18, 2023 and as documented in the Zoning Hearing Board Written Decision of June 3, 2023.
2. Applicant must comply with the recommendations of the Delaware County Planning Commission.
3. Applicant must comply with all conditions cited by the Tincum Township Engineer's correspondence originally dated January 10 and March 12, 2024, including any and all additional terms and conditions as may be amended by the Township Engineer thereafter.
4. Applicant must comply with all comments, recommendations and requirement of the Township Fire Marshal, as well as any additional comments, recommendations or requirements from his review of the Preliminary/Final Land Development Plans.
5. Applicant must provide a satisfactory leasehold document.
6. Applicant must install security cameras for surveillance of the charging station and surrounding parking lot.
7. Any alteration or modification of the Applicant's project as approved must be reviewed and approved by the Tincum Township Board of Commissioners.
8. Applicant must execute a Developers Agreement and a Financial Security Agreement to ensure the construction of all public and quasi-public construction improvements.
9. Applicant must apply for and obtain all application and required permits for the construction and installation of their project.
10. That the construction and installation are subject to the direction and approval of the Tincum Township Engineer and Building Officials in accordance with the various Ordinances of the Township.
11. The Applicant's request for waiver of Tincum Township Subdivision and Land Development Ordinance §335-12(e) to permit the

Applicant's request for the approval of a unified Preliminary/Final Land Development Plan is granted and approved.

12. Applicant shall comply with all federal, state and local codes and ordinances specifically including, but not limited to, the requirements of the Tinicum Township Subdivision and Land Development Ordinance, if applicable; and shall obtain and pay for all required permits.
13. Subject to the compliance of the aforementioned terms, conditions and safeguards, the authorized Tinicum Township Officials are hereby authorized to execute and approve the Preliminary/Final Land Development Plans on behalf of the Township of Tinicum.

ADOPTED this ____ day of _____, 2024 at a duly advertised Public Meeting of the Board of Commissioners of Tinicum Township, Delaware County, Pennsylvania.

TOWNSHIP OF TINICUM



Patrick K. McCarthy, President
Board of Commissioners

Attest:



David D. Schreiber, Secretary