

## TERMS AND CONDITIONS OF SALE

The conditions of the present public sale, held this 20th day of July, 2024, are as follows:

1. **SELLER:** This sale is held on behalf of **The Estate of Jason J. Bange** (hereinafter referred to as SELLER), the present owner of the Premises as hereinafter set forth.

2. **PREMISES:** The property to be sold, hereinafter referred to as the Premises, is more particularly described as follows:

*2323 Carlisle Pike  
Hanover, Pennsylvania 17331  
Berwick Township  
Adams County, Pennsylvania  
Parcel #: 04K12-0014---000*

3. **PURCHASE AND DOWN PAYMENT:** The real property will be offered with a minimum reserve subject to Seller confirmation of sale. The auctioneer shall take bids upon the Premises and in the event the Premises is placed in the hands of the auctioneer for sale, the highest bidder on the Premises shall be the Purchaser thereof upon the Premises being struck off to him (all references to Purchaser as contained herein being deemed to refer to all Purchasers, jointly and severally, whether masculine or feminine, although referred to herein in the singular masculine form), and he shall immediately thereafter sign the Purchaser's Agreement on these Conditions of Sale, and pay down twenty thousand and 00/100 (\$20,000.00) Dollars as security for performance under the terms of this Agreement. Purchaser acknowledges that the down payment shall be paid to Seller and shall not be held in escrow. **THE SELLER RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS.**

4. **REBIDDING:** If any dispute arises among bidders, the Premises shall immediately be up for renewal bidding by the auctioneer.

5. **TITLE:** The balance of the purchase money shall be paid at settlement, as hereinafter set forth, upon which payment the Seller shall convey to the Purchaser, by special warranty deed prepared at the Purchaser's expense, good and marketable fee simple title to the Premises insurable without exception at regular rates by a title insurance company of Seller's choice licensed to do business in the Commonwealth of Pennsylvania, free and clear of liens and encumbrances except as noted in these conditions, but subject to existing wall rights, easements, building or use restrictions, zoning or land subdivision regulations, encroachments of cornices, tri, and spouting over property boundaries, or encroachments of any kinds within the legal width of public highways, and subject to all easements, encumbrances, or encroachments which would

be apparent upon reasonable physical inspection of the Premises. This Paragraph 5 only sets forth the quality of title to be conveyed by the Seller to the Purchaser. Nothing herein shall be construed as obligating the Seller to provide any title search, or title insurance, at the Seller's expense. The costs of any title search and title insurance desired by the Purchaser shall be the sole responsibility of the Purchaser, as set forth in Paragraph 7 hereof. If Seller is unable to convey title of the quality set forth above on or before the Settlement Date, (as hereinafter defined) Seller shall have the option to extend the Settlement Date for an additional thirty (30) days, or for such longer period as Seller and Purchaser may agree to in writing (the "Title Extension Period"), during which period Seller may seek to cure such title matters. If Seller declines to extend the Settlement Date or is unable to cure the title matters during any Title Extension Period, Purchaser may elect either to (1) take such title as Seller can give or (2) terminate this Agreement. If Purchaser elects to terminate this Agreement as provided above, Seller will return to Purchaser all payments made to Seller on account of the Purchase Price. This Agreement and all obligations hereunder will terminate upon Seller's return and payment of the above amounts.

**6. SETTLEMENT:** Settlement shall be held at the office of Strausbaugh Law, PLLC., at 1201 W. Elm Avenue, Suite #2, Hanover, PA 17331, or at such place as Purchaser may elect in York or Adams County on or before September 13, 2024, which time shall be of the essence of this Agreement. Possession shall be given to Purchaser at settlement.

**7. COSTS:**

- (a) Preparation of an acknowledgements to deed shall be paid by Buyer.
- (b) All required state and local realty transfer taxes shall be paid by Purchaser.
- (c) Real estate taxes upon the Premises shall be apportioned to the date of settlement or prior delivery of possession on a fiscal year basis.
- (d) Water and sewer rent, if any, shall be paid by Seller on date of settlement or prior delivery of possession.
- (e) Legally adequate description and preparing, obtaining, and/or recording releases or other documents or surveys reasonably required in order to make Seller's title to the Premises insurable at regular rates by a title insurance company of Seller's choice licensed to do business in the Commonwealth of Pennsylvania, shall be provided and/or paid for by Seller.
- (f) The cost of any title search at regular rates, title insurance, certification of title, examination of title, and title company services, shall be paid by the Purchaser. Preparation of other documents, including but not limited to, deed, mortgage, and

bill of sale for personal property, if any, and all fees incurred at settlement, including attorney fees, notary fees, tax certification fees, disbursement fees, recording fees, or settlement fees, whether purported to be billed against Purchaser or Seller, shall be paid by Purchaser unless expressly contracted for in writing by Seller. Any disbursement or similar fees purported to be charged against Seller by any title company or attorney holding settlement for the Premises for services which Seller has not specifically engaged in writing shall be paid by Purchaser.

- (g) If Purchaser elects to purchase title insurance with respect to the Premises, Purchaser shall, subject to the following sentence, purchase the Purchaser's Policy from the Closing Agent. In the event the Purchaser desires to purchase the title insurance from a title insurance company other than through the Closing Agent, Purchaser must provide written notice to Seller (with a copy to Closing Agent) of its intent to do so prior to July 25, 2024 (the "Title Company Notice"), identifying in such notice the proposed alternate title insurance company and including in such notice a check or wire confirmation representing payment of the Special Fee referred to below. Provided such Title Company Notice is timely delivered, Purchaser may purchase title insurance from a title insurance company on the condition that the title insurance company is an industry recognized and reputable title insurance company as determined by Seller in its reasonable discretion (it being understood that if Seller does not reject such title insurance company within five (5) business days of receipt of the Title Company Notice, such insurer will be deemed to have met the foregoing standard). In the event that Purchaser does not timely provide the Title Company Notice then if Purchaser desires to purchase title insurance it must do so from the Seller's Closing Agent, with all other terms of the Agreement remaining the same.

8. **SEWER HOOK UP FEE:** The sewer hook up fee, if any, shall be paid by Purchaser.

9. **SURVEY:** Any survey, if desired or required by Purchaser, other than a survey required to provide Seller with an adequate legal description, shall be made at Purchaser's expense.

10. **EMINENT DOMAIN AND EASMENTS:** The Seller represents that there are no pending and unsettled eminent domain proceedings, no appropriations by the filing of the State Highway plans in the Recorder's Office, and no uncompiled-with orders from any governmental authority to do work or correct conditions affecting the Premises of which the Seller has knowledge; that no part of the Premises, except any part within utility reserve strips in developments or within legal limits of highways, is, or at settlement will be, subject to any easement for underground electric or telephone cable or sewer, gas, or water pipe serving other

than the Premises, any petroleum products pipeline or public storm sewer, or any other easement, except such easements as may appear of record, such easements as may be disclosed by a reasonable inspection of the Premises, or which are noted in these conditions. Any proceeding for condemnation or by eminent domain instituted against the Premises after the date hereof shall in no way affect Purchaser's obligations to purchase the Premises; provided that Purchaser shall receive credit for any proceeds, consideration, damages, or sums paid by any condemning authority as a result of such action if the same is paid prior to settlement. In the event that any such proceeds, consideration, damages, or sums are paid after the date of settlement, Purchaser shall be entitled to receive the same. Seller shall be under no obligation to defend against or appear in any such action, provided that Seller provides Purchaser with notice of the institution of such action no later than 15 days after Seller's receipt of notice thereof, and, in such event, Seller shall cooperate in Purchaser's defense of or appearance in such action, at Purchaser's expense.

**11. CONDITION OF PROPERTY AND FIXTURES:** At settlement, the Premises and all of its appurtenances and fixtures shall be in substantially the same condition as at present, except for ordinary reasonable wear and tear, damage of any kind which full or partial recovery may be had under the Seller's or Purchaser's insurance, damage which occurs after possession has been given to the Purchaser, damages arising from any condition of the Premises on the date of the execution hereof, or any taking by eminent domain.

**12. DISCLOSURE STATEMENT:** No Seller's Disclosure Statement is provided herewith as Seller is the Executor of the Estate which is selling the Premises and has no personal know of the condition of the Premises or its appurtenances. The Purchaser acknowledges that he or she has had a full and complete opportunity to inspect the Premises. ***The Premises is being sold unto Purchase "AS IS," with no representation, guarantee or warranty regarding the condition of the Premises or any improvements or structure erected on the Premises, including, but not limited to, its structural integrity, roof, appliances, electrical system, heating system, plumbing, water system, sewage disposal system, or any portion thereof.*** No representation is made or warranty given regarding the presence or absence of any hazardous or toxic substance, materials or wastes, or that the Premises is in compliance with any federal, state or local environmental laws or regulations. In the event any repair or improvement to or any inspection or testing of the Premises is desired by the Purchaser or by any lender proposing to provide Purchaser with financing for the purchase of the Premises, the costs of any such repair, improvement, inspection, or testing shall be payable solely by the Purchaser. The Purchaser further acknowledges that neither the attorney for the Seller, nor the auctioneer has made any specific representations regarding the Premises, and that the Purchaser has not relied upon any representations or statements of the auctioneer. The Purchaser releases the auctioneer from any claims, actions or causes of action arising from or due to any defect in the Premises existing on the date of this sale. Seller reserves the right to refuse to permit any such repair, improvement, inspection, or testing or to impose such conditions upon any permitted repair, improvement, inspection, or testing as Seller deems appropriate, including but not limited to, insurance coverage and indemnification and hold harmless agreements. The Purchaser's Agreement shall

not be conditioned upon any such repair, improvement, inspection, or testing, or upon any specific results obtained from such inspection or testing.

**13. LEAD BASED PAINT DISCLOSURE; WAIVER OF RISK ASSESSMENT:**

This notice is provided pursuant to the requirements of regulations promulgated by the United States Environmental Protection Agency (hereinafter called EPA), 24 C.F.R., Part 35, and 40 C.F.R. Part 745. The Disclosure required by such regulations is attached hereto and made a part hereof. By the execution of the Purchaser's Agreement attached to these Conditions of Sale, the Purchaser acknowledges that he has reviewed the information as set forth in the Disclosure attached hereto, and certifies that, to the best of his knowledge, the information provided therein is true and accurate. The Purchaser also waives rights under the aforesaid statute to be provided with a pamphlet required by the cited regulations about the dangers of lead poisoning.

*The Purchaser has declined a risk assessment. As a result of the waiver of risk assessment, the Purchaser acknowledges that the Premises is the sold "AS IS" and shall not be subject to or contingent upon any such assessment or inspection for the presence of lead-based paint or lead-based paint hazards.*

**14. RADON DISCLOSURE:** Radon is a radioactive gas produced naturally in the ground by the normal decay of uranium and radium. Uranium and radium are widely distributed in trace amounts in the Earth's crust. Descendants of Radon gas are called Radon daughters, or Radon progeny. Several Radon daughters emit alpha radiation, which has high energy but short range. Studies indicate that result of extended exposure to high levels of Radon gas/Radon daughters is an increased risk of lung cancer. Radon gas originates in soil and rocks. It diffuses, as does any gas, and flows along the path of least resistance to the surface of the grounds, a then to the atmosphere. Being a gas, Radon can also move into any air space, such as basements, crawl spaces and permeate throughout the home. If a house has a Radon problem, it can usually be cured by increased ventilation and/or preventing Radon entry. The Environmental Protection Agency advises corrective action if the annual average exposure to radon daughters exceeds 0.02 working levels. Further information can be secured from the Department of Environmental Resources Radon Project Office, 110 Grosser Road, Gilbertsville, Pennsylvania 19525; Call 1-800-23RADON or (215) 369-3590. Purchaser acknowledges that Purchaser has the right to have the buildings inspected to determine if Radon gas and/or daughters are present. Purchaser waives the right and agrees to accept the Premises "AS IS," with no certification from Seller, their heirs and assigns, from any and all claims, losses, or demands, including personal injuries, and all of the consequences thereof, whether now known or not, which may arise from the presence of Radon in any building on the Premises. Seller has no knowledge concerning the presence or absence of Radon.

**15. ZONING:** The parties acknowledge that no representation whatsoever is made concerning zoning of the Premises, or the uses of the Premises that may be permitted under local ordinances, and that Purchaser has satisfied himself that the zoning of the Premises is satisfactory for his contemplated use thereof. The Purchaser hereby waives any applicable

requirement for Seller to provide a certification of zoning classification prior to settlement pursuant to Act of July 27, 1995, P.L. 288 Section 3, as amended and reenacted (21 P.S. Section 613).

16. **FORMAL TENDER:** Formal tender of deed and purchase money are waived.

17. **INCLUSIONS WITH PREMISES:** Included in this sale are all buildings, improvements, rights, privileges, and appurtenances to the Premises. No items of personal property are included in the sale of the Premises unless otherwise specifically set forth herein.

18. **EXCLUSIONS FROM PREMISES:** None.

19. **FIRE INSURANCE:** Seller will continue in force the present insurance coverage upon the Premises until delivery of deed or possession to the Purchaser, whichever event shall first occur, and, in case of loss, will credit on account of the purchase price at settlement any insurance collected or collectible either by Seller or any mortgage or other loss payee therefor. The Purchaser should inquire after the Premises is struck off concerning the amount of such insurance.

20. **PURCHASER'S DEFAULT:** In case of noncompliance by the Purchaser with any terms of these Conditions, the Seller shall have the option, in addition to all other remedies provided by law, to exercise any one or more of the following remedies:

a. To retain the Purchaser's down money as liquidated damages, regardless or whether or not, or on what terms, the Premises is resold; and/or

b. To resell the Premises at public or private sale, with or without notice to the present Purchaser, and to retain any advance in price, or hold the present Purchaser liable for any loss resulting from such resale, meanwhile holding the down money paid hereunder as security for payment of such loss.

21. **SUMMARY OF CONDITIONS:** The Purchaser acknowledges that these Conditions of Sale were available for inspection by the Purchaser prior to the commencement of bidding and sale of the Premises, that the Purchaser had an opportunity to review the full Conditions of Sale, and that the Purchaser understands the contents thereof and all terms and conditions under which the Premises is being sold, agreeing to be bound by the full terms and conditions set forth therein. The Purchaser acknowledges that only a summary of the Conditions of Sale was read prior to commencement of bidding on the Premises, and that the Purchaser is not relying upon the public reading of the Conditions of Sale as a complete statement of the terms and conditions for sale of the Premises.

22. **PARTIES BOUND:** These conditions and the Agreement made hereunder shall be binding upon the parties hereto and their respective heirs, successors, executors, and assigns.

**23. INTENT:** This Agreement represents the whole Agreement between the parties, and any representations concerning the Premises, or otherwise, made prior to the execution of the Purchaser's Agreement, are hereby superseded by this Agreement. No modification of these Conditions of Sale shall be valid unless made in writing, executed with the same degree of formality as these Conditions of Sale and the Purchaser's Agreement attached hereto.

IN WITNESS WHEREOF, the Seller has executed these Conditions by day and year first above written.

THE ESTATE OF JASON J. BANGE

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By: Nathan L. Bange, Executor

Address: c/o Scott J. Strausbaugh, Esquire  
Strausbaugh Law, PLLC  
1201 W. Elm Avenue, Suite 2  
Hanover, PA 17331

**§ 306. Limited Mixed Use District (LMU)**

A. Purpose: The intent of the Limited Mixed-Use District (LMU) is to:

- (1) Recognize the existing mixture of uses present along the Route 94 and Route 30 corridor and provide the continuation of a similar mixture of uses, including small businesses and professional offices; variety of residential types; and agriculture.
- (2) Base the density and intensity of development on the availability of public water and public sewer.
- (3) Ensure compatibility between uses through buffers and other site amenities.
- (4) Recognize the agriculture activities along the Route 94 corridor and provide for the continuation of these activities. Furthermore, it is recognized that Berwick Township is a rural community in Adams County. Fanning and agricultural activities are a large part of the heritage and character of this community. These existing farming characteristics are expected to change slowly overtime in the rural growth areas; therefore, it is acknowledged that these farming activities will be allowed to coexist in these areas until the time of tract development as a planned employment center.
- (5) Manage access to and from the corridor to protect public safety and develop regulations limiting the size, scale and range of uses to prevent commercial strip development.
- (6) Located development away from sensitive natural resources (e.g., wetlands, floodplains, steep slopes, woodlands, sinkhole prone areas and scenic views and vistas).
- (7) Implement the Land Use Plan of the Berwick Township Comprehensive Plan, in particular the Limited Residential Commercial Office classification.

B. Permitted Uses:

- (1) The following list establishes the uses permitted in the LMU Districts:

Type of Use	Type of Use: P=Permitted, SE=Special Exception, C=Conditional	Use Regulations
<b>Residential Uses:</b> Farm Dwelling	P	



Half-Way House	S E	Section 402
Residential Conversions	S E	Section 404
Single-Family Detached Dwellings		
Single-Family Semi-Detached Dwellings	P	
Two Family Dwelling Units	P	
Mixed Use Lots <i>(as amended by Ordinance 64 of 2006, § XV)</i>	S E	Section 451
<b>Agricultural Uses:</b>		
Animal Husbandry	P	Section 406
Crop Farming	P	
Forestry <i>(as amended by Ordinance 64 of 2006, § IV)</i>	P	
<b>Institutional Uses:</b>		
Educational Institutions	S E	Section 412
Cemeteries	P	
Places of Worship	P	Section 415
<b>Recreational Uses:</b>		
<b>Parks and Playgrounds</b>	P	
<b>Office Uses:</b>		
Business Office	P	
Financial Office	P	
Professional Office	P	
Veterinarian Facilities and Animal Hospitals	S E	Section 431
<b>Commercial and Industrial Uses:</b>		
<u>Daycare Center</u>	P	Section 422

Commercial Kennels	P	Section 419
Commercial Greenhouse and Nursery	P	Section 418
Cottage Industry	P	Section 421
Farmers Market	P	
Garden, Building, and Contractor Supply, provided that all materials and supplies are stored inside structures	P	
Personal Service Businesses, such as: barber, beautician, laundries, dry cleaning or custom tailoring, excluding adult businesses	P	
Riding Schools and/or Horse Boarding Stables.	P	Section 407
Restaurants, without drive-through facilities	P	
Retail Sales, limited to 3,000 square feet of gross floor area, excluding adult businesses	P	
Studios	P	
<b>Public Uses:</b>		
Public Services Office Uses	P	Section 441
Utilities		
Communication Antennas mounted on existing public utility towers or structures with communication equipment structures.	P	Section 440
Communications Towers	SE	Section 440
Public Utilities	P	Section 442
<b>Accessory Uses:</b>	P	Section 601
Accessory Use customarily incidental to the above uses	P	
No-Impact Home-Based Business <i>(as amended by Ordinance 64 of 2006, §</i>	P	Section 445

Bed and Breakfast Inn	P	Section 446
Garages and other Accessory Structures	P	
Granny Flat	P	Section 447
Home Occupations <i>(as amended by Ordinance 64 of 2006, § III)</i>	SE	Section 450
In-Home Day Care	P	
Permanent Roadside Stands for the sale of agricultural products	P	Section 448
Private Swimming Pools	P	Section 449
Temporary Roadside Stands	P	

- (2) All uses are permitted by right, conditional use or by special exception in these districts and as indicated in Section B(1) above under the strict conformance with the dimensional requirements and reference to specific, relevant sections of this Ordinance.
- (3) In addition, Articles 2, Definitions; Article 4, Use Regulations; Article 6, Supplementary Regulations; Article 7, Off-Street Parking and Loading Requirements; and Article 8, Sign Regulations are applicable. In addition to the Use Regulations (Article 4), special exception uses and conditional uses shall meet the general requirements of Article 9.
- (4) On principal residential or non-residential use shall be allowed per lot, with the exception of mixed-use lots.

C. Maximum Density:

- (1) Residential density shall be based on the availability of public water and public sewer facilities:
  - (a) Lot Served by Public Sewer and Public Water: Two (2) dwelling units per acre.
  - (b) Lots served by neither Public Sewer nor Public Water: One (1) dwelling unit per acre in accordance with Section 306.D. and Section 306.E. below. Density shall be increased, where necessary, to meet the area and dimensional requirements.

*(as amended by Ordinance 64 of 2006, § XVII)*

- (2) Non-residential lot and mixed-use lot density shall be in accordance with Sections 306.D. and Section 306.E. below in meeting the area and dimensional requirements.

D. Area Requirements: The area requirements are presented in Table 306-1, Area Requirements.

**Table 306-1.  
AREA REQUIREMENTS**

<b>Regulation</b>	<b>Requirement by Type of Unit or Lot</b>				
	<b>Single-Family Detached</b>	<b>Single-Family Semi-Detached (duplex)</b>	<b>Two-Family Attached</b>	<b>Non-Residential Lot</b>	<b>Mixed Use Lot</b>
Minimum lot area (sq. ft.) per dwelling unit, nonresidential lot or mixed-use lot, as follows: [i]					
Lots served by both public water and public sewer	20,000	16,000	10,000	43,560	43,560
Lot served by neither public water or public sewer	43,560	43,560	43,560	80,000	80,000

*(as amended by Ordinance 64 of 2006, § XVI)*

[1] Where no public sewer exists, the Township Sewage Enforcement Officer must analyze the results of the soil percolation tests in accordance with the Township Subdivision and Land Development Ordinance. On the basis of the analysis, the minimum lot sizes shall be increased to accommodate an approvable on-lot system.

E. Dimensional Requirements:

1. Minimum lot width and front setback requirements shall be based on the functional roadway classification on which the lot fronts and as identified and defined in the Berwick Township Comprehensive Plan.
  - (a) Lots Fronting on Arterial, Major or Minor Collector Streets:
    1. Minimum Lot Width for Residential Lots: One hundred (100) feet. The availability of public water or public sewer in these areas will not reduce the minimum lot width requirement.

2. Minimum Lot Width for Non-Residential Lots and Mixed-Use Lots: Two hundred (200) feet.
  3. Minimum Front Yard Setback: Sixty (60) feet.
- (b) Lots Fronting on Local Streets:
- I. Minimum Lot Width for Residential Lots with Public Water and Public Sewer: Eighty-five (85) feet.
  2. Minimum Lot Width for Residential Lots without Public Water or Public Sewer or both: One hundred (100) feet.
  3. Minimum lot width for non-residential lots and mixed-use lots: One hundred (100) feet.
  4. Minimum front yard setback: Fifty (50) feet.
- (2) Minimum side and rear yard requirements:
- (a) Side yard: Twenty (20) feet.
  - (b) Rear yard: Twenty-five (25) feet.
- (<sup>3</sup>) Maximum lot coverage shall be fifty (50) percent.
- (4) At least twenty (25) percent of the lot area shall be maintained with a vegetative cover and landscaping.
- F. Site requirements for non-residential and mixed-use lots other than farm parcels. The following requirements are designed to minimize the potential for commercial strip development in coordination with the design requirements applied in the Berwick Subdivision and Land Development Ordinance.
- (1) No parking shall be permitted to be placed between the building and any adjoining road right-of-way. Only landscaping, permitted signage, and permitted access driveways are permitted to be located between the building and any adjoining road right-of-way. Where a property is bounded by a road right-of-way on three (3) or more sides, or where the lot in question is a double frontage lot, this standard shall apply only to the road that serves as the primary frontage for the lot.  
*(as amended by Ordinance 64 of 2006, § XVIII)*
  - (2) No parking shall be located within the minimum building setbacks established in Sections 306.E.  
*(as amended by Ordinance 64 of 2006, sC XA9)*

- (3) Required parking shall be located to the rear of the principle structure on the lot. The parking lot shall be designed in accordance with the landscaping and buffering standards of the Berwick Township Subdivision and Land Development Ordinance.
  - (4) Outdoor refuse areas shall be enclosed by walls or opaque fencing designed to be architecturally compatible with the principle building(s). Wall or fencing shall be designed to shield the refuse areas from direct view o any adjacent property and shall be at least six (6) feet high.
  - (5) A buffer yard and screening in accordance with Section 604 of Article 6, Supplementary Regulations shall be provided at the lot line of all nonresidential properties abutting a residential use or district.  
*(as amended by Ordinance 64 of 2006, § XIX)*
- G. Sharing of the access driveways and stormwater management and parking facilities are encouraged in accordance with the Berwick Township Subdivision and Land Development Ordinance, Berwick Township Stormwater Management Ordinance and with appropriate maintenance agreements established at the time of land development.

### **§ 307. Highway Commercial**

- A. Purpose: The intent of the Highway Commercial (HC) is to:
- (1) Provide areas within the Township, which are suitable locations for the development of commercial and business activities to provide a broad range of regional and local commercial activities and to diversify and expand the tax base.
  - (2) Provide areas for these activities with direct access to the arterial roadways and sufficient existing or future carrying capacities to meet traffic demands.
  - (3) Separate these higher intensity uses from the less intense residential uses and rural areas of the Township.
  - (4) Establish these areas within the existing and future public sewer and water service area to the greatest extent possible.
  - (5) Locate these areas away from sensitive natural resources (e.g., wetlands, floodplains, steep slopes, woodlands, and scenic views and vistas).
  - (6) Coordinate adequate points of access, parking and stormwater management for contiguous commercial activities to avoid strip development and to consolidate properties.
  - (7) Develop a common set of design standards to address parking, access, signage, lighting and landscaping.