



RESOLUTION NO. 2019-21

**LOT SUBDIVISION APPROVAL
FOR DOUGLAS AND LAURA YEAKEL
611 N. NEWTOWN STREET ROAD
TAX PARCEL NO. 30-00-1776-00**

WHEREAS, applicants are Douglas B. and Laura M. Yeakel, (“Applicants”) regarding their property at 611 N. Newtown Street Road, Newtown Square, Pennsylvania; and

WHEREAS, Applicants submitted plans dated entitled “Yeakel Residence Subdivision Plans” dated March 5, 2019, consisting of 2 sheets, and prepared by Cornerstone Consulting Engineers and Architectural, Inc., (the “Plans”) to subdivide the aforementioned property into two lots;

WHEREAS, the property is in the R-1 Zoning District and the subdivision of this approximate 5.682 acre lot with an existing single family residence building will result in the formation of two conforming lots of approximately 3.992 acres and 1.690 acres; and

WHEREAS, the plan was submitted to the Delaware County Planning Commission on March 7, 2019, which issued a letter recommending approval on April 18, 2019; and

WHEREAS, the Newtown Township Planning Commission considered the application at its April 25, 2019 meeting at which meeting it recommended approval of the subdivision with certain conditions to which the applicant has agreed; and

WHEREAS, by letter dated March 22, 2019, Township Engineer Stantec Consulting Services, Inc., issued engineering review comments;

WHEREAS, by email dated March 14, 2019, the Township Fire Marshal issued review comments;

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of Newtown Township as follows:

1. The subdivision set forth set forth on the Plans, are approved subject to:
 - (a) Applicants will provide new legal descriptions for both parcels reflecting any easements and record new deeds reflecting same;
 - (b) Compliance with the aforementioned Township Engineer, Fire Marshal and Delaware County Planning Department comments;

- (c) The applicant will make application to the Post Office and the Township for the new lot to be identified as 609 N. Newtown Street Road;
 - (d) No certificates of occupancy may be granted for the new lot, 609 N. Newtown Street Road, until such time as all requirements of the DEP sewage facilities planning requirements and/or waivers have been met;
 - (e) The applicant will pay a fee of \$3,673.10 in lieu of providing recreational land pursuant to Newtown Code Section 148-41.
 - (f) Compliance with all Township and Commonwealth regulations and permit requirements, including but not limited to storm water management agreements and escrows and all Erosion & Sedimentation Control requirements.
 - (g) Payment of all outstanding fees, deposits, and costs owed to the Township by the applicants shall be made prior to recording of the Plans.
2. The Township Manager is authorized to execute all necessary documentation to accomplish this subdivision approval, in consultation with the Township Engineer and Solicitor.

RESOLVED, this 13th day of May, 2019 at a public meeting of the Board of Supervisors.



**BOARD OF SUPERVISORS
TOWNSHIP OF NEWTOWN**

BY: _____

John A. Nawn, P.E.

ATTEST

Stephen M. Nease
Stephen M. Nease, Township Manager