



**RESOLUTION NO. 2015- 07**  
**2 LOT SUBDIVISION APPROVAL**  
**FOR CHRISTOPHER AND ANGELA WILLIAMS**  
**3758 SCHOOL LANE**  
**TAX MAP NO. 30-31-104-000 and**  
**FOLIO NO. 30-00-02367-00**

WHEREAS, applicants are Christopher and Angela Williams, 3758 School Lane, Newtown Square, PA 19073, regarding the property at that same address, located at Tax Map. No. 30-31-104-000 and Folio No. 30-00-02367-00; and

WHEREAS, Applicants submitted plans dated November 20, 2014, last revised February 5, 2015, consisting of 3 sheets, to subdivide the aforementioned property into two lots, along with a "Post Construction Stormwater Management Report" dated October 2014, and last revised February 2015, both of which were prepared by H. Gilroy Damon Associates, Inc.;

WHEREAS, the property is in the R-3 Residential Zoning District and the subdivision of this 26,740 net s.f. lot will result in the formation of two lots of conforming size in excess of 12,000 s.f. each; and

WHEREAS, the plan was submitted to the Delaware County Planning Commission on December 18, 2014, which reviewed the application and on February 19, 2015, issued a letter, recommending approval provided certain conditions are met, which is attached hereto as Exhibit A; and

WHEREAS, on February 12, 2015, the Newtown Township Planning Commission considered the application and recommended approval of the subdivision with certain conditions to which the applicants have agreed; and

WHEREAS, by letters dated January 6, 2015 and February 10, 2015, Township Engineer, Stantec Consulting Services, Inc., issued engineering review comments, collectively attached as Exhibit B.

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 dated November 20, 2014 and last revised on February 5, 2015, is approved subject to:
  - (a) The applicant will provide new legal descriptions for both parcels subject to the review of the Township Engineer and Solicitor and record new deeds reflecting same.

- (b) The applicant will make application to the Post Office and the Township for two separate School Lane addresses and coordinate with the Fire Marshall regarding same. The applicant has agreed to ask the adjacent property owner at 3756 School Lane to consider a change to the mailing address of that parcel, to facilitate sequential numeric designations of the parcels;
- (c) The applicant will pay a fee in lieu of recreation land pursuant to Code Section 148-41 in the amount of \$918.00;
- (d) No certificates of occupancy for Lot 2 may be granted, or lateral connections to sewer may be permitted, until such time as all requirements of the Township, Municipal Authority and/or DEP for sewage facilities planning and permitting have been met.
- (e) The applicant will comply with the Township Engineer's letter of February 10, 2015, including comments on the Grading and Stormwater Management Permit.
- (f) The applicant will comply with the recommendations of the Delaware County Planning Commission.
- (g) Compliance with all Township and Commonwealth regulations and permit requirements, including but not limited to storm water management agreements, fees and escrows and all E&S requirements related to, and prior, to any new construction.
- (h) Any new building and driveway construction on Lot 2 must comply with the Township's impervious coverage requirements unless further waived by the Township.
- (i) Any tree removal associated with construction on Lot 2 must be done in coordination with the Township Engineer and any Township tree replacement requirements must be complied with.
- (j) Payment of all outstanding fees, deposits, and costs owed to the Township by the applicants shall be made prior to recording of the subdivision plan.

2. The following waivers have been requested and are granted:

- a) A waiver of Code Section 148-12 related to the submission of preliminary plans to allow this subdivision to be reviewed as Preliminary/Final;
- b) A waiver of Sections 148-34 and 148-35 related to sidewalk and curb installation as they do not exist on this street currently.
- c) To the extent the plan is not consistent with Code Section 148-21.I regarding lot width at street line, a waiver is granted to permit the 25 foot lot width along school lane for the new parcel.

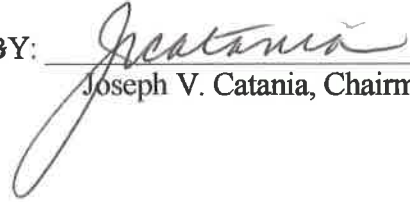
3. The Township Manager is authorized to execute all necessary documentation to accomplish this subdivision approval, in consultation with the Township Engineer and Solicitor.

RESOLVED, this 23rd day of February, 2015 at a public meeting of the Board of Supervisors.

BOARD OF SUPERVISORS  
TOWNSHIP OF NEWTOWN

ATTEST

  
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Stephen M. Nease, Township Manager

BY:   
\_\_\_\_\_  
Joseph V. Catania, Chairman