



RESOLUTION NO. 2017-31

**REVERSE SUBDIVISION/LOT LINE CHANGE APPROVAL
FOR RICHARD AND DIANE DOANE (2 BRIDLE LANE)
AND JAMES S. MACKEY (6 BRIDLE LANE) FOR
WHITEHORSE SUBDIVISION LOTS 1, 2 AND 3
TAX MAP NOS. 30-00-01313-10, 30-00- 01313-11 AND 30-00-01313-12**

WHEREAS, applicants are Richard and Diane Doane, 2 Bridle Lane, Newtown Township and James S. Mackey, 6 Bridle Lane, Newtown Township, regarding the properties known as Whitehorse Subdivision Lot 1 (2 Bridle Lane), Lot 2 (4 Bridle Lane) and Lot 3 (6 Bridle Lane), such lots having Tax Folio Numbers, 30-00-01313-10, 30-00-01313-11 and 30-00-01313-12 respectively; and

WHEREAS, Applicants submitted a Preliminary/Final plan prepared by Chester Valley Engineers dated April 21, 2017, last revised May 10, 2017 (The "Plan"), consisting of one sheet, to reverse subdivide and change the lot lines of the aforementioned adjacent properties to divide and merge Lot 2 into Lots 1 and 3;

WHEREAS, the property is in the R-1 Zoning District and the reverse subdivision of these lots will convert three conforming lots into two conforming lots; and

WHEREAS, the Newtown Township Planning Commission considered the application at its May 25, 2017 meeting, at which meeting it recommended approval; and

WHEREAS, on May 19, 2017, Township Engineer Stantec Consulting Services, Inc., issued an engineering review letter indicating no engineering issues with the proposed changes.

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

1. The subdivision set forth on the "Plan" is approved subject to the following:
 - (a) Applicants will provide new legal descriptions and file new deeds for the two remaining parcels.
 - (b) James Mackey will continue to use a postal address of 6 Bridle Lane for the newly configured Lot 3 (former Lot 3 and a portion of the former Lot 2).
 - (c) Richard and Diane Doane will be using a postal address of 4 Bridle Lane for the newly configured Lot 1 (former Lot 1 and a portion of the former Lot 2) and will coordinate with the U.S. Postal Service and Township to effectuate



this change and the elimination of the mailing address of 2 Bridle Lane, the original mailing address for Lot 1.

- (d) Payment of all outstanding fees, deposits, and costs owed to the Township by the applicants shall be made prior to recording of the Plan.
2. The following requested waivers are granted:
 - (a) Newtown Code Section 148-12 to allow combined filing and approval of preliminary and final plan applications; and
 - (b) Newtown Code Section 148-21(B)(2)(M) to allow the subdivision to proceed without depicting the proposed layout for any structure for Lot 1.
 3. The Township Manager is authorized to execute all necessary documentation to accomplish this subdivision approval, in consultation with the Township Engineer and Solicitor.

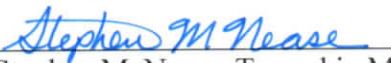
RESOLVED, this 12th day of June, 2017 at a public meeting of the Board of Supervisors.



**BOARD OF SUPERVISORS
TOWNSHIP OF NEWTOWN**

BY: 
John A. Nawn, P.E., Chairman

ATTEST


Stephen M. Nease, Township Manager/Secretary