



**RESOLUTION NO. 2017-41**

**PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL**

**DELAWARE COUNTY CHRISTIAN SCHOOL, STUDENT COMMONS BUILDING  
ADDITION, STAIR TOWER ADDITION, CHILLER ROOM ADDITION AND COURT  
YARD IMPROVEMENTS**

**462 MALIN ROAD**

**WHEREAS**, The Delaware County Christian School Society, also known as Delaware County Christian School or "DCCS" ("Developer") has submitted preliminary/final land development plans, entitled "Delaware County Christian School Preliminary/Final Land Development Set" prepared by Pennoni Associates of West Chester, Pennsylvania, prepared September 1, 2017 and last revised October 27, 2017, sheets 1 through 17, ("the" Final Plan") to the Board of Supervisors for preliminary/final land development approval;

**WHEREAS**, the Developer seeks to make various improvements including a "student commons" high school building addition (2,184 sf), a stair tower addition to the high school building to accommodate future building improvements (394 sf), an addition to the middle school building chiller room (311 sf) and court yard improvements at its campus at 462 Malin Road (Tax Map Nos. 30-19x-036-000 and 30-19x-036-001, Folio Nos. 30-00-01591-01 and 30-00-01101-01), which is currently zoned R2;

**WHEREAS**, no increase in the number of student, faculty, staff or other employees will result from the aforementioned improvements;

**WHEREAS**, the Developer sought various waivers in connection with the Final Plan, including:

Section 148-12 to allow combined preliminary and final plan review and approval; and

Section 104-14.B(4) to allow required building area plantings to be planted beyond 20' from the student commons building addition to facilitate a usable student plaza space;

**WHEREAS**, the Township Engineer prepared review letters dated September 21, 2017 and October 17, 2017 outlining the reviews regarding the proposed Final Plan;

**WHEREAS**, the Township Fire Marshall prepared a review letter dated September 10, 2017;

**WHEREAS**, the Developer, through its engineer, submitted responses to the aforementioned review letters in the form of a letter a dated October 27, 2017 and revised plans of October 4, 2017 and October 27, 2017;

**WHEREAS**, on September 28, 2017, the Newtown Township Planning Commission recommended approval of the Final Plan with certain waivers and conditions;

**WHEREAS**, the Final Plan was not yet submitted to the 2017, the Delaware County Planning Department for review, but it is not anticipated that any substantial issues will be raised in its review, such that approval may be given contingent upon the Developer receiving a favorable review by the Delaware County Planning Department and complying with any recommendations;

**WHEREAS**, the Developer and the Township have engaged in additional discussions to clarify various conditions and requirements of Preliminary Plan approval.

**NOW THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Newtown Township hereby resolves and conditionally approves:

1. The Preliminary/Final Plans.
2. The waivers and/or partial waivers approved in connection with the Preliminary Plan to the extent they have not already been satisfied, as well as the following, all of which must be set forth on the final recorded plans:
  - (a) Section 148-12 to allow combined preliminary and final plan review; and
  - (b) Section §104-14.B.(4) to allow required building area plantings to be planted beyond 20' from the building addition to facilitate a usable student plaza space.
3. Such approval is subject to the terms and conditions of any unsatisfied applicable comments in the Township Engineer review letters of September 21, 2017 and October 17, 2017 and the Fire Marshal review letter of September 10, 2017 to the satisfaction of the Township Engineer and Fire Marshall.
4. The developer will execute a Stormwater Management and Maintenance Agreement acceptable to the Township Engineer and Solicitor and make the corresponding contribution to the Township Stormwater Management Maintenance Fund;
5. Developer shall enter into a Developer's and Financial Security Agreement with the Township to be prepared by the Township Solicitor; and
6. Developer shall comply in all respects with all applicable Township Codes, ordinances and regulations, as well as any applicable County, State or Federal regulations and developer must obtain all applicable Township, State, County and Federal permits, approvals and/or waivers.

7. Final approval is contingent upon payment of all outstanding professional fees/escrow replenishment, within 45 days of approval, except as properly challenged in accordance with the Municipalities Planning Code.
8. Final approval is contingent upon receiving a favorable recommendation of the Final Plan from the Delaware County Planning Department and compliance with any of its recommendations, unless waived by the Board of Supervisors.
9. The appropriate Township officials are authorized to execute such necessary agreements and documents to effectuate the above.

**RESOLVED, this 27<sup>th</sup> day of November, 2017, at a public meeting of the Board of Supervisors.**

**BOARD OF SUPERVISORS  
NEWTOWN TOWNSHIP**

BY: \_\_\_\_\_

  
John A. Nawn, P.E. Chairman

**ATTESTED**



Stephen M. Nease, Township Manager/Secretary

