



**RESOLUTION NO. 2018-30**

**FINAL PLAN APPROVAL FOR PRD PLAN (ELLIS PRESERVE TOWN CENTER)  
FRONT LAWN OFFICE BUILDING AND PARKING STRUCTURE**

**WHEREAS**, the Board of Supervisors of Newtown Township having considered the Application for Final Approval (No. 2018-7) sheets 1 through 32, dated May 31, 2018 as well as a General Project Description and Stormwater Management Calculations, prepared by Bohler Engineering which have since been revised as of July 13, 2018 (“Final Plans”) related to construction of a five story 378,000 square foot office building and related parking structure on the PRD “Front Lawn” to the west of the Main Line Health building, and having set forth the factual history in the Finding of Fact, Conclusions of Law and Decision dated today, which are incorporated herein,

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

- a) The Final Plans;
- b) A waiver for Section 148-43b(4) to allow HDPE drainage pipe.
- c) The waiver to allow 11 parking spaces in a row to match Main Line Health.

The approval is subject to the following conditions:

- a) Developer will coordinate with the Township to determine which plans are to be recorded and make any necessary modifications to the plans to implement the recording of the Plan;

- b) Such approval is subject to the terms and conditions of the Township Engineer Review Letters, Fire Marshall Review letters, the Newtown Township Delaware County Municipal Engineer Review letter and representations set forth in the aforementioned Bohler response letter, as identified in the Findings of Fact, Conclusions of Law and Decision of today;
- c) Such approval is subject to the comments of the Township Planning Commission;
- d) Applicant must coordinate to improve pedestrian circulation throughout the PRD as promised by Applicant at the July 26, 2018 Planning Commission meeting, such circulation to meet with the satisfaction of the Township Engineer and Township Manager;
- e) Applicant will pay all applicable fees and escrows pursuant to Township ordinances;
- f) Developer shall enter into Developer's and Financial Security Agreements with the Township to be prepared by the Township Solicitor. The Township Manager is authorized to execute the agreements when approved by the Township Solicitor and Engineer;
- g) Developer shall enter into a Stormwater and BMP Operations Agreement with the Township pay the associated fee and post the related escrow, which may be by amendment of existing Plans/Agreements on site. The Township Manager is authorized to execute this agreement when approved by the Township Solicitor and Engineer;
- h) Payment of all outstanding fees, deposits, and costs owed to the Township by the Developer shall be made prior to recording of the Plan; and

- i) 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.

**RESOLVED**, this 13<sup>th</sup> day of August, 2018, at a public meeting of the Board of Supervisors.



**BOARD OF SUPERVISORS  
NEWTOWN TOWNSHIP**

BY: \_\_\_\_\_  
John A. Nawn, Chairman

**ATTESTED**

Stephen M Nease  
Stephen M. Nease, Secretary