

**EXETER TOWNSHIP
RESOLUTION #2019-**

**RESOLUTION FOR FINAL SUBDIVISION PLAN
(SKETCH PLAN OF RECORD) APPROVAL
FOR CHURCH LANE ESTATES**

WHEREAS, Sean and Lara O’Connell (“Applicants”) are the record owner of a parcel of ground identified by tax parcel number 43533701256534 (the “Subject Property”), located within the Exeter Township Rural Conservation (RC) Zoning District. The proposed subdivision is located along Church Lane Road east of the intersection with Wegman Road within the boundaries of Exeter Township, Berks County, Pennsylvania (the “Township”); and

WHEREAS, Applicants propose to subdivide a 38.23 acre parcel of land and create two (2) residential lots (“Project”); and

WHEREAS, Applicants have now requested review and approval of subdivision plans (Sketch Plan of Record) prepared by Tarson, LLC consisting of one (1) sheet dated July 22, 2019, which were last revised on November 6, 2019 (the “Plans”); and

WHEREAS, at the October 21, 2019 Exeter Township Planning Commission Meeting, the Exeter Township Planning Commission recommended final approval for the Plans contingent upon the Applicants’ compliance with the professional review letter from Great Valley Consultants, which is most recently dated December 6, 2019, and a copy of which is attached hereto as Exhibit “A” and incorporated herein by reference (the “GVC Review Letter”).

NOW, THEREFORE, IT IS RESOLVED, by the Exeter Township Board of Supervisors, this 9th day of December, 2019, that the Plans are **APPROVED WITH THE FOLLOWING CONDITIONS**:

1. **Final Subdivision Plan (Sketch Plan of Record) Approval.** The Plans are hereby approved, subject to the following conditions.

- a. The Applicants must address to the satisfaction of the Exeter Township Board of Supervisors the comments contained in the following letter(s):
 - i. The GVC Review Letter.
 - ii. Any additional comments from the Township's Engineer and/or other Township staff member.
 - b. The Applicants must obtain any necessary approvals and reviews from all outside agencies before the Plans are recorded.
 - c. All Certificates of Ownership, Certificates of Accuracy and Certificates of Municipal Approval shall be signed and notarized prior to approval by the Exeter Township Board of Supervisors.
 - d. The Plans shall be recorded with the Berks County Recorder of Deeds following Exeter Township Board of Supervisor approval and endorsement.
 - e. Any outstanding fees related to the Project shall be paid in full before the Plans are recorded, including, without limitation, Township Engineer and Solicitor review fees.
2. **Deferrals and Waivers.** The Applicants have requested the following deferrals and waivers from the Township's Subdivision and Land Development Ordinances and/or Stormwater Management for the Plans, with the decision of the Exeter Township Board of Supervisors with respect to each as noted following same:
- a. The request for a waiver from § 330-59 of the Township's Subdivision and Land Development Ordinances for relief from requiring all streets to be monumented is hereby **Granted**, with such requirement hereby reduced to an installation of **seven (7)** monuments around the property boundary.
 - b. The request for a waiver from § 3330-17F of the Township's Subdivision and Land Development Ordinances for relief from requiring the dedication of Ultimate Right-of-Way is hereby **Denied**.

In the event that the Resolution duly countersigned by the Applicants is not delivered to the Township within ten (10) days from receipt, it shall be deemed that Applicants do not accept these conditions, and all approvals conditioned upon this acceptance are revoked, and the application shall be considered to be DENIED for the reason set forth in the GVC Review Letter identified in Paragraph one (1) of this Resolution above.

EXETER TOWNSHIP
BOARD OF SUPERVISORS
John S. Cusatis, Chairperson

ATTEST:

John A. Granger, Secretary

ACCEPTANCE OF CONDITIONS:

We, Sean and Lara O'Connell, being the Applicants identified in the attached Resolution, do hereby acknowledge and accept the Final Subdivision Plan (Sketch Plan of Record) Approval for the Plans issued by the Exeter Township Board of Supervisors and accept the conditions contained therein as recited above.

CO-APPLICANT: SEAN O'CONNELL

WITNESS:

By: _____
Sean O'Connell

Date: _____

CO-APPLICANT: LARA O'CONNELL

WITNESS:

By: _____
Lara O'Connell

Date: _____

EXHIBIT "A"

December 6, 2019

Will Brugger
 Exeter Township
 4975 DeMoss Road
 Reading, PA 19606

Re: Church Lane Subdivision
 Revised Sketch Plan of Record
 GVC File: 4013-303

Dear Will:

We have received for review a revised Sketch Plan of Record titled, "Church Lane Estate," submitted by Tarson, LLC dated November 6, 2019. The Plan proposes to subdivide a 38.23 acre parcel of land and create two (2) residential lots. The existing tract is located along Church Lane Road east of the intersection with Wegmans Road.

Please note comments in **bold** typeface require action by or consideration of the Planning Commission and Board of Supervisors. The remaining comments should be addressed by the applicant or his consultant directly with Township Staff or our office. The Plan has been reviewed for conformance with Township Ordinances and Standards. We offer the following comments for your consideration:

SUBMISSION INFORMATION

1. Sketch Plan of Record titled, "Church Lane Estates," prepared by Tarson, LLC consisting of the following:

Sheet No.	Date		Description – Sheet ID
	Originated	Revised	
1 of 1	07/22/19	11/06/19	Sketch Plan, T19-004-D1

2. Transmittal letter from Exeter Township dated November 18, 2019.

ZONING ORDINANCE (NO. 700) AS AMENDED FEBRUARY 25, 2019

1. *The entire project is located within the Rural Conservation (RC) Zoning District where the use of single family detached dwelling is a use permitted by right, Section 390-11.B(1).*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (NO. 696)

1. ***The Township should decide if additional (ultimate right-of-way) be dedicated to the Township for Church Lane. Section 330-17F. If additional right-of-way is required, a separate deed of dedication will need to be prepared. The plans shall also label the proposed ultimate right-of-way.***
2. The PA DEP Sewage Facilities Planning Module approval should be required per Section 330-12.B(18).
3. All Certificates of Ownership, and Certificates of Municipal approval shall be signed and notarized prior to Township Supervisor approval, Section 330-12.B(10).
4. The plans shall be recorded with the Berks County Recorder of Deeds following Board of Supervisor approval and endorsement, per Section 330-12.B(13).
5. **The applicant is requesting a waiver for meeting the requirements of Section 330-59. A revised plan was presented to the Planning Commission to include the placement of the monuments along the Tract Boundary. The Planning Commission granted a waiver for the reduction of monuments. A waiver from the Board of Supervisors is required.**
6. **The plan should note all waiver requests granted by the Board of Supervisors and the respective date(s) of approval.**

GENERAL COMMENTS

1. *The Plans should note that no construction is proposed by this plan. Therefore, our review does not acknowledge any development as part of this Plan and was conducted solely for the subdivision of two (2) proposed lots.*

Please do not hesitate to call our office with any questions regarding the above review.

Sincerely,


JOSEPH P. ROGOSKY, P.E.