

EXETER TOWNSHIP
RESOLUTION #2019-

**RESOLUTION FOR CONDITIONAL FINAL PLAN
(SKETCH PLAN OF RECORD) APPROVAL
FOR STERNER SUBDIVISION**

WHEREAS, Irene M. Sterner, Vaughn D. Sterner, and Gail A. Sterner (the “Applicants”) are the record owner of a parcel of ground identified by tax parcel number 43533604907117 (the “Subject Property”), located within the Exeter Township Rural (R) Zoning District. The proposed subdivision is located along Schoffers Road west of the intersection with Troxel Road and within the boundaries of Exeter Township, Berks County, Pennsylvania (the “Township”); and

WHEREAS, Applicants propose to subdivide a 5.0 acre parcel of land and create two (2) residential lots (the “Project”); and

WHEREAS, Applicants have now requested review and approval of a subdivision plan (Sketch Plan of Record) titled “Sterner Subdivision” and prepared by John W. Hoffert, PLC, consisting of one (1) sheet dated September 5, 2019, which was last revised on October 29, 2019 (the “Plan”); and

WHEREAS, at the November 18, 2019 Exeter Township Planning Commission Meeting, the Exeter Township Planning Commission recommended conditional final approval for the Plan, contingent upon the Applicants’ compliance with the professional review letter from Great Valley Consultants, which is most recently dated November 18, 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 23rd day of December, 2019, that the Plan is **APPROVED WITH THE FOLLOWING CONDITIONS**:

1. **Final Plan (Sketch Plan of Record) Approval.** The Plan is 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 Board of Supervisors requires the dedication of the Ultimate Right-of-Way for Schoffers Road, as per Section 330-17F of the Township's Subdivision and Land Development Ordinance, which will require the preparation, execution and recording of a Deed of Dedication in favor of the Township.
 - c. The Applicants must obtain any necessary approvals and reviews from all outside agencies before the Plan is recorded.
 - d. 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.
 - e. The Plan shall be recorded with the Berks County Recorder of Deeds following Exeter Township Board of Supervisor approval and endorsement.
 - f. Any outstanding fees related to the Project shall be paid in full before the Plan is recorded, including, without limitation, Township Engineer and Solicitor review fees.

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, Irene M. Sterner, Vaughn D. Sterner, and Gail A. Sterner, being the Applicants identified in the attached Resolution, do hereby acknowledge and accept the Conditional Final Plan (Sketch Plan of Record) Approval for the Plan issued by the Exeter Township Board of Supervisors and accept the conditions contained therein as recited above.

CO-APPLICANT: IRENE M. STERNER

WITNESS:

By: _____
Irene M. Sterner

Date: _____

CO-APPLICANT: VAUGHN D. STERNER

WITNESS:

By: _____
Vaughn D. Sterner

Date: _____

CO-APPLICANT: GAIL A. STERNER

WITNESS:

By: _____
Gail A. Sterner

Date: _____

EXHIBIT "A"

November 18, 2019

Will Brugger
 Exeter Township
 4975 DeMoss Road
 Reading, PA 19606

Re: Sterner Subdivision
 Sketch Plan of Record
 GVC File: 4013-307

Dear Will:

We have received for review a revised Sketch Plan of Record titled, "Sterner Subdivision," submitted by John W. Hoffert, PLS dated October 29, 2019. The Plan proposes to subdivide a 5.0 acre parcel of land and create two (2) residential lots. The existing tract is located along Schoffers Road west of the intersection with Troxel Road. There are two (2) existing dwellings located on the 5.0 acre parcel of land.

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, "Sterner Subdivision," prepared by John W. Hoffert, PLS consisting of the following:

Sheet No.	Date		Description – Sheet ID
	Originated	Revised	
	09/05/19	10/29/19	Sketch Plan, D-19-73

2. Email transmittal letter from John Hoffert, PLS, dated October 30, 2019.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (NO. 696)

1. *The Plan has been submitted and reviewed as a Sketch Plan of Record, Section 330-11A(1).*



Will Brugger

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November 18, 2019

2. *The Township should decide if additional (ultimate right-of-way) be dedicated to the Township for Schoffers Road. Section 330-17F. The plans are proposing a 60ft ultimate R.O.W.*

The applicant is proposing an ultimate right-of-way to be dedicated to the Township. The Plans note a sixty foot (60') ultimate right-of-way; however, the Plans scale an additional thirteen feet (13') of right-of-way; offset from the existing thirty three feet (33') right-of-way. If the Township decides to accept the ultimate right-of-way, a separate Deed of Dedication should be prepared and submitted to the Township.

3. All Certificates of Ownership, Certificate of Accuracy 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).

STORMWATER MANAGEMENT (ORDINANCE NO. 676)

1. Since no improvements are being proposed, all stormwater comments are not applicable.

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

Sincerely,



JOSEPH P. ROGOSKY, P.E.

JPR:lam

cc: John W. Hoffert, PLS