

BEFORE THE BOARD OF SUPERVISORS

WEST NANTMEAL TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

RESOLUTION NO. 2024-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST NANTMEAL, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, GRANTING APPROVAL OF THE LOT LINE CHANGE PLANS FOR VERNON N. WEAVER AND DORIS J. WEAVER, 122 HEDGE ROAD, ELVERSON PA, 19520, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, Vernon N. Weaver and Doris J. Weaver ("Applicants") are the owners of four parcels of property:

Chester County Tax Parcel No. 23-3-35, with an address of 122 Hedge Road, Elverson, PA 19520 located in West Nantmeal Township;

Chester County Tax Parcel No. 23-5-14, with an address of Little Conestoga Road, Elverson, PA 19520 located in West Nantmeal Township;

Chester County Tax Parcel No. 24-3-23, with an address of 122 Hedge Road, Elverson, PA 19520 located in East Nantmeal Township; and

Chester County Tax Parcel No. 24-3-25.1, with an address of 442 Hedge Road, Elverson, PA 19520 located in East Nantmeal Township (collectively the "Property").

WHEREAS, Applicants submitted a lot line change plan for the Property dated February 13, 2024, prepared by Hershey Surveying, titled "LOT LINE CHANGE PLAN FOR 122 HEDGE ROAD," containing 2 sheets (the "Plan").

WHEREAS, the Plan proposes to change the lot lines of the four parcels which comprise the Property by consolidating Parcel A which contains 21.481 net acres with Existing Lot 1 which contains 10.864 acres to result in Resultant Lot 1 containing 32.345 net acres and Remaining Lot 2 containing 41.378 net acres.

WHEREAS, the two parcels located in West Nantmeal Township are located in the Agricultural Preservation (R-1) Zoning District.

WHEREAS, Resultant Lot 1 will include the existing dwelling and barns and will continue to be served by existing on-lot water and sewer.

WHEREAS, Remaining Lot 2 will consist only of undeveloped agricultural land and is not proposed for any development.

WHEREAS, at its meeting on March 25, 2024, the West Nantmeal Township Planning Commission recommended that the Board grant approval of the Plan subject to no conditions.

WHEREAS, at its meeting on April 10, 2024, the Board of Supervisors of East Nantmeal Township voted to waive the requirement that Applicant obtain subdivision plan approval for the Plan and agreed to defer approval to West Nantmeal Township.

NOW, THEREFORE, it is hereby RESOLVED by the West Nantmeal Township Board of Supervisors that the Plan is APPROVED subject to the conditions listed below. The Board also approves waivers from the following sections of the Township Subdivision and Land Development Ordinance: (i) Section 170-23.A(2) to allow a plan scale of one inch equals 60 feet for the layout plan and one inch equals 200 feet for the cover sheet; and (ii) a waiver from Section 170-22.A(11) which requires sensitive environmental features to be depicted on the Plan.

CONDITIONS OF APPROVAL

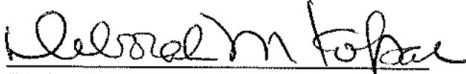
1. Applicants shall comply with all outstanding items listed in the March 6, 2024 review memorandum prepared by Castle Valley Consultants, Inc., attached as Exhibit A.
2. Applicants shall prepare and record an access easement agreement to allow the owner of Lot 2 to cross Lot 1 for access to Hedge Road. The access easement agreement shall be approved by the Township and recorded with the Plan.
3. Applicants shall submit all required fees before the release of the Plan for recording as required by Section 170-63.B. of the West Nantmeal Township Code.

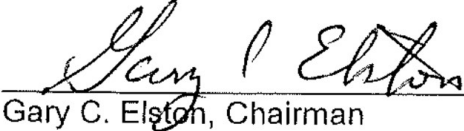
To the extent that any of the above conditions are determined to be invalid, the invalid condition(s) are severable and the invalidity shall not affect the validity of the remaining conditions imposed.

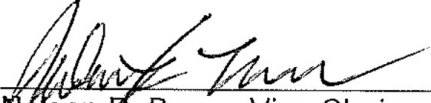
Resolved and Adopted by the Board of Supervisors of West Nantmeal Township on this 13th day of May, 2024.

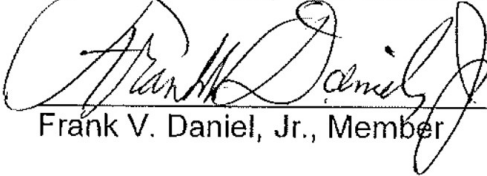
ATTEST:

WEST NANTMEAL TOWNSHIP
BOARD OF SUPERVISORS


Deborah M. Kolpak, Secretary


Gary C. Elston, Chairman


Nelson R. Beam, Vice Chairman


Frank V. Daniel, Jr., Member