

RESOLUTION NO. 2277-2022

WHEREAS, the Preliminary/Final Plan of Subdivision for EBuild Construction, LLC, 0 Darby Road, Bryn Mawr Haverford Township, Delaware County, known as D.C. Folio No. 22-04-00215-01, adjacent to 4008 Darby Road, has been submitted to subdivide an existing parcel into two (2) lots. Lot 1 is proposed to be 22,346 square feet and Lot 2 is proposed to be 22,357 square feet, with a new single-family dwelling and related improvements proposed on each lot. Additionally, a 705-foot low-pressure sanitary sewer main extension is proposed, with a connection to an existing manhole near Brennan Drive. The property is within the R-1A Residential Zoning District and is located within the 4th Ward. The aforesaid plans were prepared by Catania Engineering Associates, Inc., Milmont Park, PA, dated June 24, 2022, and last revised July 14, 2022; and

WHEREAS, the Planning Commission of Haverford Township at the public meeting of Thursday, August 11, 2022, did vote to recommend approval of the plans subject to certain conditions; and

WHEREAS, the applicant has requested that the Board of Commissioners grant certain waivers from certain requirements of the General Laws of the Township of Haverford; and

WHEREAS, the applicant has submitted said plans before the Board of Commissioners of the Township of Haverford for consideration in accordance with the Pennsylvania Municipalities Planning Code, Act 247, as amended, and pursuant to the Haverford Township Subdivision and Land Development Regulations, Ordinance 1960, Chapter 160, Sections 4. A and B.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania, that the recommendations and findings of the Planning Commission have been reviewed and the Preliminary/Final Minor Subdivision Plans for EBuild Construction, LLC, for the property located at 0 Darby Road, Haverford Township, Delaware County, dated June 24, 2022, and last revised July 14, 2022, is **approved** subject to following conditions:

1. The applicant will comply with the outstanding items of the Township Engineer's review letter dated August 11, 2022 to the satisfaction of the Township.
2. The applicant will provide the ability to connect to the proposed sanitary sewers to the adjacent properties to Brennan Drive.
3. That the waivers requested from the requirement to construct curbs and sidewalks be granted due the grading and safety challenges of this location, if the applicant provides a contribution for the purpose of constructing sidewalks and curbs in a more appropriate location in the township.

BE IT FURTHER RESOLVED that the Board of Commissioners grant the following waivers or partial waivers from the General Laws of the Township of Haverford:

- a. §160-4.A regarding the two-step review process.
- b. §160-5.B(3)[j][1] to permit the existing 21-foot cartway width for Darby Road in lieu of the 27-foot required.
- c. §160-5.B(4)(f) to not require additional street lighting on Darby Road.
- d. §160-5.B(4)[c] and §160-5.B(10) to allow the applicant to not construct curbs and sidewalks at the subject property.

RESOLVED this 12th day of September, 2022.

TOWNSHIP OF HAVERFORD



By: C. Lawrence Holmes
President
Board of Commissioners



Attest: David R. Burman
Township Manager/Secretary