

## RESOLUTION NO. 2019-15

### A RESOLUTION FOR PRELIMINARY/FINAL APPROVAL FOR ERIC HANSEN, 40 COUNTY LANE

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**WHEREAS**, a preliminary/final subdivision lot line change plan, dated July 15, 2019, last revised August 28, 2019, prepared by G.D. Houtman and Son, Inc. has been submitted by Eric Hansen (“Applicant”), of Thornbury Township, owner of two (2) contiguous lots: Lot 1, consisting of 5.972 acres located in Delaware County at the northwest corner of County Lane and Tanguy Road, improved with a dwelling, detached garage, barn, pool house, in ground pool, tennis court and stone driveway to Lot 1, (tax map parcel No. 44-06-01) and Lot 2, consisting of 3.049 acres improved with a dwelling, barn, stable and carriage shed, located in the A-Agricultural and Residential Zoning District of Thornbury Township, Chester County, (UPI No. 66-2-42.1). Applicant proposes to subdivide a 2.153 acre portion of Lot 1, currently a horse pasture, and combine it with Lot 2, resulting in Lot 1, entirely within Delaware County, being 3.819 acres and Lot 2, being 5.202 acres, 2.15 acres of Lot 2 being in Delaware County and 3.049 acres of Lot 2 being in Chester County; and

**WHEREAS**, Applicant proposes to remove the tennis court and stone driveway on Lot 1 to satisfy conditions imposed by Thornbury Township, Delaware County; and

**WHEREAS**, the only construction/development proposed by Applicant is the installation of driveway from County Lane to Lot 2; and

**WHEREAS**, the preliminary/final subdivision and lot line change plan has been reviewed by the Chester County Planning Commission, the Thornbury Township Planning Commission, and the Thornbury Township Consulting Engineer; and

**WHEREAS**, the Board of Supervisors of Thornbury Township finds that the preliminary/final subdivision and lot line change plan is generally in conformity with the Township’s Subdivision/Land Development Ordinance and the Zoning Code provided the Applicant complies with each of the following conditions:

1. Compliance with each of the comments contained in the Yerkes review letter dated September 16, 2019, attached hereto as Exhibit “A”;
2. Compliance with each of the comments contained in the Chester County Planning Commission’s letter dated October 2, 2019, attached hereto as Exhibit “B”.
3. Deeds for both of the properties, reflecting the prohibition of any further subdivision, are to be submitted for review and approval by the Township Engineer and the Township Solicitor prior to the release of the signed plans.

**NOW THEREFORE**, the Board of Supervisors of Thornbury Township hereby

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**WHEREAS**, Applicant proposes to remove the tennis court and stone driveway on Lot 1 to satisfy conditions imposed by Thornbury Township, Delaware County; and

**WHEREAS**, the only construction/development proposed by Applicant is the installation of driveway from County Lane to Lot 2; and

**WHEREAS**, the preliminary/final subdivision and lot line change plan has been reviewed by the Chester County Planning Commission, the Thornbury Township Planning Commission, and the Thornbury Township Consulting Engineer; and

**WHEREAS**, the Board of Supervisors of Thornbury Township finds that the preliminary/final subdivision and lot line change plan is generally in conformity with the Township’s Subdivision/Land Development Ordinance and the Zoning Code provided the Applicant complies with each of the following conditions:

1. Compliance with each of the comments contained in the Yerkes review letter dated September 16, 2019, attached hereto as Exhibit “A”;
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3. Deeds for both of the properties, reflecting the prohibition of any further subdivision, are to be submitted for review and approval by the Township Engineer and the Township Solicitor prior to the release of the signed plans.

**NOW THEREFORE**, the Board of Supervisors of Thornbury Township hereby

**RESOLUTION NO. 2019-15**


approves the preliminary final subdivision and lot line change plan, subject to the  
aforementioned conditions.


APPROVED AND RESOLVED this 15<sup>th</sup> day of October 2019.


**ATTEST:**


**THORNBURY TOWNSHIP, CHESTER COUNTY  
BOARD OF SUPERVISORS**

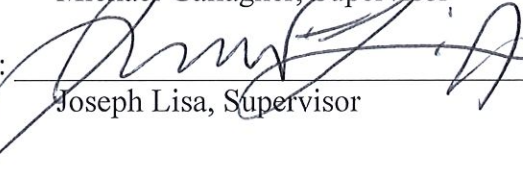
  
\_\_\_\_\_  
Judy Lizza  
Township Manager

By:   
\_\_\_\_\_  
James Benoit, Chairman

By:   
\_\_\_\_\_  
Robert Anthony, Vice-Chairman

By:   
\_\_\_\_\_  
William Reilly, Supervisor

By:   
\_\_\_\_\_  
Michael Gallagher, Supervisor

By:   
\_\_\_\_\_  
Joseph Lisa, Supervisor



Yerkes Associates, Inc.

Consulting Engineers / Landscape Architects / Surveyors

September 16, 2019

Thornbury Township, Chester County  
Planning Commission  
8 Township Drive  
Cheyney, Pennsylvania 19319

Re: Eric C. Hansen – County Lane  
Lot Line Change Plan Review

Commission Members:

The following plans prepared by G. D. Houtman & Son, Inc. have been submitted for review:

Minor Re-subdivision Plan, sheet 1 of 2, last revised August 28, 2019  
Existing Conditions & Driveway Grading Plan, sheet 2 of 2, last revised Aug. 28, 2019

The plans depict the proposed lot line change associated with the conveyance of 2.153 acres from tax map parcel no. 44-06-01 (Lot 1), located in Thornbury Township - Delaware County, to UPI 66-2-42.1 (Lot 2) located in Thornbury Township – Chester County. Both lots are owned by Eric C. Hansen.

Lot 1 consists of 5.972 acres located on the northwest corner of the County Lane intersection with Tanguy Road (S.R. 4012). The lot contains an existing dwelling, detached garage and barn, pool house and in-ground pool, macadam tennis court, and stone driveway connection to Lot 2. The lot is served by an on-lot sewage disposal system and on-lot well. The plans indicate that the tennis court and existing stone driveway connection to Lot 2 are to be removed.

Lot 2 consists of 3.049 acres located at the north end of County Lane. The lot contains an existing dwelling, barn, stable, and carriage shed and is served by an on-lot sewage disposal system and on-lot well. The plans indicate that a new stone driveway extension is to be installed for access to the north end of County Lane.

Subsequent to the lot line change, Lot 1 will consist of 3.819 acres and Lot 2 will consist of 5.202 acres.

Lot 2 is situated within the A Agricultural and Residential Zoning District and the following comments are offered for consideration:

Subdivision and Land Development Ordinance

1. Section 115-23.C.6 – For plan approval and recording, the re-subdivision plan needs to include signature lines for the Chairman of the Planning Commission and the Township Engineer.
2. Section 115-29.C.8 – The plans need to indicate the location of the existing well on Lot 2.

Professional services since 1874

Eric C. Hansen – County Lane

September 16, 2019

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3. Section 115-29.D.5 – The plan submission should include a copy of the approval letter from the Thornbury Township, Delaware County Sewage Enforcement Officer.
4. Section 115-29.D.6 – The re-subdivision plan should note that a Grading / Stormwater Permit Application is to be submitted to Thornbury Township, Chester County prior to the start of any demolition / site work for the new stone driveway extension.

General Comments

5. New deed descriptions for the recording will need to be prepared for the reconfigured lots.

Plan approval is recommended conditioned upon the above comments being satisfactorily addressed. Please contact me if you have any questions concerning this plan review.

Sincerely,  
YERKES ASSOCIATES, INC.



Michael Conrad, P.E.

Cc: G.D. Houtman & Son, Inc.



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

Government Services Center, Suite 270  
601 Westtown Road  
P. O. Box 2747  
West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

October 2, 2019

Teresa DeStefano, Planning Commission Secretary  
Thornbury Township  
8 Township Drive  
Cheyney, PA 19319

Re: Final Subdivision - Eric C. Hansen  
# Thornbury Township – SD-09-19-16054

Dear Ms. DeStefano:

A Final Subdivision Plan entitled "Eric C. Hansen", prepared by G. D. Houtman & Son, Inc., and dated July 15, 2019, was received by this office on September 10, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

### PROJECT SUMMARY:

|                                      |   |
|--------------------------------------|---|
| Location:                            | south of Freedom Rider Trail, along the County border |
| Site Acreage:                        | 8.97  |
| Lots/Units:                          | 1 Lot   |
| Proposed Land Use:                   | Single Family Residential                             |
| Municipal Land Use Plan Designation: | Township Residential                                  |
| UPI#:                                | 66-2-42.1   |

### PROPOSAL:

The applicant proposes the conveyance of Parcel A, a 2.0 acre portion of a residential lot in Thornbury Township Delaware County, to UPI# 66-2-42.1 in Thornbury Township Chester County. No new sewage disposal or water supply is proposed as part of this plan submission. The portion of the site in Chester County is zoned A Agricultural and Residential.

**RECOMMENDATION: The County Planning Commission recommends that the administrative issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.**



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Re: Final Subdivision - Eric C. Hansen  
# Thornbury Township – SD-09-19-16054

ADMINISTRATIVE ISSUES:

1. The applicant should clearly identify the location of the on-site water facilities for the existing residence on Lot 2. We note that, while the site plan depicts the location of two wells on Lot 1, no wells are depicted on Lot 2 or Parcel A. If the existing on-site water facilities for Lot 2 are located on another parcel, then the details of this arrangement should be incorporated into the deeds of the appropriate lots.
2. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Thornbury Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Eric Hansen  
G.D. Houtman & Son, Inc.  
Jeff Seagraves, Manager, Thornbury Township, Delaware County