

**Date of Mailing Notice of Decision:**

November 17, 2020

George Meyer  
2227 Bodine Road  
Malvern, PA 19355Re: Property at 2227 Bodine Road, Charlestown Township, Chester County  
Subdivision and Land Development Approval

Dear Mr. Meyer:

As required by Section 508 of the Pennsylvania Municipalities Planning Code, this correspondence will serve to memorialize the decision rendered by the Board of Supervisors on October 5, 2020, conditionally approving the preliminary/final subdivision plan application of George Meyer for property located at 2227 Bodine Road, Malvern, PA 19355, further identified as Tax Parcel Numbers 35-3-4.

The conditions of final subdivision approval are set forth below. Preliminarily, as to each of these conditions, it is the understanding of the Board of Supervisors and the Township Solicitor that each of these conditions is fully acceptable to the applicant based upon communications and discussions which occurred during the meeting of the Board of Supervisors, at which the decision was rendered, on the final subdivision plan approval.

The final plan as referenced in this correspondence includes: i) plans and correspondence as prepared by Vastardis Consulting Engineers, LLC entitled "Plan Prepared For George Meyer, 2227 Bodine Road" dated October 25, 2019, revised June 8, 2020, consisting of twelve sheets; ii) Landscaping Details consisting of one sheet prepared by Vastardis Consulting Engineers, LLC, dated October 31, 2019; iii) Environmental Impact Assessment dated October 25, 2019 prepared by Vastardis Consulting Engineers, LLC and as further supplemented by this correspondence (the "Final Plan").

The Applicant has requested the following waivers from the Subdivision and Land Development Ordinance, Section 22-708.3K, L, M, and N, which require a traffic impact study, social and demographic analysis; economic and fiscal impact analysis; and an analysis of the air, water quality, noise vibration, toxic materials, electric interference, odor, glare, heat, fire, explosion, smoke, dust, vapors, gases, and radioactive materials.

The Applicant shall comply with the following conditions of final plan approval:

1. Compliance by the Applicant to the following review letters issued by the Township consultants:
  - a. Advanced GeoServices, dated September 23, 2019, June 22, 2020 and November 2, 2020;
  - b. Thomas Comitta Associates, Inc., dated November 7, 2019.
2. Compliance with the Conditional Use Decision and Order dated April 1, 2019, including the submission of a trail easement document granting a 10' wide trail along the perimeter of the property beginning at the junction of Foster and Bodine Roads and ending at Seven Oaks Road as shown on the Plans.
3. The submission of appropriate performance, maintenance and/or escrow financial guarantees as may be applicable, and agreements, all in a form acceptable to the Township Solicitor.
4. The payment of any outstanding review fees, pursuant to Section 503 of the Municipalities Planning Code, including, but not limited to, professional consultations, engineering review and reporting, legal documentation and submittal, legal research and other legal services, incurred by the Township, within thirty (30) days after invoicing.

Very truly yours,

LAMB MCERLANE PC

By: 

Mark P. Thompson

Board of Supervisors  
Linda Csete, Township Manager  
Danial T. Wright, P.E., Township Engineer