

**Date of Mailing of Notice of Decision:**

July 20, 2022

Rosemary B. Philips, Trustee  
Revocable Trust Dated May 18, 1999  
4102 Hollow Road  
P.O. Box 495  
Devault, PA 19432

Re: Subdivision Approval of Final Minor Subdivision Lot Consolidation Plan prepared by Chester Valley Engineers, Inc. dated May 10, 2022, last revised June 28, 2022 and Final Minor Subdivision Plan dated May 10, 2022, last revised June 28, 2022, Charlestown Township, Chester County

Dear Mrs. Philips:

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 Tuesday, July 5, 2022, conditionally approving the Lot Consolidation Plan and Final Minor Subdivision Plan application of Rosemary B. Philips, Trustee of the Revocable Trust Dated May 18, 1999 for the property located at 4102 Hollow Road further identified as Tax Parcel Numbers 35-4-45.3 and 35-4-45.4.

The conditions of subdivision approval are set forth below. The two Plans as referenced in this correspondence are entitled Final Minor Subdivision Lot Consolidation Plan prepared by Chester Valley Engineers, Inc. dated May 10, 2022, last revised June 28, 2022 and Final Minor Subdivision Plan prepared by Chester Valley Engineers, Inc. dated May 10, 2022, last revised June 28, 2022, and including additional materials as referenced in the Township's Engineers' letter of May 20, 2022, as further supplemented by this correspondence.

The Applicant shall comply with each of the following conditions of preliminary/final plan approval.

1. Compliance with all outstanding comments set forth in the Township engineer, Advanced GeoServices review letter dated July 1, 2022 attached as Exhibit A.
2. No development is proposed based on the Plan prepared for Charles Philips and James Hall by Hunt Engineering Company dated November 17, 1987, last revised May 1, 1989, which requires the new parcel (Tax Parcel 35-4-45.4) be deed restricted to prohibit future development and construction.

Rosemary B. Philips, Trustee

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3. 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 preparation and submittal, legal research and other legal services, incurred by the Township, within thirty (30) days after invoicing.

Waivers from the following Sections of the Township Subdivision and Land Development Ordinance are granted as part of this application: a) Section 22-408.5.A; Section 22-408.5.R; Section 22-408.5.S; Section 22-408.5.U; Section 22-408.5.V; Section 22-408.5.Z; Section 22-408.5.BB; Section 22-408.5.DD; Section 22-408.5.II.

Please confirm in writing the acceptance of the terms set forth above within 15 days of the date of this correspondence, by signing the enclosed copy and returning the same to this office.

Very truly yours,

LAMB MCERLANE PC

By: 

Mark P. Thompson

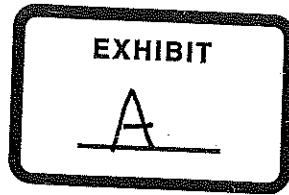
The above conditions are accepted and agreed to this \_\_\_ day of \_\_\_\_\_, 2022.

Rosemary B. Philips

By: \_\_\_\_\_

Enclosures

cc: Board of Supervisors  
Chris Heleniak  
Daniel Wright, P.E.



July 1, 2022

2013CH

Mr. Frank A. Piliero, Chairman  
Charlestown Township Board of Supervisors  
1018 Green Lane Road  
Malvern, PA 19355

Re: **Rosemary Phillips**  
**Lot Consolidation and Subsequent Subdivision**  
**4102 Hollow Road**

Dear Mr. Piliero:

I have reviewed the submitted items listed below and wish to submit the following comments:

**Submitted Items:**

- Response Letter from Chester Valley Engineers, dated June 29, 2022
- Deeds for Parcels
- Final Minor Subdivision Plan, prepared by Chester Valley Engineers, revised June 28, 2022
- Final Minor Subdivision Lot Consolidated Plan, prepared by Chester Valley Engineers, revised June 28, 2022

**Comments:**

1. The Applicant proposes to consolidate Parcels 35-4-45.3 and 35-4-45.4 into one lot in order to comply with the requirements of the Phillips – Hall Subdivision Plan by Hunt Engineering dated 5/1/89 which created Lot 35-4-45.4. This plan has a note which states Lot 35-4-45.4 "... to be deed-restricted to prohibit future development and construction. This lot to be incorporated into the deed of the adjoining property of Charles A & Rosemary B Philips Tax Parcel No. 35-4-45.3". The lot consolidation is performed with the Final Minor Subdivision Lot Consolidation Plan for Rosemary & Charles Philips prepared by Chester Valley Engineers.  
**This item has been resolved.**
2. The Applicant then proposes to subdivide what was previously Parcel 35-4-45.4 in order to sell this parcel. The subdivision of the overall parcel is performed by the Final Minor Subdivision Plan for Rosemary & Charles Philips by Chester Valley Engineers.
3. Minor Subdivisions require one sketch plan review meeting and a site visit with the Planning Commission to discuss the proposed plan in accordance with Subdivision and Land Development Ordinance (SLDO) 22-309.2. Both plans meet the Minor Subdivision definition in the Zoning Ordinance. The Planning Commission shall determine whether a site visit is required for this project.
4. Copies of the proposed legal descriptions of the lots shall be provided in accordance with SLDO 22-408.5.GG. The description for Parcel A shall indicate it shall be restricted to prohibit future development and construction.  
**This item has been resolved.**

Mr. Frank A. Piliero, Chairman  
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July 1, 2022  
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5. The names in the owner's signature blocks on the Lot Consolidation Plan shall be updated to the proper property owners.  
**This item has been resolved.**
  
6. The Applicant is requesting ten waivers since no building is proposed with the lot consolidation or subdivision. Waiver Request 7 asks for permission to not submit a planning module and indicates a letter from PADEP will be provided. The letter was not included with the submission. It appears this project would meet the requirements of PADEP's 'Request for Planning Waiver & Non-Building Declaration'. We have no objection to the other waiver requests.

If you have any questions, please contact me.

Very truly yours,

MONTROSE

A handwritten signature in black ink that reads "Daniel T. Wright". The signature is written in a cursive style with a large initial 'D'.

Daniel T. Wright, P.E.  
Township Engineer / Zoning Officer  
Charlestown Township

DTW:hbd

cc: Charlestown Township Board of Supervisors  
Chris Heleniak, Township Manager  
Linda M. Csete  
Mark Thompson, Township Solicitor  
Rosemary Philips  
Chester Valley Engineers