MOTION OF THE BOARD OF COMMISSIONERS OF CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
PLAN OF LOT LINE CHANGE FILED BY RAMEZ F. ALMADANAT
FOR 110 STONEBRIDGE LANE, 114 STONEBRIDGE LANE
AND 570 LLOYD AVENUE

RE: Plan of Lot Line Change filed by Ramez F. Almadanat for 110 Stonebridge Lane, 114 Stonebridge Lane and 570 Lloyd Avenue, Chester County Tax Parcel Numbers: 39-5-5.4, 39-5-5.2 and 39-2-86.2.

The Board of Commissioners of Caln Township (the "Board") renders this Motion granting approval of the Plan of Lot Line Change for Ramez F. Almadanat ("Applicant") for property located at 110 Stonebridge Lane, 114 Stonebridge Lane, and 570 Lloyd Avenue (the "Application") subject to certain conditions more fully set forth below.

FINDINGS OF FACT/DISCUSSION

Applicant seeks approval to change the lot lines of property located at 110 Stonebridge Lane, 114 Stonebridge Lane, and 570 Lloyd Avenue identified as Chester County Tax Parcel Numbers 39-5-5.4, 39-5-5.2, and 39-2-86.2, respectively (the "Property") in accordance with the Plan of Lot Line Change, prepared by InLand Design dated November 18, 2025, last revised January 22, 2026 (the "Plans"). The Property is located in the R-4 Medium to High Density Residential District.

Parcel No. 39-5-5.2 is a 0.275-acre parcel that is improved with a single family dwelling. The Plans propose to convey 0.061 acres (identified on the Plans as "Parcel A") from Parcel 39-2-86.2 to Parcel 39-5-5.2. After the lot line change, Parcel 39-5-5.2 will contain 0.336 acres and the existing dwelling will remain.

Parcel No. 39-5-5.4 is a 0.279-acre parcel which is improved with a single family dwelling and swimming pool. Approximately 0.509 acres (identified as "Parcel B" on the Plans) from Parcel 39-2-86.2 will be conveyed to Parcel 39-5-5.4. After the lot line change, Parcel 39-5-5.4 will contain 0.788 acres and the existing dwelling and swimming pool will remain.

Parcel No. 39-2-86.2 is a vacant parcel totaling 2.454 acres. Following the lot line change, Parcel 39-2-86.2 will contain 1.818 acres. No construction is proposed on Parcel 39-2-86.2 as part of this subdivision.

No development is proposed as part of the Application.

Applicant requested waivers from the following sections of the Caln Township Subdivision and Land Development Ordinance:

- Section 137-42.A to not require curbing along Lloyd Avenue; and

●Section 137-43.B to not require sidewalks along Lloyd Avenue.

At its meeting on February 17, 2026, the Caln Township Planning Commission recommended that the Board grant approval of the Plans subject to Applicant satisfying the outstanding comments contained in the Township Engineer, ARRO Consulting, Inc.'s review letter of February 16, 2026 (referred to as the "Township Engineer Review Letter"). The Planning Commission also recommended that the Board grant the two waivers with the condition that if Parcel 39-2-86.2 is subdivided and developed in the future, the Board can require the owner at the time to provide curbing and sidewalks.

DECISION

AND NOW, this _____ day of March 2026, the Caln Township Board of Commissioners hereby GRANTS approval of the Plans, subject to the Applicant's compliance with all of the notes and conditions therein contained, and all of the foregoing conditions:

1. The subdivision shall comply with all relevant terms and provisions of the Ordinance, the Subdivision and Land Development Ordinance ("SALDO"), the Stormwater Ordinance and all other applicable regulations, except as otherwise modified and/or waived by the Board of Commissioners through this Decision.

2. Prior to the development of Parcel No. 39-2-86.2 or any further development of Parcel Nos. 39-5-5.2 and 39-5-5.4, Applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection and, if necessary, obtain approval of sewage facilities planning.

3. Prior to the release of the Plans for recording, Applicant shall comply with the Township Engineer Review Letter to the satisfaction of the Township staff and the Township Engineer.

4. The Board approves the waivers outlined above with the condition that if Parcel 39--2-86.2 is subdivided and developed in the future, the Board can require the owner at the time to provide curbing and sidewalks.

5. Prior to the release of the Plans for recording, Applicant shall reimburse the Township for all outstanding reasonable engineering, administrative, legal and other review fees associated with the Township's review of the Plans for the Property. If Applicant disputes any of the review fees, the parties shall adhere to the procedures in Section 10503 of the MPC.

6. Applicant shall provide the Township with a digital file of the Plans as specified in the Township Code.

7. Applicant shall record the Plans with the Chester County Recorder of Deeds.

8. Applicant shall provide the Township with a copy of the recorded Plans in 11x17 format.

9. 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.

10. This Decision and conditions contained herein are binding on Applicant, his heirs, personal representatives, successors and assigns, for the benefit of the Township.

This Decision shall be accepted in writing by Applicant within fifteen (15) days of receipt thereof, failing which the application shall be deemed denied by the Board of Commissioners as failing to comply with the provisions of the SALDO referenced and described hereinabove.

A motion made at the public meeting of the Board of Commissioners on this _____ day of March 2026 by Commissioner _____, seconded by Commissioner _____ and carried by a vote of _____.

ATTESTED BY: _____
Don Vymazal
Township Secretary

By countersignature below, Applicant agrees to and accepts each of the conditions to the grant of its application for final land development approval set forth above.

Date: _____ By: _____
Ramez Almadanat

_____
Printed Name