

TOWNSHIP OF WEST BRADFORD
CHESTER COUNTY, PENNSYLVANIA

RESOLUTION NO. 25 - 10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
TOWNSHIP OF WEST BRADFORD, CHESTER COUNTY,
PENNSYLVANIA, GRANTING FINAL MINOR SUBDIVISION PLAN
APPROVAL, SUBJECT TO CERTAIN CONDITIONS, FOR 1619
GLENSIDE ROAD, CHESTER COUNTY TAX PARCEL NO. 50-5-147.1A.**

WHEREAS, Joseph J. DeMarco and Eleanor M. G. DeMarco (the “Applicants”) submitted a final minor subdivision plan and stormwater plan titled “FINAL MINOR SUBDIVISION PLAN AND STORMWATER PLAN for 1619 GLENSIDE ROAD”, dated June 27, 2024, last revised May 6, 2025, consisting of six (6) sheets, prepared by Light-Heigel & Associates, Inc. (the “Plan”);

WHEREAS, Applicants are the owners of a 2.575 gross acre parcel of property located on the west side of Glenside Road at 1619 Glenside Road, West Bradford Township, identified as Chester County Tax Parcel No. 50-5-147.1A (the “Property”). The Property is located in the R-1 Residential Zoning District and is improved with a single-family detached dwelling, a barn, a driveway from Glenside Road, retaining walls and other impervious improvements;

WHEREAS, Applicants propose to subdivide the Property into two (2) residential lots, Lot 1A and Lot 1B, as depicted on the Plan. Lot 1A will contain 1.250 acres and be accessed from an existing driveway from Shadyside Road through an easement across the property at 1722 Shadyside Road (Parcel 50-5-147.1E). Lot 1A is proposed to be developed with a new single family detached dwelling, stormwater management improvements, a septic system, public water connection and appurtenances. Lot 1B will contain 1.325 acres and include the existing dwelling, driveway, and accessory structures;

WHEREAS, on September 6, 2023, the Zoning Hearing Board of West Bradford Township granted Applicant Joseph DeMarco and the equitable owners, Johnathan and Corin Allison, the following variances: (1) Section 450-11.D(2) of the West Bradford Township Zoning Ordinance (the “Zoning Ordinance”) to permit the existing dwelling on Lot 1B to retain its existing five (5’) foot side-yard setback; (2) Section 450-61.G to not require Lot 1A to be adjacent to a public street or have access to an approved private street and instead to permit Lot 1A to utilize a 50-foot wide access easement across Parcel 50-5-147.1E; and (3) from 450-11.C(2) to not require Lot 1A to have a minimum lot width at the street line of 50 feet. The following conditions were imposed by the Zoning Hearing Board: (1) A shared driveway access and maintenance agreement shall be recorded with the Chester County Recorder of Deeds against Lot 1A and Parcel 50-5-147.1E which shall include a restriction that access to the driveway is limited to those two parcels.

WHEREAS, the Plan was reviewed by West Bradford Township Engineer, JMR Engineering, LLC, who issued several review letters, with the most recent review letter dated May 7, 2025 (the “Engineer Review Letter”);

WHEREAS, at their April 1, 2025 meeting, the West Bradford Township Planning Commission recommended that the Board approve the Plan subject to conditions;

NOW, THEREFORE, it is hereby **RESOLVED** by the West Bradford Township Board of Supervisors that final minor subdivision approval is **GRANTED** for the Plan, subject to the conditions listed further below.

In addition, the Board of Supervisors hereby grants waivers from the following sections of the West Bradford Township Subdivision and Land Development Ordinance (“SALDO”) and Stormwater Management Ordinance specified below:

1. Section 385-22.A of the SALDO to allow the Plan to be submitted in 24”x 36” format.
2. Section 385-31.B.(1) of the SALDO to not require lot frontage along the right-of-way of a street or direct access to a street.
3. Section 385-38.A of the SALDO to allow the right-of-way width and cartway width of Glenside Road to be less than the required width of 60’ and 28’ respectively. Applicant is proposing to dedicate additional right of way along Glenside Road but does not propose to do any physical widening of the road.
4. Sections 385-47.A & 385-47.C of the SALDO to not require Applicants to install sidewalks and/or trails as part of this subdivision.
5. Sections 385-64 and 385-79 of the SALDO to not require Applicants to provide financial security as part of this subdivision.
6. Sections 373-20.H and 373-20.H(2) of the Stormwater Ordinance to permit Applicants to utilize septic percolation testing results in the design of the stormwater facility in lieu of the required stormwater infiltration testing.

Applicants also seek the Board's approval pursuant to Section 450-60.3C.3(b) of the Zoning Ordinance to permit woodland disturbance in excess of 20% on Lot 1A. Applicants proposes woodland disturbance of 48% on Lot 1A.

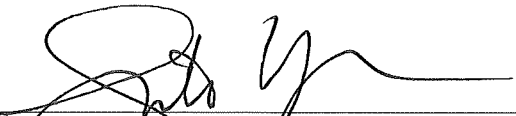
CONDITIONS OF APPROVAL

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1. Prior to the release of the Plan for recording, Applicants shall comply with all outstanding comments in the Engineer Review Letter to the satisfaction of the Township and Township Engineer.
2. Applicants shall plant a total of 15 replacement trees and 8 shrubs as depicted on the Plan and pay a fee in lieu of planting in the amount of \$500 (calculated as the fee for 25 replacement trees at \$20.00 per tree.)
3. Applicants shall adhere to all conditions in the September 6, 2023 Decision and Order of the Zoning Hearing Board of West Bradford Township.
4. Simultaneously with recording of the Plan, Applicants shall record a shared driveway agreement which agreement shall be approved by the Township Solicitor.
5. Prior to the release of the Plan for recording, Applicants shall tender to the Township a Deed of Dedication for additional Right-of-Way of Glenside Road which shall be approved by the Township Solicitor.
6. Simultaneously with recording of the Plan, Applicants shall record a Stormwater Management Best Management Practices Operations and Maintenance Agreement in form customarily accepted by the Township which shall be approved by the Township Solicitor.
7. Within thirty (30) days of the date of this Resolution, Applicants shall pay all required review fees and shall reimburse the Township for the costs of its professional consultants, including the solicitor and engineer, incurred during the review and approval processes related to the Plan.
8. The Plan shall not be released for recording until all of the foregoing conditions are satisfied.
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.


ADOPTED and **RESOLVED** this 13th day of May 2025.

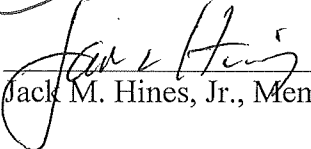
ATTEST:


Justin V. Yaich, Secretary

**WEST BRADFORD TOWNSHIP
BOARD OF SUPERVISORS**


Kevin Houghton, Chair


Laurie W. Abele, Vice Chair


Jack M. Hines, Jr., Member