



Township of Haverford

Resolution No. 2484-2026

Resolution of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania, Approving the Preliminary/Final Subdivision and Land Development Plan for Sproul Road Development Partners, LLC. for a Four-Lot Subdivision and Land Development Including Constructing a New Single Family Dwelling and Driveway for Each Lot at 1039 Sproul Road, Haverford.

Whereas, Act 247 of 1968, the Pennsylvania Municipalities Planning Code, empowers the Haverford Township Board of Commissioners to regulate subdivisions and land developments within the Township; and

Whereas, Haverford Township desires orderly and appropriate land use and development to protect the health, safety, and welfare of residents; and

Whereas, The Sproul Road Development Partners, LLC ("Applicant") desires to subdivide the property located at 1039 Sproul Road, Haverford, PA, Delaware County, known as D.C. Folio No. 22-04-00661-00 ("Property") into four-lots and to construct four new single-family dwellings and an associated, shared driveway and stormwater management system servicing each lot ("Project"). The Property is zoned R-1A Residential District and is located in the 4th Ward; and

Whereas, the Preliminary/Final Subdivision and Land Development Plan submitted for the Project was prepared by Cornerstone Consulting Engineers & Design Services, Inc., Lansdale, PA, latest plan revision dated January 16, 2026 ("Plan"); and

Whereas, the Planning Commission of Haverford Township, at the public meeting of Thursday, February 12, 2026, voted to recommend approval of the Plan subject to the comments contained within the February 4, 2026 review letter prepared by Pennoni Associates; and

Whereas, said Plan has been submitted to the Board of Commissioners of the Township of Haverford for consideration in accordance with the Pennsylvania Municipalities Planning Code and pursuant to the Haverford Township Subdivision and Land Development Regulations, Ordinance 1960, Chapter 160, Sections 4. A and B.

Now, therefore, be it resolved by the Board of Commissioners of the Township of Haverford that the Plan is approved subject to the following conditions:

A. Conditions of Plan Approval.

1. The Applicant must ensure that the Plan addresses any outstanding comments in the February 4, 2026 Township engineer review letter prepared by Pennoni Associates. Further, the Applicant shall comply with future review letters related to future Plan revisions made in response to prior comments to the reasonable satisfaction of the Township Engineer.

2. The Applicant shall comply with the following conditions made subject to the Planning Commission recommendation on February 12, 2026 as follows:

- A review of all easements and agreements including the agreement for the perpetual maintenance of sight distance, shall be completed by the Township Solicitor.
- Applicant agrees to return to Planning Commission for review of the Plan if the sanitary easement, which is proposed on the adjacent property, is not agreed upon with the adjacent property owner and make any necessary revisions to the proposed sanitary sewage facilities for the Project as necessary.
- Compliance with the Haverford Township Shade Tree Commission Memorandum, to the satisfaction of the Township Engineer and in accordance with Haverford Township Zoning Ordinance and Subdivision and Land Development Ordinance.

3. A subsequent recordable final plan shall be submitted for internal Township review that addresses all Township Engineer review letter requests, further Plan details and clarifications, or revisions based upon the terms of this Resolution.

4. Applicant must comply with any applicable requirements of the, Pennsylvania Department of Environmental Protection, Pennsylvania Department of Transportation (including, but not limited to, obtaining any necessary Highway Occupancy Permits and Signal Permits required by PennDot), United States Environmental Protection Agency, or any other necessary outside agency, and obtain any necessary planning modules, approvals, or permits from such agencies, or enter into any required agreements such agencies require, before the Plan is recorded, unless otherwise permitted by law.

5. Pursuant to Section 78-51 of the Township Code, Applicant shall pay the required contribution to the Township Stormwater BMP Operation and Maintenance Fund in the amount calculated by the Township Engineer.

6. The conditions of this Resolution must be satisfied, and all fees and costs set forth in this Resolution shall be paid, before the issuance of a building permit for the Project.

7. Applicant must complete and record all required easements and/or maintenance agreements or declarations, including, but not limited to, a stormwater management facilities operation and maintenance agreement (requiring, in part, perpetual maintenance of all stormwater management facilities installed according to the Plan by the landowner of the Property) the perpetual maintenance of the required sight distance for the proposed driveway, all shared or common retaining walls, and unit grinder pumps in forms reasonably satisfactory to the Township Engineer and Township Solicitor prior to recording the Plan. Applicant will provide all necessary legal descriptions for any necessary easements. Any facilities or improvements utilized by multiple lots shall be required to enter into shared maintenance agreements for the lots utilizing such facilities/improvements that shall be reviewed and approved by the Township Solicitor. Lots subject to such agreements shall be jointly and severally liable under such agreements to the Township for the maintenance obligations established therein and shall be responsible to maintain any shared facility (including any shared driveway, retaining wall, or stormwater facility) that is located on or serving multiple lots pursuant to the terms of such agreement and permit access for Township access.

8. New deeds for the subdivided lots must be approved by the Township Solicitor. The Applicant shall provide a legal description for the new lots and shall provide all necessary legal descriptions for any necessary easements or rights-of-way to the Township Engineer for the Township Engineer's review and approval.

9. Prior to recording the Plan, the Applicant shall execute a Land Development and Financial Security Agreement to guarantee the installation of all public improvements associated with the Project ("Improvements") on a form drafted by the Township Solicitor. Financial Security shall take the form of a cash escrow held by the Township, an irrevocable standby letter of credit in a form acceptable to the Township Solicitor, or a tri-party agreement in a form acceptable to the Township Solicitor. Any letter

of credit or tri-party agreement shall be executed by a financial institution located in Pennsylvania with a branch location within one (1) hour of the Township, or otherwise not require a presentation, claim, or drawing to be made in-person against the letter of credit or account. If Applicant were to post financial security in the form of a bond, the Township Solicitor shall have the unconditional right to review the bond and must approve the conditions and language of the bond. Further, the bond shall be issued by a "AAA" rate surety, or its equivalent, qualified to do business in Pennsylvania, and shall contain language stating that the bond is to be payable upon demand, absolutely, and unconditionally, and if payment is not made, that the bonding company shall be responsible for reasonable attorneys' fees and costs that are incurred to collect on the bond, plus interest at the annual rate of twelve (12%) percent, for so long as the bond remains unpaid. A bond or letter of credit is required to automatically renew annually until the Improvements detailed on the Plans are completed, any maintenance periods have passed, and the final release is issued by the Township, subject to partial releases being permitted in accordance with Pennsylvania Municipalities Planning Code. To ensure automatic renewal, a bond or letter of credit shall include a 90-day Evergreen Clause in a form acceptable to the Township Solicitor.

10. Financial security shall be posted in the amount of 110% of the total cost of the Improvements. The Applicant agrees that the Improvements shall include, but shall not be limited to, streets, parking areas, striping, drive aisles, curbs, water mains, sanitary sewer pipes, manholes and appurtenances thereto, stormwater facilities, rain gardens and appurtenances, grading, erosion and sediment controls, public lighting, required trees, shrubs, plantings and landscape buffering ("Landscaping"), monuments, pins, sidewalks, or other public improvements designated by the Township Engineer. For a period not less than 18 months after Township Engineer approval of the Improvements, financial security shall remain posted in the amount of 15% of the total cost of the Landscaping and the Improvements that are to be dedicated to the Township, if any.

11. All outstanding Township fees, including review and recording costs and fees, Township Engineering fees, and Township legal fees, and any other professional fees associated with the review and approval of the application and Plan shall be paid in full before the Plan is recorded, in accordance with the Pennsylvania Municipalities Planning Code.

12. Prior to recording the Plan, and in addition to the financial security posted for the Project, Applicant shall deposit with the Township or otherwise establish a reasonable sum of monies with the Township, in an amount to be reasonably determined by the Township Engineer, as to be further described in the Land Development and Financial Security Agreement, for the reimbursement of the Township's reasonable engineering, inspection, legal, and related administrative costs and expenses related to the further reviews, inspections, and development of the Project, in accordance with the Pennsylvania Municipalities Planning Code.

13. Notes shall be included on the final recorded Plan listing any waivers granted by the Board of Commissioners and zoning relief granted by the Township Zoning Hearing Board.

14. Except for the conditions and requirements placed upon the future development as specified in the Plan and herein, this Resolution shall not apply in any way to any future construction or land development on any lot or the consolidated lot. Upon any applicable construction or commencement of development on the consolidated lot, the Applicant will obtain any other necessary Township approvals, relief, and/or permits, and pay all applicable fees, unless additional relief is obtained.

15. The terms and conditions of this Resolution shall run with the land and shall apply to any assignee, transferee, or other successor in interest in the Property or the development of the Project. This Resolution or a memorandum of this Resolution may be recorded against the Property by the Township, or a subdivided portion of the Property, at the Township's sole discretion, to which the then-current landowner of the Property shall be deemed to have consented to such recording. Regardless of whether this Resolution is recorded, the Township shall have the right to enforce any violations of the conditions of this Resolution as a violation of the Township's Subdivision of Land Chapter and/or pursuant to Section 616.1 of the Pennsylvania Municipalities Planning Code.

B. Waivers. The Applicant has requested the following waivers from the Township's Subdivision of Land Chapter pursuant to a written waiver request. An indication that a waiver was granted reflects that the Township has determined that the Applicant has sufficiently established that the literal enforcement of the provision waived will exact undue hardship because of peculiar conditions pertaining to the land in question, and that the waiver is not contrary to the public interest or otherwise contrary to the purpose and intent of the Township Code, as demonstrated and explained by appearances of the Applicant before the Board at public meetings and through the waiver request letter(s) submitted. A lack of indication of the decision on the waiver after the Township has executed this Resolution shall be interpreted to mean that the waiver was granted, unless the minutes of the associated Township meeting reflect otherwise:

1. From §160-3.B requiring a preliminary plan. The waiver is hereby:

Granted _____ Denied _____

2. From §160-4.A requiring a two-step preliminary/final plan approval procedure. The waiver is hereby:

Granted _____ Denied _____

3. From §160-4.E(5)[e](4) requiring all storm drainage, sanitary sewer and public water supply lines or facilities within 400 feet of the site and ownership or maintenance responsibilities for the same be provided. The waiver is hereby:

Granted* _____ Denied _____

* Applicant is providing off-site utility information along Sproul Road, however, it does not extend to the full 400-foot perimeter of the Property, this waiver will be considered a partial waiver if granted.

4. Partial waiver* from §160-5.C(4) regarding the requirement to provide open space. The waiver is hereby:

Granted _____ Denied _____

*A partial waiver is granted subject to the Applicant agreement to pay a fee-in-lieu of open space. The Applicant will pay a fee-in-lieu in the amount of \$89,600.00 for open space. Granting of this partial waiver by the Township does not preclude and shall not prevent the Township from seeking public improvement requirements in future land developments pertaining to the property.

5. From §160-5.B(3)[j](1) requiring a minimum right-of-way width of 60 feet and a 38-foot cartway for major collector streets. The waiver is hereby:

Granted _____ Denied _____

6. From §160-5.B(4)[a] requiring curbs for all existing streets. The waiver is hereby:

Granted _____ Denied _____

7. From §160-5.B(4)[c] requiring sidewalks for all existing streets. The waiver is hereby:

Granted* _____ Denied _____

*Applicant shall be required to pay a fee-in-lieu of the installation of sidewalks in the amount of \$11,000.00 (500' undeveloped frontage x 22 lineal s.f.) prior to Plan recording, unless specifically waived or changed by the Board of Commissioners at the time of the decision on this waiver. Granting of this waiver by the Township does not preclude and shall not prevent the Township from seeking public improvement requirements in future land developments pertaining to the property.

8. From §160-5.B(4)[f] requiring streetlights for multifamily residential areas at the discretion of the Board of Commissioners. The waiver is hereby:

Granted* _____ Denied _____

*Applicant is providing one light at the bottom of proposed driveway, this waiver will be considered a partial waive if granted.

9. From §160-5.B(5)[g] requiring a minimum grade of 0.5% and a minimum inside diameter of 15 inches for proposed storm sewers. The waiver is hereby:

Granted _____ Denied _____

This Resolution shall bind the Applicant, and the Applicant's successors and assigns. This Resolution does not and shall not authorize any construction of improvements or buildings exceeding those shown on the Plan. Furthermore, this Resolution, and the approvals/waiver and conditions contained herein, shall be rescinded automatically and deemed denied upon Applicant's failure to accept, in writing, all conditions herein imposed within ten (10) days of receipt of this Resolution, such acceptance to be evidenced by the Applicant's signature below. The Applicant understands that accepting the Plan conditions and failing to appeal any conditions, as drafted, within thirty (30) days of the approval date set forth below shall serve as a waiver of any such right to appeal and an acceptable of all conditions that, where applicable, shall bind future owners of the Property. The Applicant agrees that the interpretation of any conditions in this Resolution, if later challenged, shall be interpreted in favor of the Township.

Resolved this 8th day of June, 2026.

Township of Haverford



By: Judy Trombetta .
President Board of Commissioners



Attest: David R. Burman,
Township Manager/Secretary