RESOLUTION NO. 2022-05

A RESOLUTION OF THE TOWNSHIP BOARD OF SUPERVISORS APPROVING THE FINAL PLAN – MINOR SUBDIVISION NON-BUILDING SUBDIVISION/MERGER FOR SUBDIVISION OWNER DAVID L. & STEPHEN J. FRANCHIO & ROBYN M. ASHBY MERGERER PHILIP H. & MAUREEN AQUADRO

WHEREAS, a subdivision plan entitled: *Minor Subdivision Non-Building Subdivision/Merger For Subdivision Owner David L. & Stephen J. Franchio & Robyn M. Ashby Mergerer Philip H. & Maureen Aquadro* (hereinafter, the "Plan"), consisting of 1 sheet, dated January 5, 2022, prepared by Gary William Snyder, RS, last revised March 6, 2022, has been submitted to Warriors Mark Township (hereinafter the "Township") by Robyn M. Ashby, David L. Franchio and Stephen J. Franchio, owners of a 3.21 acre parcel located at 2706 Ridge Road (S.R. 4025) (Tax Parcel 52-09-33) and Philip H. & Maureen Aquadro owners of an adjacent 0.92 acre parcel located at 2772 Ridge Road (S.R. 4025) (Tax Parcel No. 52-09-35) (hereinafter "Developer"); and

WHEREAS, pursuant to the Plan, Developer desires to subdivide 1.57 acres from Tax Parcel 52-09-33 and combine it with Tax Parcel 52-09-35. Both of the existing parcels contain residential structures and are accessed via driveways onto Ridge Road. After subdivision Tax Parcel 52-09-33 will be 1.64 acres and Tax Parcel 52-09-25 will be 2.49 acres; and

WHEREAS, pursuant to Developer's request for final approval for the Plan, the Township's engineering firm, KCI Technologies ("KCI") has reviewed the Plan, with the most recent KCI review letter being dated March 24, 2022, and a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference (hereinafter "KCI Letter") wherein KCI recommends that the Township approves the Plan subject to certain conditions; and

WHEREAS, the Developer has provided a copy of a review letter from the Huntingdon County Planning Commission dated April 8, 2022; and

WHEREAS, the Township Planning Commission has reviewed and recommended granting Developer's request for approval of the Plan conditioned upon the Developer satisfying all of the outstanding comments from the April 18, 2022 review letter; and

WHEREAS, the Board wishes to grant approval to the Plan subject to the hereinafter set forth conditions.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Township of Warriors Mark, Huntingdon County, Pennsylvania, that the said Plan, as filed by the Developer, is hereby approved subject to the following conditions:

1. Acceptance by the Developer of the conditions of approval imposed by any other governing body which may have jurisdiction over the Plan.

2. Agreement by the Developer to obtain all required federal, state, and local permits upon final approval of the Plan by the Township, if and as applicable, prior to issuance of any building permits including, but not limited to, those relating to sewage treatment and water supply.

3. Payment by the Developer of all recording fees and fees related thereto incurred by the Township relative to the recording of the Plan, and payment by Developer of all professional review fees, including but not limited to attorney fees, consulting fees, and engineering fees, incurred by the Township. Said payment shall be made by Developer within thirty days of receipt by Developer of a bill for the same.

4. Complete execution of the Plan by Developer.

5. The Developer shall have thirty (30) days to either accept or reject these conditions and so notify the Township in writing. If the Developer fails to act within this time period, the Plan approval shall be rescinded automatically.

6. All comments (if any) contained in the KCI Letter being satisfactorily addressed, as determined solely by KCI.

7. The Developer shall request a Planning Waiver & Non-building Declaration for approval by the Township SEO and Board of Supervisors.

RESOLVED by the Board of Supervisors of the Township of Warriors Mark this 3rd day of May, 2022.

WARRIORS MARK TOWNSHIP
BOARD OF SUPERVISORS

L. Stewart Neff, Chair

Peter Liese, Vice Chair

Brian Hockenberry, Supervisor

ATTEST:

Julie Brenneman, Secretary

KCI TECHNOLOGIES

ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

5001 Louise Drive, Suite 201 • Mechanicsburg, PA 17055 • Phone 717-691-1340 • Fax 717-691-3470

April 18, 2022

Warriors Mark Township Board of Supervisors
P.O. Box 114
Warriors Mark, PA 16877

TRANSMITTED VIA EMAIL ONLY

Re: FINAL PLAN – MINOR SUBDIVISION NON-BUILDING SUBDIVISION/MERGER FOR SUBDIVISION OWNER DAVID L. & STEPHEN J. FRANCHIO & ROBYN M. ASHBY MERGERER PHILIP H. & MAUREEN AQUADRO
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW #2

Board of Supervisors:

Per your request we have completed a second review of the above referenced plan. Plans were prepared by Gary William Snyder, RS, and the following information was provided to our office for review on April 14, 2022:

- Minor Subdivision Plan, dated 1/5/2022 and last revised 3/6/2022
- Copy of the Huntingdon County Planning Commission Review letter, dated 4/8/2022

INTRODUCTION

Robyn M. Ashby, David L. Franchio, and Stephen J. Franchio own a 3.21 parcel located at 2706 Ridge Road (S.R. 4025) and identified as Huntingdon County Tax Parcel 52-09-33. Philip H. & Maureen Aquadro own an adjacent 0.92 acre parcel located at 2672 Ridge Road (S.R. 4025) and identified as Huntingdon County Tax parcel 52-09-35. Both of the existing parcels contain residential structures and are accessed via driveways onto Ridge Road. The parties involved intend to subdivide 1.57 acres from Tax Parcel 52-09-33 and consolidate it with Tax Parcel 52-09-35. After the subdivision Tax Parcel 52-09-33 and Tax Parcel 52-09-35 will be 1.64 acres and 2.49 acres respectively. Both properties are located in the R – Residential zoning district.

Our review was conducted in accordance with the following Warriors Mark Township Ordinances:

- Subdivision and Land Development Ordinance and amendments thereof (May 5, 1998 & November 1, 2005)

Our comments are as follows (text shown in ***bold italic*** print is the Developer's response; **bold** print is our response to the Developer:

*A written response to the original review letter was not provided by the Applicant/Consultant.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

ARTICLE IV PLAN REQUIREMENTS

1. §402: The information in the title block on the plan indicates the plan scale to be 1" = 100' and the bar scale appears to indicate the plan scale to be 1" = 50'. Please clarify.
   4/14/22: **COMMENT RESOLVED.**
2. §402.e: The location map should be enlarged as it is difficult to read.
   4/14/22: **COMMENT RESOLVED.**
3. §402.l: Requires existing and proposed topography contours at intervals of 2 or 5 feet. Please clarify the contour interval shown on the plans, as only the 1110 contour is labeled. The plans indicate *"Elevations are per USGS Warriors Mark Twp. Quad. assumed Elev."*, please clarify the source of the contour data as a USGS Warriors Mark Township Quad map could not be located.
   4/14/22: **COMMENT RESOLVED.**
4. §403.1.3: A Request for Planning Waiver & Non-building Declaration has been submitted for the subdivision and it will require action by the Township SEO and Board of Supervisors prior to final approval of the plan.
   4/14/22: **OPEN COMMENT PENDING ACTION BY THE SEO AND BOARD OF SUPERVISORS.**
5. §403.1.4: Add the following PennDOT Highway Occupancy Permit notation: Any new access via a State Highway to the lots shown on this subdivision plan will require the issuance of a PennDOT Highway Occupancy Permit (H.O.P.). PennDOT regulations provide that a Highway Occupancy Permit is required prior to constructing, altering, or exceeding the permitted capacity for any access connected onto a State Highway. Approval of this plan neither implies nor guarantees permit approval by PennDOT.
   4/14/22: **COMMENT RESOLVED.**

GENERAL

1. Please revise the Huntingdon County Planning Commission and Warriors Mark Planning Commission signature blocks from "Approved by" to "Recommended". In addition, "Vice-Chairman" signature line should be removed from both of the Warriors Mark Township signature blocks.
   4/14/22: **COMMENT RESOLVED.**
2. The Bulk Requirements for the applicable zoning district shall be shown on the plans. The building setback shown on the plan do not correspond with the applicable zoning district.
   4/14/22: **COMMENT RESOLVED.**
3. The plan must be reviewed by the Township Sewage Enforcement Officer (SEO) prior to any action on the plan by the Board of Supervisors.
   4/14/22: **OPEN COMMENT.**
4. The plan must be review by the Township Zoning Officer prior to any action on the plan by the Board of Supervisors.
5. ***4/14/22:*** **OPEN COMMENT.**
6. Provide a copy of the Huntingdon County Planning Commission review letter.

4/14/22: **OPEN COMMENT.**

7. Plan Certifications – ultimately all plan certifications must be executed.

4/14/22: **OPEN COMMENT.**

This plan was reviewed for general conformance with the Township ordinances. We do not accept any liability for any potential design errors or omissions made by the design engineer and/or surveyor.

By copy of this letter to the Developer we hereby advise the Developer, to the extent that the Plan(s) fail to comply with the Township's Ordinances, the Township reserves the right to require that the Plan(s) comply with its Ordinances.

Please contact me at 717.516.7591 or via email at mark.haefner@kci.com should you have any questions or require additional information.

Sincerely,

Mark J. Haefner, P.E.
KCI Technologies Inc.

XC: Gary Snyder, PLS (1gwsnyder@gmail.com)
Robyn Ashby, rashby62@hotmail.com
Philip Aquadro, pcor88@windstream.net
Dan Stants (via email)
Dan Durbin (via email)