RESOLUTION NO. 2025- 10

A RESOLUTION OF THE TOWNSHIP BOARD OF SUPERVISORS APPROVING THE SUBDIVISON PLAT OF LANDS OF JAMES W. CONRAD AND BETTY JEAN CONRAD

WHEREAS, a subdivision plan entitled: *Subdivision Plat of Lands of James W. Conrad and Betty Jean Conrad* (hereinafter, the "Plan"), consisting of 2 sheets, dated April 25, 2024, prepared by A to Z Land Consulting Services, LLC, last revised April 25, 2025, has been submitted to Warriors Mark Township (hereinafter the "Township") by James W. Conrad and Betty Jean Conrad, owners of a parcel of land located along Burkett Road (TR-541) ("Developer"). The parcel is identified as Huntingdon County Tax Parcel Numbers 52-10-15 and 52-10-18 and consists of 53.26 acres; and

WHEREAS, pursuant to the Plan, Developer desires to subdivide Tax Parcel 52-10-15 creating three parcels, identified as Lot 1 (east side of TR-541 and southwestern corner of the Property), Parcel "A" (east side of TR-541 bounded by Burkets Cemetery) and remaining lands consisting of the remainder of Tax Parcel 52-10-15 to which the entirety of Tax Parcel 52-10-18 will be added. The plan will result in Lot 1 being 2.00 acres, Parcel "A" being 5.15 acres and the remaining lands being 46.11 acres; and

WHEREAS, pursuant to Developer's request for final approval for the Plan, the Township's engineering firm, Keller Engineer has reviewed the Plan, with the most recent review letter being dated December 2, 2025, and a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference (hereinafter "Keller Letter") wherein Keller Engineers 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 October 16, 2025; 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 September 17, 2025, 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 Keller Letter being satisfactorily addressed, as determined solely by Keller Engineers.

RESOLVED by the Board of Supervisors of the Township of Warriors Mark this 2nd day of December, 2025.

WARRIORS MARK TOWNSHIP
BOARD OF SUPERVISORS

Peter Liese, Chair

L. Stewart Neff, Vice Chair

Brian Hockenberry, Supervisor

ATTEST:

Sonja Malvoisin, Secretary

KELLER ENGINEERS
Civil • Structural • Survey

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Hollidaysburg, PA 16648
Phone: 814.696.7430
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Project Number: 1344-106

December 2, 2025

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

RE: SUBDIVISION PLAT OF LANDS

Dear: Board of Supervisors

At the request of the Warriors Mark Township Board of Supervisors, we have completed our review of the subdivision plan for the (Subdivision Plat of Lands for James W. Conrad), located in Warriors Mark township, PA. Our office received this resubmission on, August 18, 2025, and the below listed documents (collectively, the "Submission Documents") were supplied as part of the review request:

- Subdivision Plat of Lands for James W. Conrad and Betty Jean Conrad, revised 10/30/25, designed by A to Z Land Consulting Services LLC. (2 Pages)

We have reviewed the Submission Documents for conformance with the Subdivision and Land Development Ordinances for Warriors Mark Township, Huntingdon County, Pennsylvania. The following comments are based on our interpretation of these regulations. However, the members of the Township Board of Supervisors have the final decision regarding comments for this Project. Therefore, the developer must endeavor to secure any and all comments relative to final plan approval that individual members of the Warriors Mark Township Board Supervisors may have on this Project.

Subdivision

1. (Section 303.1.b) Please ensure that all filing and review fees have been paid.

At this time, we recommend approval of the submitted plan once all the administrative items have been adequately addressed. Please contact me at 814-696-7430 or bpiper@keller-engineers.com if you have any questions or would like additional information.

Sincerely,

Ben Piper, PE
Land Development Division

cc: A to Z Land Consulting Services
file

EXHIBIT
tabbies
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