



# Township of Haverford

## Resolution No. 2481-2026

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### Resolution of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania, Approving the Subdivision Plan for Pro-Plus Contracting, LLC., and Richard and Kate Schmeiss for a Lot Line Change at 303 and 307 Bewley Road, Havertown

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, Pro-Plus Contracting, LLC and Richard and Kate Schmeiss (collectively, "Applicants") desire to change the lot line between the properties owned by the Applicant(s) and located at 303 & 307 Bewley Road, Havertown, PA, Delaware County, known as D.C. Folio Nos. 22-02-00017-00 and 22-02-00018-00 ("Property"). The Property is zoned R-4 Residential District and is located in the 2nd Ward.

Whereas, the Subdivision plan submitted for the Project was prepared by Yohn Engineering, LLC., Collegeville, PA, latest plan revision dated February 20, 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 March 5, 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 Applicants must ensure that the Plan addresses any outstanding comments in the March 5, 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 Applicants shall comply with the following conditions made subject to the Planning Commission recommendation on February 12, 2026, as follows:

- The Applicants shall provide a 25' storm sewer easement, 11' on the 307 Bewley Road property

side of the pipe, which is 8' on that property and 14' on the 303 Bewley Road property side of the pipe, which is 17' on that property;

- The existing driveway area along the frontage of 303 Bewley Road must be reduced by 3' to meet the 25' maximum requirement pursuant to Section 182-707.A(4).

3. A subsequent recordable final plan shall be submitted for internal Township review that addresses all Township 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 Delaware County Conservation District, 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.

5. 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.

6. A new deed for the new lots must be approved by the Township Solicitor and thereafter recorded contemporaneously with the recording of the Plan. The Applicant shall provide a legal description for the new lots and shall provide all necessary legal descriptions for any required easements or rights-of-way to the Township Engineer for the Township Engineer's review and approval.

7. 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.

8. A note shall be included on the Plan listing any waivers granted by the Board of Commissioners.

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

10. 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.

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 9th day of March, 2026.

Township of Haverford



By: Judy Trombetta .  
President Board of Commissioners



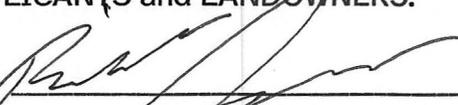
Attest: David R. Burman,  
Township Manager/Secretary

Acceptance of Conditions:  
Applicant & Landowner:

We, Pro-Plus Contracting, LLC and Richard and Kate Schmeiss, being the Applicants and Landowners, do hereby acknowledge and accept the approval for the Plan issued by the Haverford Township Board of Commissioners and accept the conditions of approval contained therein, including the conditions impacting the Property. By signing this Resolution, the Applicant/Landowner is signifying acceptance of the conditions of approval contained herein and the conditions established for the Property.

APPLICANTS and LANDOWNERS:

APPLICANTS and LANDOWNERS:

By:   
Richard Schmeiss

By:   
ProPlus Contracting, LLC, C/O Tyler Vu

Date: 3/11/2026

Date: 3/18/2026

WITNESS:

Name: Kate Schmeiss

WITNESS:

Name: Chen

Date: 3/11/26

Date: 3/18/2026