

# Haverford Township - Board of Commissioners

Meeting: Monday, March 2, 2026

Time: 7:00 p.m.

Location: Commissioners' Meeting Room - 1014 Darby Rd., Havertown PA, 19083

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## Work Session Agenda

### 1. Opening of Meeting

- Roll Call
- Pledge of Allegiance

### 2. Commissioner Committee Updates

### 3. Police Department Update

### 4. Presentations

- Curbside Food Waste Collection Program  
David Burman, Township Manager

Next Week

### 5. Proclamations

- Women's History Month

### 6. Appointments

- Health Advisory Board – 1 Vacancy with a term ending on December 31, 2027

### 7. Approval of Warrants

### 8. Consent Agenda

- Approval of Minutes of February 9, 2026
- Purchase - Police - 6 vehicles

### 9. Ordinances:

- Ordinance No. P2-2026 – Traffic – 2nd Reading
- Ordinance No. P3-2026 - Traffic – 1st Reading
- Ordinance No. P4-2026 - Traffic – 1st Reading
- Ordinance No. P5-2026 - Traffic – 1st Reading

### 10. Resolutions:

- Resolution No. 2480-2026 – Liquid Fuel Tax Funds Application
- Resolution No. 2481-2026 – Subdivision – 303/307 Bewley Road

# Township of Haverford

## Proclamation

### A Proclamation of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania, Recognizing March as Women's History Month in Haverford Township

Whereas, born from the movement for equal access to education, employment, and opportunity, Women's History Month has been observed across the United States since the 1980s as a time to recognize and celebrate the extraordinary achievements and enduring contributions of women throughout our nation's history; and

Whereas, women of diverse backgrounds, races, ethnicities, abilities, and identities have shaped our Township and our nation, and their stories and contributions deserve recognition and celebration; and

Whereas, the leadership, innovation, and perseverance of women have strengthened our economy and driven advancements in science, mathematics, medicine, the arts, public service, and human rights; and

Whereas, women have consistently broken barriers, expanded opportunities, and advanced progress, often in the face of significant obstacles and without adequate recognition, paving the way for future generations of women and girls; and

Whereas, women are experiencing legal, economic, and healthcare setbacks, some of which include workplace protections, threats to civil rights enforcements, limits on access to health care, cuts to child care providers and early childhood programs, and the elimination of many post-baccalaureate degrees from the regulatory definition of "professional degree," the majority of which are predominantly held by women, limiting access to critical funding pathways for degree access and completion; and;

Whereas, women continue to confront disparities in wages, leadership representation, access to opportunity, and caregiving responsibilities, underscoring the importance of continued advocacy and action; and

Whereas, in Haverford Township, women strengthen our community every day through both visible leadership and quiet acts of service. They play and have played an essential role in shaping and enriching our community, strengthening its social, civic, economic, and cultural fabric through service in education, public safety, governance, business, volunteerism, and countless other fields; and

Whereas, Haverford Township proudly recognizes the extraordinary legacy of its women leaders, beginning with 4th Ward Commissioner Edith Hannum, the first woman elected as a township commissioner in 1922 and recognized as the first woman to serve in an elected legislative position in Pennsylvania. In addition, we recognize Joan Genthert, Mary March, Carol McDonald, Carolyn Parker, Jan Marie Rushforth, and Jane Hall, whose leadership and commitment have helped guide the Township forward and expand opportunities for those who follow.

Now, Therefore, Be It Resolved, that the Haverford Township Board of Commissioners hereby proclaims the month of March as Women’s History Month in Haverford Township; and

Be It Further Resolved, that the Board celebrates the achievements of women past and present, acknowledges the progress made toward equality, and reaffirms its commitment to fostering opportunity, inclusion, and leadership for future generations.

Proclaimed this 9th day of March, 2026.

Township of Haverford

By: Judy Trombetta  
President

Attest: David R. Burman  
Township Manager/Secretary

# Haverford Township Board of Commissioners Regular Meeting Minutes

Date: February 9, 2026

Location: Commissioners Meeting Room  
1014 Darby Road  
Havertown, PA 19083

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## 1. Opening of Meeting

President Trombetta opened the meeting by announcing that the Board met prior to the meeting in an Executive Session to discuss legal and personnel matters.

### A. Roll Call

All Commissioners were present: Commissioners Gondek, Forste-Grupp, Cavender, Holmes, Quin, Hart, McCollum, McCloskey, and Trombetta.

Also present were Township Manager David R. Burman, Township Solicitor John F. Walko, Township Auditor Ross Andersen, CPA, Assistant Township Manager Aimee Cuthbertson, CPA, Chief of Police John Viola,

### B. Pledge of Allegiance

Chief Viola led the Pledge of Allegiance.

## 2. Proclamations

### A. Black History Month

Commissioner Cavender read the proclamation recognizing Black History Month.

### B. Welcoming Community Initiative

Commissioner Holmes read the proclamation recognizing the Welcoming Community Initiative.

3. Citizens' Forum: 20 Minutes for Registered Speakers, 20 Minutes for Agenda Items

Rosalind Spigel of the Haverford Human Relations Commission spoke on the Black History Month Proclamation and the Welcoming Community Initiative Proclamation.

Jason Magidson, Ward 5, spoke about gas-powered leaf blowers.

Commissioner Holmes invited Chief Viola to discuss information shared by Lower Merion Police Department regarding ICE activity.

Commissioner McCloskey acknowledged that the notion of a ban of gas-powered leaf blowers is being considered by the Environmental Advisory Committee.

4. Bureau of Fire Update

Commissioner Gondek announced that in January, Haverford Township's fire companies responded to 70 total incidents, including 49 within the township and 21 out-of-township mutual aid. The average personnel per call was 19. There were 635 personnel hours committed to incidents and 675 personnel hours committed to training. The township provided mutual aid to 3 working fires in Delaware County. In regard to EMS services, there were a total of 513 dispatches resulting in 428 patient care reports.

5. Township Auditor Update

Township Auditor Ross Anderson reported that he reviewed the warrants and expenditures, found no irregularities, and all his questions were answered to his satisfaction.

6. Township Manager Update

Township Manager Burman shared a sneak peek on free curbside composting services.

7. Approval of Warrants

Commissioner Holmes moved to approve the following warrant #02-2026 totaling \$6,800,734.11:

General & Sewer Fund Payroll for January 15, 2026, in the amount of \$1,404,904.54

General & Sewer Fund Payroll for January 29, 2026, in the amount of \$1,049,761.91

General Fund disbursements in the amount of \$1,759,957.76

Sewer Fund disbursements in the amount of \$468,923.11

Community Development Block Grant disbursement in the amount of \$91,884.83

Capital Projects Fund disbursements in the amount of \$977,427.00

American Rescue Plan Fund disbursements in the amount of \$1,035,563.50

Credit Card Statement ending January 27, 2025, in the amount of \$12,311.46

Commissioner Gondek seconded the motion. All Commissioners voted YES:

Commissioners Gondek, Forste-Grupp, Cavender, Holmes, Quin, Hart, McCollum, McCloskey, and Trombetta.

#### 8. Consent Agenda

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|---|
| <ul style="list-style-type: none"><li>a. Approval of Minutes of January 12, 2026</li><li>b. Contract Award – Deck Replacement at CREC – JD Bravo Company, Inc.<br/>- \$221,000.00 - Lowest Responsible Bidder</li></ul> |
|---|

Commissioner Quinn moved to approve Items a and b of the consent agenda, as further detailed in the public packet. Commissioner McCollum seconded the motion. All Commissioners voted YES: Commissioners Gondek, Forste-Grupp, Cavender, Holmes, Quin, Hart, McCollum, McCloskey, and Trombetta.

#### 9. Ordinances:

##### A. Ordinance No. P1-2026 – Traffic – 2nd Reading

Commissioner Forste-Grupp moved to adopt the second reading of Ordinance No. P1-2026, further amending and supplementing Ordinance No. 1960, adopted June 30, 1986, and known as "General Laws of the Township of Haverford" Chapter 175, Vehicles and Traffic, installing a special purpose parking zone in front of 605 Woodland Drive. Commissioner Cavender seconded the motion. All

Commissioners voted YES: Commissioners Gondek, Forste-Grupp, Cavender, Holmes, Quin, Hart, McCollum, McCloskey, and Trombetta.

B. Ordinance No. P2-2026 – Traffic – 1st Reading

Commissioner McCloskey moved to adopt the first reading of Ordinance No. P2-2026, further amending and supplementing Ordinance No. 1960, adopted June 30, 1986, and known as "General Laws of the Township of Haverford" Chapter 175, Vehicles and Traffic, prohibiting the parking of all vehicles at all times on the southeast side of Darby Road at Mill Road to a point approximately 70 feet south of the crosswalk. Commissioner Quinn seconded the motion. All Commissioners voted YES: Commissioners Gondek, Forste-Grupp, Cavender, Holmes, Quin, Hart, McCollum, McCloskey, and Trombetta.

10. Resolutions:

A. Resolution No. 2477-2026 – 2026 Fee Schedule Amendment

Commissioner Holmes moved to adopt Resolution No. 2477-2026, authorizing an amendment to the 2026 Comprehensive Fee Schedule. Commissioner Cavender seconded the motion. All Commissioners voted YES: Commissioners Gondek, Forste-Grupp, Cavender, Holmes, Quin, Hart, McCollum, McCloskey, and Trombetta.

B. Resolution No. 2478-2026 – Second ARPA Fund Obligations Re-Assignment

Commissioner Holmes moved to adopt Resolution No. 2478-2026, approving the second American Rescue Plan Act Coronavirus Local Fiscal Recovery Fund Re-Assignment of Obligations. Commissioner Cavender seconded the motion. All Commissioners voted YES: Commissioners Gondek, Forste-Grupp, Cavender, Holmes, Quin, Hart, McCollum, McCloskey, and Trombetta.

C. Resolution No. 2479-2026 – Budget Transfer

Commissioner Holmes moved to adopt Resolution No. 2479-2026, approving the annual transfers of the 2026 budget. Commissioner McCloskey seconded the motion. All Commissioners voted YES: Commissioners Gondek, Forste-Grupp, Cavender, Holmes, Quin, Hart, McCollum, McCloskey, and Trombetta.

## 11. Continuation of Citizens' Forum for Non-Agenda Items

Michelle Alvare, Hastings Avenue, discussed sharing snow removal policies, asked a question on composting initiatives, and asked a question on fees for trash removal.

Mike Lee, a resident, commented on citizen participation.

Brian Ramona, 9th Ward, commented on a gas-powered leaf blower ban.

Commissioner Hart responded to Mr. Lee. Commissioner Holmes responded to Ms. Alvare and commented on credit card use by the Township. Commissioner Trombetta also responded to Ms. Alvare.

## 12. New Business

There was no new business.

## 13. Other Business

Commissioner Gondek thanked the police and fire departments for their assistance during an emergency at his business. He also congratulated Chris Rodgers for his promotion to Operations Manager at the Skatium. Finally, he shared information on an upcoming community event.

Commissioner Forste-Grupp thanked a resident for writing to her. She also acknowledged a Scout in the audience for working on earning a badge. Finally, she commented on a past resolution and the two proclamations issued tonight.

Commissioner Cavender commented on a few of the agenda items.

Commissioner Holmes commented on the current political climate.

Commissioner Quinn thanked the snow removal crew and emergency services for their work during the snow event.

Commissioner Hart read a poem in reflection of the current political climate.

Commissioner McCollum wished Commissioner Quinn a happy birthday and thanked the snow removal crew.

Commissioner McCloskey thanked the snow removal crew and emergency services for their work.

Commissioner Trombetta reflected on the two proclamations issued tonight.

14. Adjourn.



MANAGER – EXT. 2208  
HUMAN RESOURCES –EXT. 2233

TOWNSHIP OF  
**HAVERFORD**

DELAWARE COUNTY  
1014 DARBY ROAD  
HAVERTOWN, PA 19083-2551  
(610) 446-1000

JUDY TROMBETTA, PRESIDENT  
KEVIN MCCLOSKEY, ESQ., VICE PRESIDENT  
DAVID R. BURMAN, TWP MANAGER/SECRETARY  
AIMEE CUTHBERTSON, CPA, ASS'T TWP MANAGER  
JOHN F. WALKO, SOLICITOR  
PENNONI ASSOCIATES INC., ENGINEER

WARD COMMISSIONERS  
1ST WARD BRIAN D. GONDEK, ESQ.  
2ND WARD SHERYL FORSTE-GRUPP, PHD.  
3RD WARD KEVIN MCCLOSKEY, ESQ.  
4TH WARD JUDY TROMBETTA  
5TH WARD LAURA CAVENDER  
6TH WARD LARRY HOLMES, ESQ.  
7TH WARD CONOR QUINN  
8TH WARD GERARD T. HART, MD  
9TH WARD MICHAEL MCCOLLUM

**MEMORANDUM**

To: David R Burman, Township Manager  
From: John Viola, Chief of Police  
Subject: New Vehicles  
Date: February 20, 2026

Hondru Chevrolet, 2005 S Market Street, PO Box 369 Elizabethtown Pa 17022, meets the requirements under COSTARS Contract #013-E22-218 for the purchase of the following Police vehicles:

Vehicle	Unit Price	Count	Total Price
2026 Chevrolet Tahoe's CK10706 4WD	\$57,995.00	5	\$289,975.00
2026 Ford Transit Cargo Van T-260 AWD	\$55,995.00	1	\$55,995.00
<b>Total Cost</b>			<b>\$345,970.00</b>

Three Tahoes and one Transit van are budgeted in the approved 2026 General Fund Police Budget.

Two Tahoes are being purchased through LSA Statewide Grant Funding.

# Township of Haverford

## Ordinance No. P2-2026

An Ordinance of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania, further amending and supplementing Ordinance No. 1960, adopted June 30, 1986, and known as "General Laws of the Township of Haverford" Chapter 175, Vehicles and Traffic.

Be it enacted and ordained by the Board of Commissioners of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania:

Section 1: That §175-91 Schedule XVI: Parking of All Vehicles Prohibited at All Times.

The southeast side of Darby Road at Mill Road to a point approximately 70 feet south of the crosswalk.

Section 2: Upon effective date of this ordinance, the Highway Department shall add signs in the designated section or zones giving notice of the regulations aforesaid.

Section 3: Any ordinance or part of an ordinance to the extent that it is inconsistent herewith is hereby repealed.

Enacted and adopted this 9th day of March, 2026.

Township of Haverford

By: Judy Trombetta  
President

Attest: David R. Burman  
Township Manager/Secretary

# Township of Haverford

## Ordinance No. P3-2026

An Ordinance of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania, further amending and supplementing Ordinance No. 1960, adopted June 30, 1986, and known as "General Laws of the Township of Haverford" Chapter 175, Vehicles and Traffic.

Be it enacted and ordained by the Board of Commissioners of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania:

Section 1: That §175-95 Schedule XX: Special Purpose Parking Zones

In front of 171 Upland Road.

Section 2: Upon effective date of this ordinance, the Highway Department shall add signs in the designated section or zones giving notice of the regulations aforesaid.

Section 3: Any ordinance or part of an ordinance to the extent that it is inconsistent herewith is hereby repealed.

Enacted and adopted this \_\_\_\_ day of \_\_\_\_\_, 2026.

Township of Haverford

By: Judy Trombetta  
President

Attest: David R. Burman  
Township Manager/Secretary



# Haverford Township Police Department

1010 Darby Road  
Havertown, Pennsylvania 19083  
Phone: 610-853-1298 Fax: 610-853-9210

John F. Viola  
Chief of Police

February 6<sup>th</sup>, 2026

David Burman  
Township Manager  
Haverford Township Administration Building  
1014 Darby Road  
Havertown, PA 19083

Dear Mr. Burman,

Please consider for the agenda the installation of a handicapped parking space for 171 Upland Road at the request of the resident, Barbara LaPenna. Ms. Lapenna possesses a valid Pennsylvania handicapped placard I03137P which is valid through 3/31/2029. This request falls under Haverford Township Ordinance 175-95 Schedule XX: Special Purpose Parking Zones.

If approved, the handicapped parking space will be installed in front of 171 Upland Road.

Respectfully submitted,

Sgt. Brian Coleman  
Special Operations Unit  
(610)853-1298, x1235  
bcoleman@havpd.org

# Township of Haverford

## Ordinance No. P4-2026

An Ordinance of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania, further amending and supplementing Ordinance No. 1960, adopted June 30, 1986, and known as "General Laws of the Township of Haverford" Chapter 175, Vehicles and Traffic.

Be it enacted and ordained by the Board of Commissioners of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania:

Section 1: That §175-95 Schedule XX: Special Purpose Parking Zones

In front of 24 Nancy Drive.

Section 2: Upon effective date of this ordinance, the Highway Department shall add signs in the designated section or zones giving notice of the regulations aforesaid.

Section 3: Any ordinance or part of an ordinance to the extent that it is inconsistent herewith is hereby repealed.

Enacted and adopted this \_\_\_\_ day of \_\_\_\_\_, 2026.

Township of Haverford

By: Judy Trombetta  
President

Attest: David R. Burman  
Township Manager/Secretary



# Haverford Township Police Department

1010 Darby Road  
Havertown, Pennsylvania 19083  
Phone: 610-853-1298 Fax: 610-853-9210

John F. Viola  
Chief of Police

February 20th, 2026

David Burman  
Township Manager  
Haverford Township Administration Building  
1014 Darby Road  
Havertown, PA 19083

Dear Mr. Burman,

Please consider for the agenda the installation of a handicapped parking space for 24 Nancy Drive at the request of the resident, Howard S. Radwill. Mr. Radwill possesses a valid Pennsylvania handicapped placard M01830P which is valid through 3/31/31. This request falls under Haverford Township Ordinance 175-95 Schedule XX: Special Purpose Parking Zones.

If approved, the handicapped parking space will be installed in front of 24 Nancy Drive.

Respectfully submitted,

Sgt. Brian Coleman  
Special Operations Unit  
(610)853-1298, x1235  
bcoleman@havpd.org

# Township of Haverford

## Ordinance No. P5-2026

An Ordinance of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania, further amending and supplementing Ordinance No. 1960, adopted June 30, 1986, and known as "General Laws of the Township of Haverford" Chapter 175, Vehicles and Traffic.

Be it enacted and ordained by the Board of Commissioners of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania:

Section 1: That §175-95 Schedule XX: Special Purpose Parking Zones

In front of 2461 Wynnefield Drive.

Section 2: Upon effective date of this ordinance, the Highway Department shall add signs in the designated section or zones giving notice of the regulations aforesaid.

Section 3: Any ordinance or part of an ordinance to the extent that it is inconsistent herewith is hereby repealed.

Enacted and adopted this \_\_\_\_ day of \_\_\_\_\_, 2026.

Township of Haverford

By: Judy Trombetta  
President

Attest: David R. Burman  
Township Manager/Secretary



# Haverford Township Police Department

1010 Darby Road  
Havertown, Pennsylvania 19083  
Phone: 610-853-1298 Fax: 610-853-9210

John F. Viola  
Chief of Police

February 26th, 2026

David Burman  
Township Manager  
Haverford Township Administration Building  
1014 Darby Road  
Havertown, PA 19083

Dear Mr. Burman,

Please consider for the agenda the installation of a handicapped parking space for 2461 Wynnefield Drive at the request of the resident, Horace Campbell. Mr. Campbell possesses a valid Pennsylvania handicapped placard M46597P which is valid through 3/31/2031. This request falls under Haverford Township Ordinance 175-95 Schedule XX: Special Purpose Parking Zones.

If approved, the handicapped parking space will be installed in front of 2461 Wynnefield Drive.

Respectfully submitted,

Sgt. Brian Coleman  
Special Operations Unit  
(610)853-1298, x1235  
bcoleman@havpd.org

# Township of Haverford

Resolution No. 2480-2026

Resolution of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania, Authorizing Application to Delaware County Council for an Allocation of 2026 County Liquid Fuel Tax Funds for Street Light Operating Expenses Incurred and Paid in 2026

Whereas, the undersigned Municipality desires to take advantage of the Act approved June 1, 1945, P.P. 1242 and as provided in the Act approved May 18, 1945, P.L. 803 permitting Counties of the Commonwealth of Pennsylvania to appropriate and expend money for the improvements and maintenance of State Highways and State-Aid Highways or Public Highway in any County of the Commonwealth.

Now, therefore be it Resolved, that we, the elected officials of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania, in a regular session assembled on this 9th day of March, 2026 do hereby make application to the County Council of Delaware County for an allocation of its 2026 County Liquid Fuel Tax Funds in the amount of \$49,716.00 to be used toward street light operating expenses incurred and paid in 2026.

It is certified by the Municipality and the officers who execute this application that materials used and work done hereunder shall conform to the current Pennsylvania Department of Transportation specifications, or specifications approved by the Department, and that all work will be done within the legal right-of-way or with permission of the abutting property owners.

Resolved this 9th day of March, 2026.

Township of Haverford

By: Judy Trombetta  
President

Attest: David R. Burman  
Township Manager/Secretary

# Township of Haverford

## Resolution No. 2481-2026

### 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 December 30, 2025 ("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 January 30, 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 January 30, 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:
  - i. 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;
  - ii. 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. 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) in forms reasonably satisfactory to the Township Engineer and Township Solicitor prior to recording the Plan.
7. A new deed for the consolidated 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 consolidated lot 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.
8. 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.
9. A note shall be included on the Plan listing any waivers granted by the Board of Commissioners.
10. 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 consolidated lot. Upon any applicable construction or commencement of development on the consolidated lot, the Applicant will obtain any necessary Township approvals, relief, and/or permits, and pay all applicable fees, unless additional relief is obtained.
11. 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.

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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.

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Resolved this 9th day of March, 2026.

Township of Haverford

By: Judy Trombetta  
President

Attest: David R. Burman  
Township Manager/Secretary

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APPLICANT and 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:

By: \_\_\_\_\_  
Richard Schmeiss

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

Date: \_\_\_\_\_

Date: \_\_\_\_\_

WITNESS:

Name: \_\_\_\_\_

Date: \_\_\_\_\_

WITNESS:

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Serial Number: 2024-267-3341

CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL Pennsylvania One Call System, Inc 1-800-242-1776



ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND/OR INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 ACCORDING TO THE FOLLOWING SCHEDULE:

REFERENCE PLANS:

- 1. BOUNDARY AND IMPERVIOUS SURVEY PLAN PREPARED FOR JOAN COHEN BY SCHOCK GROUP, LLC, CONSHOHOCKEN, PA. DATED OCTOBER 2, 2024. FILE NO. 1907.
2. BOUNDARY AND TOPOGRAPHIC SURVEY PLAN PREPARED FOR RICHARD SCHMEISS BY SCHOCK GROUP, LLC, CONSHOHOCKEN, PA. DATED NOVEMBER 19, 2025. FILE NO. 2223.
3. LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASDA.PSU.EDU.
4. AERIAL PHOTOGRAPH OBTAINED FROM THE MICROSOFT CORPORATION BING MAPS.
5. SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

REFERENCE PLAN #1 NOTES:

- 1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON SEPTEMBER 26, 2024 AND DEPICTS CONDITIONS ON THAT DATE.
2. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
3. THE HORIZONTAL BEARING DATUM SHOWN ON THIS PLAN IS PA STATE PLANE ZONE SOUTH HARN.
4. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD1988 OBTAINED VIA GPS NETWORK.
5. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CLIENT PROVIDED TITLE REPORT PREPARED BY TITLE RESOURCES GROUP, FILE # 398599HTNS, EFFECTIVE DATE 7-25-2024. ALL DOCUMENTS PROVIDED DESCRIBE LAND OFF SITE.
6. THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" IN ACCORDANCE TO FEMA MAP PANEL 42045C0106F, EFFECTIVE DATE 11/18/2009.
7. SITE SOIL TYPE IS "Gwb" PER USDA WEB SOIL SURVEY.

REFERENCE PLAN #2 NOTES:

- 1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON NOVEMBER 17, 2025 AND DEPICTS CONDITIONS ON THAT DATE.
2. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
3. THE HORIZONTAL BEARING DATUM SHOWN ON THIS PLAN IS PA STATE PLANE ZONE SOUTH HARN.
4. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD1988 OBTAINED VIA GPS NETWORK.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CLIENT PROVIDED TITLE REPORT AND IS SUBJECT TO THE FINDINGS, IF ANY.
6. THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" IN ACCORDANCE TO FEMA MAP PANEL 42045C0106F, EFFECTIVE DATE 11/18/2009.
7. SITE SOIL TYPE IS "Gwb" PER USDA WEB SOIL SURVEY.

TREE PROTECTION PROCEDURES:

- 1. AN AREA OF PRESERVATION AROUND ALL TREES TO BE RETAINED SHALL BE PROTECTED BY APPROPRIATE FENCING.
2. HEAVY-EQUIPMENT OPERATORS SHALL BE CAREFUL NOT TO DAMAGE EXISTING TREE TRUNKS AND ROOTS. FEEDER ROOTS SHALL NOT BE CUT CLOSER THAN THE AREA OF PRESERVATION.
3. TREE TRUNKS AND EXPOSED ROOTS DAMAGED DURING CONSTRUCTION SHALL BE INSPECTED BY AN ARBORIST AND TREATED ACCORDING TO THE ARBORIST'S PROFESSIONAL RECOMMENDATION, ALL AT THE EXPENSE OF THE APPLICANT.
4. TREE LIMBS DAMAGED DURING CONSTRUCTION SHALL BE PRUNED IN ACCORDANCE WITH THE STANDARDS OUTLINED IN ANSI A300, TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE.
5. THE OPERATION OF HEAVY EQUIPMENT WITHIN DRIPLINES SHALL BE MINIMIZED IN ORDER TO PREVENT SOIL COMPACTION.
6. THE INSTALLATION OF FOUR-FOOT-WIDE WOOD CHIP PATHS FOR HIGH TRAFFIC AREAS ADJACENT TO ANY AREAS OF PRESERVATION IS ENCOURAGED AROUND ALL RETAINED TREES AND MANDATORY AROUND ANY HERITAGE TREE.
7. TO PRESERVE TREES WHICH MAY BE DISTURBED BY THE CONSTRUCTION PROCESS, AN ARBORIST SHALL SAMPLE SOIL IN OR ADJACENT TO ANY AREAS OF PRESERVATION AND IMPLEMENT APPROPRIATE MITIGATION TREATMENT FOR ANY SOIL COMPACTION OR OTHER SOIL DEFICIENCIES, ALL AT THE EXPENSE OF THE APPLICANT. IT IS RECOMMENDED THAT CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE COMPLETION OF CONSTRUCTION.
8. TREES SHALL NOT BE USED FOR ROPING, CABLES, SIGNS OR FENCING. NAILS AND SPIKES SHALL NOT BE DRIVEN INTO TREES.
9. THE AREA AROUND THE BASE OF EXISTING TREES SHALL BE LEFT OPEN TO PROVIDE ACCESS FOR WATER AND NUTRIENTS. THEREFORE, NO IMPEROUS COVER NOR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS OR FILL SHALL BE ALLOWED WITHIN THE DRIPLINE OF ANY EXISTING TREE, EXCEPT AS MAY BE NECESSARY FOR A MAXIMUM OF THREE MONTHS IF NO OTHER STORAGE SPACE IS AVAILABLE.
10. PROTECTION FROM GRADE CHANGE.
a. RAISING THE GRADE: IF AN INCREASE IN THE GRADE OF THE LAND IS PROPOSED, THE DEVELOPER SHALL INSTALL EITHER OF THE FOLLOWING:
a. A SYSTEM OF GRAVEL AND DRAIN TILES AT THE OLD SOIL LEVEL OPENING INTO A DRY WELL BUILT AROUND THE TRUNK AND DESIGNED FOR EACH TREE, INDIVIDUALLY FITTING THE CONTOUR OF THE LAND SO THAT IT DRAINS WATER AWAY FROM THE TREE TRUNK.
b. A RETAINING WALL BETWEEN THE EXISTING GRADE AND THE HIGHER GRADE. LOWERING THE GRADE: IF LOWERING OF THE GRADE IS PROPOSED, THE DEVELOPER SHALL INITIATE ONE OF THE FOLLOWING METHODS TO PROTECT THE TREES.
c. TERRACING THE GRADE.
d. A RETAINING WALL BETWEEN THE EXISTING GRADE AND THE LOWER GRADE.
11. IF THE PROPOSED GRADE CHANGE, IN THE OPINION OF THE SHADE TREE COMMISSION, IS TOO EXCESSIVE TO ALLOW RETENTION OF EXISTING TREES, THE DEVELOPER SHALL REPLACE THE TREES REMOVED ON A 1:4 BASIS, WHICH MEANS ONE INCH OF NEW CALIPER FOR EVERY FOUR INCHES OF BSH REMOVED.
12. PROTECTION FROM EXCAVATIONS, WHEN DIGGING TRENCHES FOR UTILITY LINES AND OTHER SIMILAR USES, THE DEVELOPER SHALL ADHERE TO THE FOLLOWING, LISTED IN THE ORDER OF THEIR PREFERENCE:
1. IF POSSIBLE, TRENCHES SHOULD BYPASS THE ROOT AREA.
2. IF THIS IS NOT FEASIBLE, TRENCHES SHOULD BE TUNNELED UNDER THE TREE'S TREE ROOT AREA.
3. IF TRENCHES MUST BE DUG IN THE TREE ROOT AREA, THE FOLLOWING PRECAUTIONS SHALL BE OBSERVED:
a. TRENCHES SHALL BE NO CLOSER TO THE TRUNK THAN HALF THE DISTANCE FROM THE DRIPLINE.
b. CUT AS FEW ROOTS AS POSSIBLE.
c. IF ROOTS MUST BE CUT, CUT THEM AS CLEANLY AS POSSIBLE UNDER ARBORIST SUPERVISION.
d. EXPOSED ROOTS MUST NOT BE ALLOWED TO DRY OUT BEFORE PERMANENT BACKFILL IS PLACED; PROVIDE TEMPORARY EARTH COVER OR PACK WITH PEAT MOSS AND WRAP WITH BURLAP.
e. BACKFILL THE TRENCH AS SOON AS POSSIBLE AVOIDING SOIL COMPACTION.
13. PROTECTION DURING CLEANUP.
1. ALL CONSTRUCTION DEBRIS SHALL BE HAULED AWAY AND SHALL NOT BE BURNED OR BURIED ON SITE.
2. FENCES AND BARRIERS AROUND TREES SHALL BE THE LAST THING TO BE REMOVED FROM THE SITE.

- 1. RAISING THE GRADE: IF AN INCREASE IN THE GRADE OF THE LAND IS PROPOSED, THE DEVELOPER SHALL INSTALL EITHER OF THE FOLLOWING:
a. A SYSTEM OF GRAVEL AND DRAIN TILES AT THE OLD SOIL LEVEL OPENING INTO A DRY WELL BUILT AROUND THE TRUNK AND DESIGNED FOR EACH TREE, INDIVIDUALLY FITTING THE CONTOUR OF THE LAND SO THAT IT DRAINS WATER AWAY FROM THE TREE TRUNK.
b. A RETAINING WALL BETWEEN THE EXISTING GRADE AND THE HIGHER GRADE. LOWERING THE GRADE: IF LOWERING OF THE GRADE IS PROPOSED, THE DEVELOPER SHALL INITIATE ONE OF THE FOLLOWING METHODS TO PROTECT THE TREES.
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c. IF ROOTS MUST BE CUT, CUT THEM AS CLEANLY AS POSSIBLE UNDER ARBORIST SUPERVISION.
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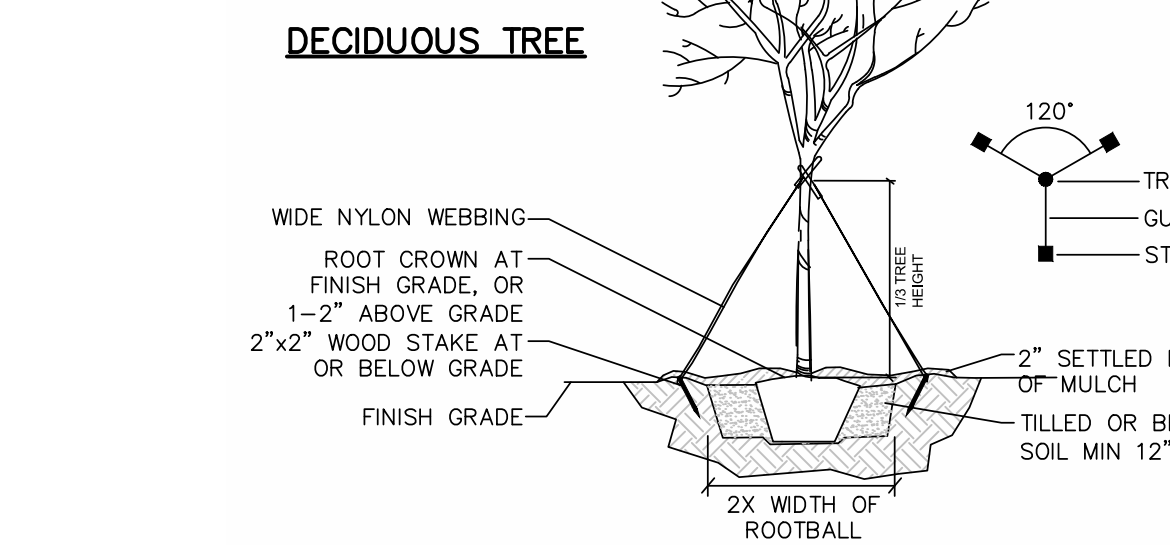
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TREE PROTECTION FENCING

NOT TO SCALE

DECIDUOUS TREE



TREE PLANTING NOTES:

- 1. ALL PLANT MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 3" (SETTLED) DEPTH OF BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.

TREE PLANTING DETAIL

NOT TO SCALE

ZONING DATA R-4 (303 BEWLEY):

Table with 3 columns: REQUIRED, EXISTING, PROPOSED. Rows include: MINIMUM LOT AREA (6,000 SF), MINIMUM STREET FRONTAGE (38 FT), MINIMUM LOT WIDTH (50 FT), MINIMUM FRONT YARD (30 FT), MINIMUM SIDE YARD EACH (8 FT), MINIMUM SIDE YARD AGGREGATE (20 FT), MINIMUM REAR YARD (25 FT), MAXIMUM BUILDING HEIGHT (35 FT), MAXIMUM BUILDING COVERAGE (30%), MAXIMUM IMPERVIOUS COVERAGE (45%).

\*PER §182-715 BUILDINGS SHALL BE SETBACK WITHIN MEDIAN SETBACK OF BUILDINGS WITHIN 300' OF THE DEVELOPMENT. THE CALCULATED MEDIAN IS 50.1' AND THE MINIMUM FRONT YARD SETBACK IS 30.0 FEET.

FOR MORE DETAILED INFORMATION REFER TO THE ZONING CODE OF HAVERFORD TOWNSHIP, LATEST EDITION.

LANDS N/F OF RICHARD & KATE SCHMEISS VALLEY ROAD PARCEL: 22020120000 TAXMAP: 22-33-336 DB 6236 PG 1435

5/8" REBAR FOUND N 242446.4265 E 2656476.0741

5/8" REBAR FOUND N 242355.9229 E 2656508.2386

5/8" REBAR FOUND N 242404.1653 E 2656503.0351

LANDS N/F OF DANIEL WANG & MUE NGO 301 BEWLEY ROAD PARCEL: 22020001750 TAXMAP: 22-33-337:001 DB 6206 PG 0238

5/8" REBAR FOUND N 242286.7106 E 2656316.8498

5/8" REBAR SET N 242413.4678 E 2656236.7407

5/8" REBAR FOUND N 242328.9303 E 2656290.1541

5/8" REBAR FOUND N 242355.9229 E 2656508.2386

5/8" REBAR FOUND N 242404.1653 E 2656503.0351

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ZONING DATA R-4 (307 BEWLEY):

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\*PER §182-715 BUILDINGS SHALL BE SETBACK WITHIN MEDIAN SETBACK OF BUILDINGS WITHIN 300' OF THE DEVELOPMENT. THE CALCULATED MEDIAN IS 50.1' AND THE MINIMUM FRONT YARD SETBACK IS 30.0 FEET.

FOR MORE DETAILED INFORMATION REFER TO THE ZONING CODE OF HAVERFORD TOWNSHIP, LATEST EDITION.

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LANDS N/F OF DANIEL WANG & MUE NGO 301 BEWLEY ROAD PARCEL: 22020001750 TAXMAP: 22-33-337:001 DB 6206 PG 0238

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Serial Number: 2024-267-3341

CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL Pennsylvania One Call System, Inc. 1-800-242-1776



ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND/OR INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 ACCORDING TO THE FOLLOWING SCHEDULE: PRELIMINARY NOTICE: MORE THAN 90 DAYS FROM THE START OF CONSTRUCTION. FINAL NOTICE: 10-90 DAYS FROM THE START OF CONSTRUCTION. ROUTINE NOTICE: 3-10 DAYS FROM THE START OF CONSTRUCTION.

REFERENCE PLANS: 1. BOUNDARY AND IMPERVIOUS SURVEY PLAN PREPARED FOR JOANN COHEN BY SCHOCK GROUP, LLC, CONSHOHOCKEN, PA, DATED OCTOBER 2, 2024, FILE NO. 1907. 2. BOUNDARY AND TOPOGRAPHIC SURVEY PLAN PREPARED FOR RICHARD SCHMEISS BY SCHOCK GROUP, LLC, CONSHOHOCKEN, PA, DATED NOVEMBER 19, 2025, FILE NO. 2223. 3. LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASDA.PSU.EDU. 4. AERIAL PHOTOGRAPH OBTAINED FROM THE MICROSOFT CORPORATION BING MAPS. 5. SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SCGOV.USDA.GOV.)

REFERENCE PLAN #1 NOTES: 1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON SEPTEMBER 26, 2024 AND DEPICTS CONDITIONS ON THAT DATE. 2. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION. 3. THE HORIZONTAL BEARING DATUM SHOWN ON THIS PLAN IS PA STATE PLANE ZONE SOUTH HARN. 4. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD1988 OBTAINED VIA GPS NETWORK. 5. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CLIENT PROVIDED TITLE REPORT PREPARED BY TITLE RESOURCES GROUP, FILE # 989599HTNS, EFFECTIVE DATE 7-25-2024. ALL DOCUMENTS PROVIDED DESCRIBE LAND OFF SITE. 6. THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" IN ACCORDANCE TO FEMA MAP PANEL 42045C0106F, EFFECTIVE DATE 11/18/2009. 7. SITE SOIL TYPE IS "Gwb" PER USDA WEB SOIL SURVEY.

REFERENCE PLAN #2 NOTES: 1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON NOVEMBER 17, 2025 AND DEPICTS CONDITIONS ON THAT DATE. 2. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION. 3. THE HORIZONTAL BEARING DATUM SHOWN ON THIS PLAN IS PA STATE PLANE ZONE SOUTH HARN. 4. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD1988 OBTAINED VIA GPS NETWORK. 5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CLIENT PROVIDED TITLE REPORT AND IS SUBJECT TO THOSE FINDINGS, IF ANY. 6. THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" IN ACCORDANCE TO FEMA MAP PANEL 42045C0106F, EFFECTIVE DATE 11/18/2009. 7. SITE SOIL TYPE IS "Gwb" PER USDA WEB SOIL SURVEY.

COMMONWEALTH OF PENNSYLVANIA COUNTY OF

ON THIS THE DAY OF 20, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED RICHARD AND KATE SCHMEISS, WHO ACKNOWLEDGED TO BE THE OWNERS OF 307 BEWLEY ROAD, THAT THE PLAN WAS MADE AT THEIR DIRECTION AND THAT IT IS THEIR INTENTION TO HAVE THE PLAN RECORDED.

RICHARD SCHMEISS KATE SCHMEISS WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.

NOTARY SIGNATURE MY COMMISSION EXPIRES: COMMONWEALTH OF PENNSYLVANIA COUNTY OF

ON THIS THE DAY OF 20, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED TYLER VU, MEMBER OF PRO PLUS CONTRACTING, LLC, WHO BEING DULY SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT PRO PLUS CONTRACTING, LLC IS THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE LAND DEVELOPMENT PLAN WAS MADE AT HIS DISCRETION AS SUCH MEMBER AND THAT HE ACKNOWLEDGES THE SAME TO BE THE ACT AND PLAN OF PRO PLUS CONTRACTING, LLC AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

PRO PLUS CONTRACTING, LLC BY: NAME: TYLER VU TITLE: MEMBER WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.

NOTARY SIGNATURE MY COMMISSION EXPIRES:

I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED BY THE HAVERFORD TOWNSHIP ENGINEER.

HAVERFORD TOWNSHIP ENGINEER DATE I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE HAVERFORD TOWNSHIP BOARD OF COMMISSIONERS.

PRESIDENT DATE SECRETARY DATE

I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE HAVERFORD TOWNSHIP PLANNING COMMISSION.

PLANNING COMMISSION MEMBER DATE

LINE/TYPE LEGEND: --- EXISTING PROPERTY LINE --- EXISTING RIGHT OF WAY --- X --- EXISTING FENCE --- PROPOSED PROPERTY LINE --- PROPOSED BUILDING SETBACK

ZONING DATA R-4 (303 BEWLEY): REQUIRED 6,000 SF MINIMUM LOT AREA, 38 FT MINIMUM STREET FRONTAGE, 50 FT MINIMUM LOT WIDTH, 30 FT\* MINIMUM FRONT YARD, 8 FT MINIMUM SIDE YARD EACH, 20 FT MINIMUM SIDE YARD AGGREGATE, 25 FT MINIMUM REAR YARD, 35 FT MAXIMUM BUILDING HEIGHT, 30% MAXIMUM BUILDING COVERAGE, 45% MAXIMUM IMPERVIOUS COVERAGE.

ZONING DATA R-4 (307 BEWLEY): REQUIRED 6,000 SF MINIMUM LOT AREA, 38 FT MINIMUM STREET FRONTAGE, 50 FT MINIMUM LOT WIDTH, 30 FT\* MINIMUM FRONT YARD, 8 FT MINIMUM SIDE YARD EACH, 20 FT MINIMUM SIDE YARD AGGREGATE, 25 FT MINIMUM REAR YARD, 35 FT MAXIMUM BUILDING HEIGHT, 30% MAXIMUM BUILDING COVERAGE, 45% MAXIMUM IMPERVIOUS COVERAGE.

\*PER §182-715 BUILDINGS SHALL BE SETBACK WITHIN MEDIAN SETBACK OF BUILDINGS WITHIN 300' OF THE DEVELOPMENT. THE CALCULATED MEDIAN IS 50.1' AND THE MINIMUM FRONT YARD SETBACK IS 30.0 FEET.

\*PER §182-715 BUILDINGS SHALL BE SETBACK WITHIN MEDIAN SETBACK OF BUILDINGS WITHIN 300' OF THE DEVELOPMENT. THE CALCULATED MEDIAN IS 50.1' AND THE MINIMUM FRONT YARD SETBACK IS 30.0 FEET.

FOR MORE DETAILED INFORMATION REFER TO THE ZONING CODE OF HAVERFORD TOWNSHIP, LATEST EDITION.

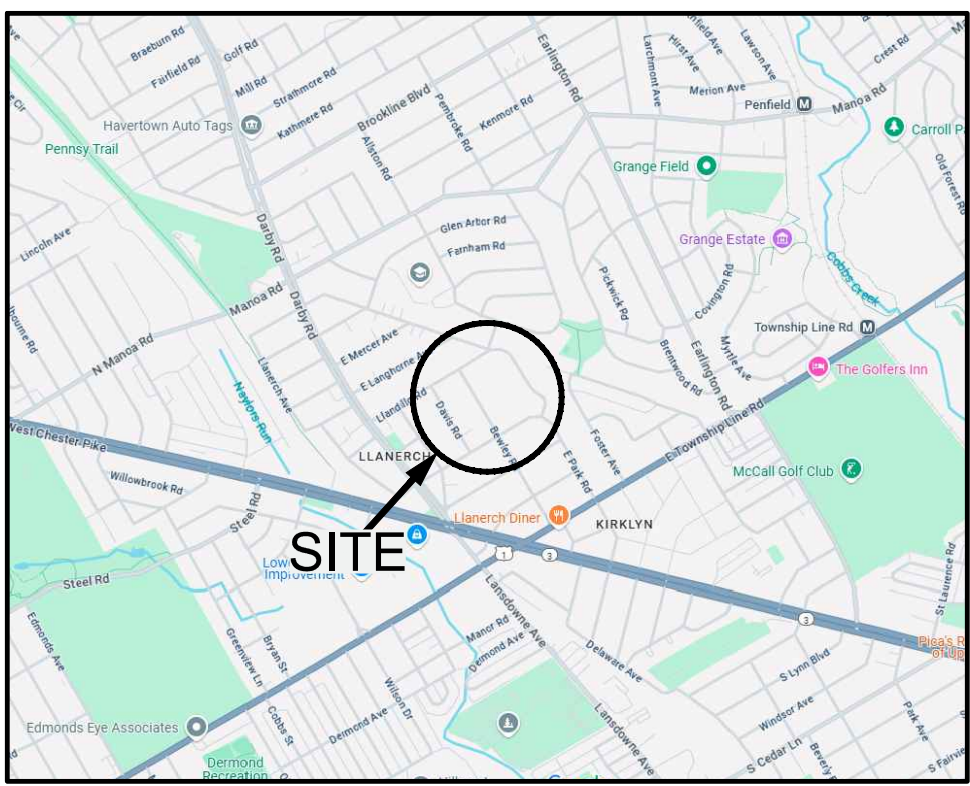
\*\*VARIANCES GRANTED NOVEMBER 6, 2025 BY THE HAVERFORD TOWNSHIP ZONING HEARING BOARD.

- §182-206C(6)(a) - TO ALLOW THE EXISTING BUILDING TO ENCRoACH ON BOTH SIDE YARD SETBACKS
• §182-703A(3) & §182-703B(1) - TO ALLOW THE POOL TO ENCRoACH ON THE NEW SIDE YARD SETBACK
• §182-713B - TO ALLOW THE EXISTING BUILDING TO MAINTAIN ITS EXISTING NON-CONFORMITIES

FOR MORE DETAILED INFORMATION REFER TO THE ZONING CODE OF HAVERFORD TOWNSHIP, LATEST EDITION.

ZONING HEARING BOARD CONDITIONS OF APPROVAL (CASE NO. 225-34) - NOVEMBER 6, 2025:

1. UPON THE PURCHASE OF LOT 2, AS DEPICTED ON EXHIBIT A-7, BY THE OWNER OF THE ADJOINING PROPERTY AT 303 BEWLEY ROAD, LOT 2 SHALL BE FORMALLY CONSOLIDATED WITH 303 BEWLEY ROAD IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE HAVERFORD TOWNSHIP CODE AND THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE.
2. AS PART OF THE CONVEYANCE OF LOT 2, THE OWNER OF LOT 1, AS DEPICTED ON EXHIBIT A-7 AND IDENTIFIED AS 307 BEWLEY ROAD, SHALL INCLUDE IN THE DEED OF CONVEYANCE A RECORDED RESTRICTION EXPRESSLY PROHIBITING THE DEVELOPMENT OR CONSTRUCTION OF ANY RESIDENTIAL DWELLING ON LOT 2. THE DEED RESTRICTION SHALL RUN WITH THE LAND AND BE ENFORCEABLE BY HAVERFORD TOWNSHIP.
3. THE PROJECT SHALL BE COMPLETED WITHIN ONE (1) YEAR FROM THE DATE OF THIS DECISION AND SHALL CONFORM IN ALL RESPECTS TO THE TESTIMONY, PLANS, AND EXHIBITS PRESENTED TO THE BOARD DURING THE HEARING HELD ON NOVEMBER 6, 2025, INCLUDING BUT NOT LIMITED TO EXHIBIT A-7.



LOCATION MAP SCALE: 1" = 200'

EXISTING LOT DATA (303 BEWLEY ROAD): RECORD OWNER: RICHARD & KATE SCHMEISS, 303 BEWLEY ROAD, HAVERTOWN, PA 19083

PARCEL ID: 22-02-00017-00, TAXMAP ID: 22-33-337-000, DEED BOOK & PAGE NO: 5584 & 2171, GROSS LOT AREA: 11,000 SF (0.2525 AC), NET LOT AREA: 10,875 SF (0.2497 AC)

EXISTING IMPERVIOUS COVERAGE: BUILDING 1,748 SF (16.1%), SHEDS 185 SF (1.7%), PATIO 178 SF, DRIVEWAY 764 SF, WALLS, WALKS, ETC. 514 SF, TOTAL 3,389 SF (31.2%)

PROPOSED LOT DATA (303 BEWLEY ROAD): GROSS LOT AREA: 22,000 SF (0.5051 AC), NET LOT AREA: 21,750 SF (0.4993 AC)

PROPOSED IMPERVIOUS COVERAGE: BUILDING 1,748 SF (8.0%), GARAGE 419 SF (1.9%), SHEDS 185 SF (0.9%), PATIO 178 SF, DRIVEWAY 764 SF, WALLS, WALKS, ETC. 540 SF, TOTAL 6,118 SF (28.1%)

MAXIMUM ALLOWED 9,788 SF (45.0%)

BUILDING COVERAGE CALCULATION: BUILDING 1,748 SF, GARAGE 419 SF, SHEDS 185 SF, DECK 291 SF, TOTAL BUILDING COVERAGE 2,643 SF (12.2%)

EXISTING LOT DATA (307 BEWLEY ROAD): RECORD OWNER: PRO PLUS CONTRACTING, LLC, C/O TYLER VU, 327 SOUTH WATERLOO ROAD, DEVON, PA 19333

PARCEL ID: 22-02-00018-00, TAXMAP ID: 22-33-335-000, DEED BOOK & PAGE NO: 7243 & 1661, GROSS LOT AREA: 22,000 SF (0.5051 AC), NET LOT AREA: 21,750 SF (0.4993 AC)

EXISTING IMPERVIOUS COVERAGE: BUILDING 1,722 SF (7.9%), GARAGE 419 SF (1.9%), POOL 395 SF, PATIO 784 SF, DRIVEWAY 2,387 SF, WALLS, WALKS, ETC. 1,054 SF, TOTAL 6,820 SF (31.4%)

IMPERVIOUS COVERAGE TO BE REMOVED: GARAGE 419 SF (1.9%), WALLS, WALKS, ETC. 40 SF, TOTAL 459 SF (2.1%)

PROPOSED LOT DATA (307 BEWLEY ROAD): GROSS LOT AREA: 11,000 SF (0.2525 AC), NET LOT AREA: 10,875 SF (0.2497 AC)

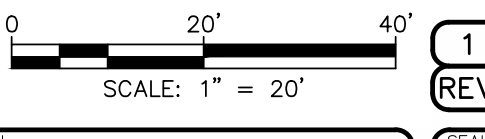
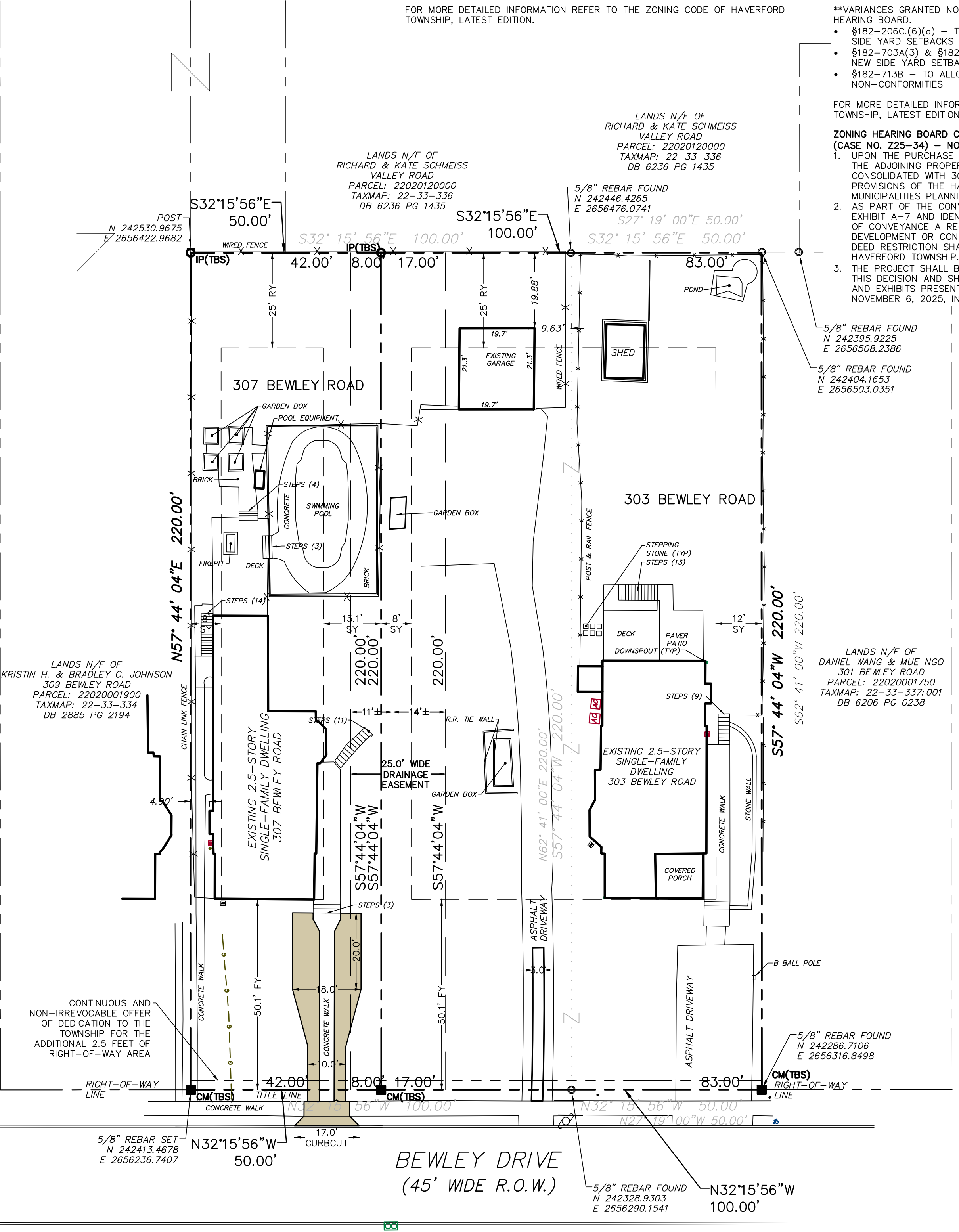
IMPERVIOUS COVERAGE TO BE ADDED: WALLS, WALKS, ETC. 477 SF (4.4%)

PROPOSED IMPERVIOUS COVERAGE: BUILDING 1,722 SF, POOL 395 SF, PATIO 843 SF, WALLS, WALKS, ETC. 1,466 SF, TOTAL 4,426 SF (40.7%)

MAXIMUM ALLOWED 4,894 SF (45.0%)

BUILDING COVERAGE CALCULATION: BUILDING 1,722 SF, DECK 395 SF, TOTAL BUILDING COVERAGE 2,117 SF (19.5%)

- 1. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE TRANSFER OF LAND FROM 307 BEWLEY ROAD TO 303 BEWLEY ROAD. THERE IS NO DEVELOPMENT PROPOSED AT THIS TIME.
2. ANY SUBSTANDARD CURB AND SIDEWALK SHALL BE REPLACED.
3. A TOWNSHIP ROAD OPENING PERMIT WILL BE REQUIRED FOR THE PROPOSED DRIVEWAY ON 307 BEWLEY ROAD.
4. STORMWATER MANAGEMENT IS REQUIRED FOR 500 SF OR GREATER OF PROPOSED NEW/REPLACEMENT IMPERVIOUS SURFACE.



Revision table with columns: REV, DATE, COMMENTS. Row 1: 1, 02/20/26, TE, BOC.

Professional Engineer seal for Christopher C. John, Registered Professional Engineer, No. PE073703, State of Pennsylvania.

PROJECT: RESIDENTIAL SUBDIVISION. PROJECT ADDRESS: 303 & 307 BEWLEY ROAD, HAVERTOWN, PA 19083. MUNICIPALITY: HAVERFORD TOWNSHIP. COUNTY: DELAWARE COUNTY.

PLAN SET: LOT LINE CHANGE PLANS. SHEET NAME: RECORD PLAN (SHEET 1 OF 1 FOR RECORDING)

PREPARED FOR: OWNER / APPLICANT PRO PLUS CONTRACTING, LLC, C/O TYLER VU, 327 SOUTH WATERLOO ROAD, DEVON, PA 19333. DATE: DECEMBER 30, 2025. SCALE: 1" = 20'. ONE CALL NUMBER: 2024-267-3341. DRAWN BY: CCY. PROJECT NUMBER: 25-047.

PREPARED BY: YOHN ENGINEERING, LLC, P.O. BOX 26094, COLLEGEVILLE, PA 19426, 610-489-4580, WWW.YOHNENGINEERING.COM. SHEET: 2 OF 3.





**DELAWARE COUNTY PLANNING COMMISSION**

**2 W. Baltimore Avenue – Suite 202**

**Media, PA 19063**

**(610) 891-5200**

**Email: [planning\\_department@co.delaware.pa.us](mailto:planning_department@co.delaware.pa.us)**

**GINA BURRITT**

**DIRECTOR**

Planning Department

February 20, 2026

Mr. David R. Burman  
Haverford Township  
1014 Darby Road  
Havertown, PA 19083

RE: Name of Dev't: 303 Bewley Road  
DCPD File No.: 20-8197-25-26  
Developer: Richard and Kate Schmeiss  
Location: East side of Bewley Road, approximately  
600' North of Park Road  
Recv'd in DCPD: January 8, 2026

Dear Mr. Burman:

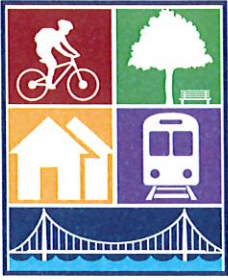
In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, the above-described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on February 19, 2026, the Commission took action as shown in the recommendation of the attached review.

Please refer to the DCPD file number shown above in any future communications related to this application.

Very truly yours,

Gina Burritt  
Director

cc: Richard and Kate Schmeiss  
Yohn Engineering, LLC



## DELAWARE COUNTY PLANNING DEPARTMENT

2 W. Baltimore Avenue – Suite 202

Media, PA 19063-3740

Phone: (610) 891-5200

Email: [planning\\_department@co.delaware.pa.us](mailto:planning_department@co.delaware.pa.us)

Date: February 20, 2026

File No.: 20-8197-25-26

PLAN TITLE: 303 Bewley Road

DATE OF PLAN: January 7, 2026

OWNER OR AGENT: Richard and Kate Schmeiss

LOCATION: East side of Bewley Road,  
approximately 600' North of Park  
Road

MUNICIPALITY: Haverford Township

TYPE OF REVIEW: Final Subdivision

ZONING DISTRICT: R-4

SUBDIVISION ORDINANCE: Local

PROPOSAL: Adjust lot lines of 2 lots totaling  
0.749 acre

UTILITIES: Public

RECOMMENDATIONS: Approval

STAFF REVIEW BY: Komeh Lansana

REMARKS:

### **CURRENT PROPOSAL**

The plan proposes lot line change with neighboring residence. This plan is to illustrate the transfer of land from 307 to 303 Bewley Road. A driveway on 307 will be constructed.

Date: February 20, 2026  
File No.: 20-8197-25-26

REMARKS (continued):

**SITE CHARACTERISTICS**

The site's existing conditions include two single-family dwellings. The residence at 307 has an existing deck, garden boxes pool, patio, and garage. There is an existing asphalt driveway at 303 Bewley. This house also has a deck, porch, shed, concrete sidewalk and patio.

**APPLICABLE ZONING**

The proposal is located within the R-4 district and is subject to applicable regulations set forth by the Municipal zoning code.

**NONCONFORMITIES**

Zoning - Proposed Addressed Nonconformities: The following proposed aspects of the site do not comply with zoning requirements: minimum side yard and minimum side yard aggregate. It should be noted that the above listed proposed nonconformities have received zoning relief.

**COMPLIANCE**

The proposal appears to comply with the Municipal zoning and SALDO code provisions.

**STORMWATER MANAGEMENT**

The Municipal Engineer must verify the adequacy of all proposed stormwater management facilities.

**RECORDING**

In accordance with Section 513(a) of the Pennsylvania Municipalities Planning Code (MPC), final plans must be recorded within ninety (90) days of municipal approval.



TOWNSHIP OF  
**HAVERFORD**

DELAWARE COUNTY  
1014 DARBY ROAD  
HAVERTOWN, PA 19083-2551  
(610) 446-1000

JUDY TROMBETTA, PRESIDENT  
KEVIN MCCLOSKEY, ESQ., VICE PRESIDENT  
DAVID R. BURMAN, TWP MANAGER/SECRETARY  
AIMEE CUTHBERTSON, CPA, ASS'T TWP MANAGER  
JOHN F. WALKO, SOLICITOR  
PENNONI ASSOCIATES INC., ENGINEER

WARD COMMISSIONERS  
1ST WARD BRIAN D. GONDEK, ESQ.  
2ND WARD SHERYL FORSTE-GRUPP, PHD.  
3RD WARD KEVIN MCCLOSKEY, ESQ.  
4TH WARD JUDY TROMBETTA  
5TH WARD LAURA CAVENDER  
6TH WARD LARRY HOLMES, ESQ.  
7TH WARD CONOR QUINN  
8TH WARD GERARD T. HART, MD  
9TH WARD MICHAEL MCCOLLUM

January 30, 2026

HAVTT 30271

Jaime Jilozian, Director of Community Development  
Haverford Township  
1014 Darby Road  
Havertown, PA 19083-2251

**RE: Final Minor Subdivision Plan  
Schmeiss/Pro-Plus Contracting, LLC – 303 & 307 Bewley Road- 2<sup>nd</sup> Review- Revised**

Dear Ms. Jilozian:

As requested, we have reviewed the following prepared by Yohn Engineering, LLC in connection with the referenced property:

- “*Lot Line Change Plans*” (three sheets) dated December 30, 2025.
- Supporting Documentation

The applicants, Richard Schmeiss, Kate Schmeiss, and Pro Plus Contracting LLC, propose to convey 11,000 square feet of land from 307 Bewley Road (Folio No. 22-02-00018-00) to 303 Bewley Road (Folio No. 22-02-00017-00). No construction is proposed as part of this application. The property is within the R-4 Residential Zoning District and is served by public water and sewer.

Please note, this application was previously submitted by Pro-Plus Contracting LLC in July of 2025 as a Minor Subdivision Plan.

The applicant has been granted the following variances by the Zoning Hearing Board:

- From §182-206.C(6)(a) to allow the existing building to encroach on both side yard setbacks.
- From §182-703.A(3) and §182-703.B(1) to allow the existing pool to encroach on the new side yard setback.
- From §182-13.B to allow the existing building to maintain its existing non-conformities.

This application was reviewed in accordance with the simplified procedures and requirements of a Minor Subdivision (§160-4.G). We offer the following comments:

1. After submitting the preliminary plan, the applicant shall be responsible for notifying all property owners within 200 feet of the boundaries of the subject lot that a preliminary plan proposed for the subject lot has been filed, no less than 10 days prior to the first Planning Commission meeting for which the plan has been scheduled for review. (§160.4.E(7)) Notice shall be made by certified mail, return receipt requested, or by other proof of notification satisfactory to the Township. Proof of such notification shall be presented to the Planning Commission at the first meeting for which the plan has been scheduled for review. (§160.4.E(8))
2. No paved surface used as off-street parking or drive access may be so constructed as to exceed 25 feet or 50% of the lot width of the property, whichever is less, at any point within the required front yard. (§182-707.A(4))
3. The minimum right-of way width is 50-feet. Additional right-of-way of 2.5-feet along the frontage of the two subject properties is required. (§160-5.B(3)[j](1)) The applicant has indicated the additional right-of-way along Bewley Road is to be offered for dedication.
4. Additional information is to be provided regarding the existing storm sewer, including pipe size and material. A legal description should be provided for the proposed easement. In addition, given the encroachment of the existing pool structure within the easement, a separate agreement will be required outlining necessary activities required by the Township to access/maintain the existing storm in the proximity of the pool, and the property owner's responsibilities for such activities. The agreement shall be subject to review and approval by the Township Solicitor.
5. The applicant shall revise the plans to clearly indicate the existing and required side yard dimensions 307 Bewley Road (Lot 1).
6. The applicant is reminded that stormwater management is required for 500 square feet or greater of proposed new and/or replacement impervious surface. (§78-Table 105.1)

Should you have any further questions or comments, please contact the undersigned.

Sincerely,

**PENNONI**



Charles Faulkner, PE  
Senior Engineer

CF/brg

cc: Chris Yohn, PE, Yohn Engineering, LLC  
Tyler Vu, Pro Plus Contracting, LLC  
Richard & Kate Schmeiss