

From: Karen Sherman <ksherman@wolfbaldwin.com>
Sent: Friday, January 20, 2023 8:33 AM
To: Keller, Justin
Cc: Stokes, Winter; Takach, Ginny; mhovey@highswartz.com; Charles Garner
Subject: 454 King Street lot line adjustment

Justin:

At the January meeting of the Borough Planning Commission the Planning Commission reviewed and discussed the above-referenced minor subdivision. As explained to the Planning Commission, this was done due to an error when the property was originally conveyed some years ago. There are currently two (2) parcels and following the proposed subdivision there will be two (2) parcels. The project merely moves an existing lot line with no change in use or no additional improvements being proposed.

Being rather straightforward, the Planning Commission voted to recommend to Borough Council preliminary final approval of the minor subdivision subject to satisfying the comments set forth in Cedarville's letter of January 11, 2023 and the Montgomery County Planning Commission letter of December 20, 2022. At the meeting, it was acknowledged that the revised plan submitted by the applicant satisfied the original comments.

In addition, the applicant did request a number of waivers from the borough's subdivision and land development ordinance. The waivers are outlined in the applicant's engineer letter of January 16, 2023. The Planning Commission voted to recommend to council that those waivers be granted. I advised the applicant that the matter would be listed for the borough council meeting scheduled for February. Please let me know if you have any questions. Thank you.

Chuck Garner
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By:

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