

RESOLUTION NO. 744

BOROUGH OF MALVERN CHESTER COUNTY, PENNSYLVANIA

A Resolution approving, subject to conditions, the plan entitled "McMour L.P. 100 Quaker Lane," prepared by Vastardi Consulting Engineers, LLC., dated January 30, 2017, last revised August 7, 2017, signed and sealed by Nicholas L. Vastardis, P.E., Registered Professional Engineer, pursuant to the Malvern Borough Subdivision & Land Development Ordinance of 2006, as amended ("Land Development Ordinance") for the development of certain property ("Property") located in the Borough of Malvern ("Borough"), Chester County, Pennsylvania, UPI #2-3-3.1, in the LI-1 Limited Industrial zoning district.

BACKGROUND

McMour Limited Partnership C/O George McHugh (the "Applicant") has filed an application with the Borough for approval of a Preliminary/Final Land Development Plan prepared by Vastardi Consulting Engineers, LLC. dated January 30, 2017, last revised August 7, 2017 (the "Plan"). This Resolution No. 744 is the Borough's written decision on the Application and Plan.

The Plan proposes the construction of a 6,271 square foot warehouse addition to the existing building. The subject property is located at 100 Quaker Lane, Malvern, PA 19355, consists of 1.15 acres, and is located in the LI-1 Limited Industrial zoning district.

MATTERS RESOLVED

Borough Council hereby RESOLVES that the Plan is approved, pursuant to the Land Development Ordinance and subject to the waiver relief and conditions set forth herein below. This approval grants the following waivers, with conditions, from the Borough's Subdivision and Land Development Ordinance:

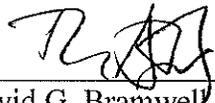
1. **Section 181-300.C** – Requiring separate Preliminary and Final Plan submissions.
2. **Section 181-301.E** – Requiring documentation for the Four-Step Design Process.
3. **Section 181-514.B** – Requiring curbs to be provided on all parking areas.
4. **Section 181-515** – Requiring sidewalks to be provided along all streets.

This approval is also subject to the following conditions, which shall bind Applicant, the property owners and their heirs, successors and assigns:

1. Complete compliance with the Borough Engineer's Engineering Review Letter for the Plan dated August 12, 2017.
2. Agreement to a fee-in-lieu for sidewalks not constructed per Section 181-514.B. Terms of the agreement to be established by the Borough Engineer

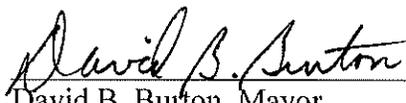
3. Review and approval by the Borough Solicitor and Borough Engineer of an existing easement agreement between the applicant and the owners of an existing driveway to the Joeby, LP (UPI #2-3-5).

Passed by Borough Council this 5 day of September, 2017



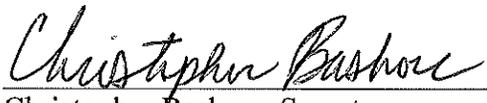
David G. Bramwell, President

Approved by the Mayor, this 5 day of September, 2017



David B. Burton, Mayor

Enacted, this 5 day of September, 2017.



Christopher Bashore, Secretary