

RESOLUTION NO. 872-2025
LONDON GROVE TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF LONDON GROVE
TOWNSHIP GRANTING APPROVAL OF THE PROPOSED LOT LINE CHANGE AND
SUBDIVISION PLAN FOR NANCY E. TRUITT FOR 2 PARCELS LOCATED AT
1204 GAP NEWPORT PIKE AND 3 MOXLEY ROAD, LONDON GROVE TOWNSHIP,
CHESTER COUNTY, PENNSYLVANIA, IDENTIFIED AS
CHESTER COUNTY TAX PARCEL NOS. 59-5-120 AND 59-5-120.4**

The Board of Supervisors of London Grove Township (the "Board") approves this Resolution granting approval of the proposed lot line change and subdivision plan for Nancy E. Truitt for two parcels of property she owns at 1204 Gap Newport Pike and 3 Moxley Road in London Grove Township, subject to certain conditions more fully set forth below.

RECITALS

Nancy E. Truitt ("Applicant") is the owner of two parcels of property located at 1204 Gap Newport Pike and 3 Moxley Road in London Grove Township ("Township"), identified as Chester County Tax Parcel No. 59-5-120, consisting of approximately 21.175 gross acres and Chester County Tax Parcel No. 59-5-120.4, consisting of approximately 3.982 gross acres (collectively the "Property"). The Property is located within the Township's C-Commercial Zoning District.

Applicant seeks to subdivide and adjust the lot lines between the two parcels to accommodate required improvements to Moxley Road in connection with the proposed subdivisions and land developments on Parcel 59-5-120.4 for a Sheetz convenience store and the proposed residential subdivision of Parcel 59-5-126 referred to as the Yeatman Tract. Parcel 59-5-120 will be subdivided into two parcels identified as Lot A and Lot B, which are separated by the relocated alignment of Moxley Road from Gap Newport Pike to the entrance to the proposed residential subdivision of the Yeatman Tract in accordance with a plan titled, "Proposed Lot Line Change and Subdivision Plan for Nancy E. Truitt", prepared by Landcore Engineering Consultants, PC, dated August 27, 2025, last revised November 20, 2025, consisting of 1 sheet (the "Plan").

Lot A will consist of approximately 13.441 gross acres and will be vacant land. Lot B will consist of approximately 5.823 gross acres and is improved with an existing day care facility and the Pennsylvania State Police Barracks. Lot C will consist of approximately 1.911 gross acres and is the relocated alignment and extension of Moxley Road from Gap Newport Pike to the entrance to the proposed residential subdivision of the Yeatman Tract. The developer of the Yeatman tract, RJM Yeatman P.O., LLC., intends to construct Moxley Road in accordance with the specifications and conditions of approval for the Preliminary/Final Subdivision Plan for Yeatman Tract prepared by Howell Engineering dated September 23, 2023, last revised August 6, 2025 ("Yeatman Plan"), which was approved by the Board in Resolution No. 859-2025. Once constructed in

IN THE MATTER OF:
Nancy E. Truitt
Gap Newport Pike and Moxley Road
Tax Parcel Nos. 59-5-120 and 59-5-120.4

accordance with specifications approved by the Township, Applicant must convey the realigned Moxley Road to the Township.

No land development is proposed as part of the Plan. All proposed improvements are instead shown on the referenced subdivision and land development applications for Sheetz (Parcel No 59-5-120.4) and the Yeatman Plan.

Edward B. Walsh & Associates, Inc., the Township Engineer, reviewed the Plan and issued a review letter dated December 9, 2025.

At its meeting on November 9, 2025, the Township Planning Commission recommended that the Board grant approval of the Plan subject to Applicant complying with all outstanding issues in the Township Engineer's review letter and providing all necessary legal documents for approval by the Solicitor.

DECISION

AND NOW, this _____ day of _____ 2025, the London Grove Township Board of Supervisors hereby GRANTS approval of the Plan, subject to Applicant's compliance with all Notes on the Plan and the conditions listed below. The Board also grants a waiver from Section 22-615 to not require Applicant to dedicate any land for park and recreation given the scope of the Plan.

CONDITIONS OF APPROVAL

1. The Proposed Subdivision shall comply with all relevant terms and provisions of the Township Zoning Ordinance, Subdivision and Land Development Ordinance, the Stormwater Management Ordinance and all other applicable regulations except for the waiver identified above.

2. Prior to the release of the Plan for recording, Applicant shall comply with all comments and conditions outlined in the Township Engineer, Edward B. Walsh & Associates, Inc.'s December 9, 2025 review letter to the satisfaction of the Township.

3. Prior to the release of the Plan for recording, Applicant shall provide to the Township an executed and recordable Stormwater Operation and Maintenance Agreement which obligates either Applicant or RJM Yeatman P.O., LLC, as the developer of the Yeatman Tract, to maintain the stormwater management easement on the south side of Moxley Road. This agreement must be recorded with the Plan and be in terms acceptable to the Township.

4. Prior to the release of the Plan for recording, Applicant shall provide to the Township a fully executed and recordable easement agreement ("Easement Agreement") with RJM Yeatman P.O., LLC, as the developer of the Yeatman Tract. The Easement

Agreement shall provide RJM Yeatman P.O., LLC with the following rights: (i) the necessary property interests to construct Moxley Road from Gap-Newport Pike to the entrance of the proposed residential development in the location and with the specifications and details required by the Plan and the Yeatman Plan; (ii) the necessary property interests to construct all traffic improvements at the intersection of Gap-Newport Pike and Moxley Road depicted on the Yeatman Plan and required by PennDOT for the issuance of the HOP; (iii) the right and obligation for RJM Yeatman P.O., LLC to modify the existing stormwater management facility located on the Property in accordance with specifications and details on the Yeatman Plan; (iv) a temporary construction easement (defined or blanket) that allows RJM Yeatman P.O., LLC to construct the Moxley Road improvements on the Property. The Easement Agreement must require Applicant to convey Moxley Road (Parcel C on the Plan) to the Township in fee simple when deemed appropriate by the Township in its discretion. The Township must agree to accept the tender of the deed for Moxley Road. The terms of the Easement Agreement must be approved by the Township and the Township engineer to ensure that all necessary property interests that RJM Yeatman P.O., LLC requires to build the improvements on the Yeatman Plan are memorialized and provided to RJM Yeatman P.O., LLC. The Easement Agreement must be perpetual (except the temporary construction easement) and recorded before or contemporaneous with the Plan and Yeatman Plan.

5. The Plan contemplates the following easements:

- i. 50' Temporary Construction Access / Water & Sewer Utility Easement – 12,341 SF
- ii. Stormwater Management / Temporary Construction Easement for RJM Yeatman P.O. LLC – 10,140 SF
- iii. Existing Slope Easement on Sheetz property at PennDOT ROW – to be extinguished – 1,641 SF
- iv. Existing Slope Easement – 1,676 SF
- v. 50' Common Access Easement – to be extinguished – 12,341 SF
- vi. Proposed Moxley Road Stormwater Management Easement – 9,253 SF
- vii. Various ROWs to be offered for dedication to PennDOT.

Applicant shall provide to the Township the legal descriptions for these easements and rights of way which must be approved by the Township engineer prior to the release of the Plan for recording.

IN THE MATTER OF:
Nancy E. Truitt
Gap Newport Pike and Moxley Road
Tax Parcel Nos. 59-5-120 and 59-5-120.4

6. Applicant shall obtain written confirmation from PennDOT that the slope easement shown on the Plan to be extinguished has been approved by PennDOT.

7. Applicant shall add a note to the Plan which requires her to make a continuing offer of dedication to PennDOT for the 16,435 square feet of Parcel A for additional right of way as depicted on the Plan.

8. Prior to the release of the Plan for recording, Applicant shall reimburse the Township for all outstanding engineering, administrative, legal and other review fees associated with the Township's review of the Plan for the Property.

9. The Plan shall be recorded by the Township at the Chester County Recorder of Deeds at Applicant's expense.

10. To the extent that any of the above conditions are determined to be invalid, the invalid condition(s) are severable and the invalidity shall not affect the validity of the remaining conditions imposed.

11. This Decision and conditions contained herein are binding on Applicant, its successors and assigns, for the benefit of the Township.

RESOLVED AND ADOPTED this 10th day of December, 2025.

ATTEST:



Rain Catoia, Secretary

**BOARD OF SUPERVISORS OF
LONDON GROVE TOWNSHIP**

BY: 

Stephen Zurl, Chairman


Christina Fanning, Vice Chair


Megan Mraz, Member


David Connors, Member


Michael Summerfield, Member