No: 25-084

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Londonderry Township | Surveyor: R.J. Fisher & Associates | Engineer: R.J. Fisher & Associates

Plat Title: Lot Add-On Plat for 1350 & 1354 Newberry Road

Zoning District: Low Density Residential (R-1) | Proposed Land Use: Single Family Detached

Plat Status:		**Plat Type**:		**Regulations**:	
	Preliminary	X	Subdivision		County
	Final		Land Development	X	Municipal
	P/F		Combined	X	Zoning
X	Minor			X	S&LD

# of Lots: 2 | # of New Lots: 2 | # of DUs: 0 | Acs Subdiv/Devel: 0.20 | Total Acs: 6.582

Date Received: 7/29/25 | Staff Review: 7/30/25 | Official County Review: 7/30/25

Reviewed by: RW | Checked by: ARK | Parcel ID: 34-002-134; 34-002-135

Project Description: Subdivide Lot #1A from Lot#1 & Lot#2A from Lot#2. Lot #1A to existing Lot #2 & Lot #2A to existing Lot #1.

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.*
- *Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.*
- *When applicable, zoning compliance to be verified by Municipal Zoning Officer.*
- *Appropriate sewage module component should be processed prior to final plat approval.*
- *Final plats must be recorded within 90 days of approval.*

Review comment with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

Waivers Requested:

1. §22-304: Preliminary Plats; Procedure

Comments:

1. All certifications, notarizations, and signatures must be obtained before the plan is brought in for signing.

2. Verify the presence of any easements or protective covenants, if applicable (§22-303-3-C-9)

3. Driveway issues on Proposed Lot #2: (Applicant should clarify these issues and depict any easements)
   a. The existing dwelling has a driveway that is completely within the adjacent lot.
   b. Also, there is an existing driveway that connects to the unseen house (not displayed on the plan) that is infringing upon the lot.

4. Inconsistencies between the plan and Dauphin County records.
   a. Lot lines of Lot #2 depicted on the plan do not match Dauphin County records.
   b. Applicants should verify this with Dauphin County GIS department.

5. The applicant should verify the width of the lot at the street front street line (§605-1)

6. It does appear that the existing dwelling on Lot #2 is within the side yard setback (§606-2)
   a. Non-conforming building? Certificate of non-conformance? (§1701-1)

Plan No. 25-084

Plat Specifications	**Yes**	**No**	**N/A**
1. Name of proposed subdivision/land development shown	X		
2. Owner/developer name, address & telephone number shown	X		
3. Municipality name shown	X		
4. Tax parcel number/Deed reference shown	X		
5. North point shown	X		
6. Map scale shown (written/graphic)	X		
7. Date of plan preparation shown	X		
8. Certification of surveyor/engineer shown (Signature Required)		X	
9. Location map shown	X		
10. Total property map (bearings, distances, area, primary control point) shown	X		
11. Names of adjacent landowners/subdivision shown	X		
12. Lot numbers shown	X		
13. Lot dimensions shown (See Comment)	X		
14. Lot areas shown (See comment)	X		
15. Permanent monuments and markers shown	X		
16. Building setbacks shown	X		
17. Existing natural features shown - Wetlands			X
Floodplains			X
Woodlands, streams, etc.		X	
18. Contours at required interval shown	X		
19. Easements shown and identified (See Comment)		X	
20. Existing man-made features shown - Building (s)	X		
Storm drainage facilities)	X		
Sewer mains /Septic	X		
Water mains /Well	X		
21. Proposed man-made features shown – Building (s)			X
Storm drainage facilities			X
Sewer disposal– public () on-lot ()			X
Water supply – public () well ()			X
22. Existing streets shown - Name	X		
R/W width	X		
Paving width	X		
Dedicated R/W width			X
23. Proposed streets shown - Name			X
R/W width			X
Paving width			X
Profiles			X
24. Curbs shown			X
25. Sidewalks shown			X
26. Existing and proposed coverage shown	X		
27. Parking schedule provided shown			X
28. Traffic study completed			X
29. Recreation area shown/fee in-lieu-of provided			X
30. Erosion and sedimentation control plan shown			X
31. Statement of ownership, (Signatures Required)		X	
32. Dedicatory statement shown	X		
33. Approval blocks shown (Signatures Required)		X	
34. PADOT Highway Occupancy Permit statement shown			X
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

LOT ADD-ON FINAL PLAT

FOR

1350 & 1354 NEWBERRY ROAD

LOCATED IN

LONDONDERRY TOWNSHIP, DAUPHIN COUNTY, PA

GENERAL NOTES:

1. The purpose of this plan is to subdivide Lot #1A from Lot #1 and Lot #2A from Lot #2. Lot #1A shall be added to existing Lot #2 and Lot #2A shall be added to existing Lot #1. No construction is proposed as a result of this plan.
2. Per FEMA Flood Map #42043C0452D, Effective Date: August 2, 2012, there are no identified flood hazard areas on either property.
3. Proposed property corners will be set after the plan has been approved.
4. No lot created by this plan shall later be subdivided to create additional building lots. The lease, conveyance, sale or transfer of land shall be incorporated into existing lots by recorded deed. The newly created lot may not be used as a stand-alone lot.



LOCATION MAP: 1" = 500'

ZONING DATA:

Existing Zoning: Residential (R-1) Low Density Residential District
Maximum Density: 2 du/ac.
Minimum Lot Area: 20,000 s.f.
Minimum Lot Width: 100 ft.
Minimum Setback, Front Yard: 30 ft.
Minimum Setback, Rear Yard: 30 ft.
Minimum Setback, Side Yard: 15 ft.
Maximum Height (Accessory Building): 15 ft.
Maximum Lot Impervious Cover: 40%
Existing Lot Impervious Cover: 17,698 S.F. (29.7%)
Proposed Lot Maximum Impervious Cover: 16,027 S.F. (26.8%)

SITE DATA:

Record Owner - Lot #1:
Stephan C. & Jennifer L. Jayne
1350 Newberry Road
Middletown, PA 17057
Phone: (717) 215-4785
Record Owner - Lot #2:
Robert P. & Myrna C. Matesevac,
Trustees of the Matesevac Real Estate Trust
1354 Newberry Road
Middletown, PA 17057
Phone: (717) 433-4189
Tax Parcel Numbers:
Lot #1: 34-002-134
Lot #2: 34-002-135
Existing Lot Area:
Lot #1: 85,792 Square Feet
Lot #2: 199,111 Square Feet
Interim Lot Areas:
Lot #1A: 4,414 Square Feet
Lot #2A: 4,414 Square Feet
Proposed Lot Area:
Lot #1: 85,792 Square Feet
Lot #2: 199,111 Square Feet
Proposed Impervious Cover:
Lot #1: 7,872 Square Feet (8.99%)
Lot #2: 11,494 Square Feet (5.77%)
Existing Use: Single Family Detached Dwelling
Proposed Use: Single Family Detached Dwelling
Existing Water Supply: Private - Well
Proposed Water Supply: Private - Well
Existing Sewage Disposal: Private - Drain Field
Proposed Sewage Disposal: Private - Drain Field

WAIVER REQUESTS:

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE LONDONDERRY TOWNSHIP SUBDIVISION & LAND DEVELOPMENT CODE:

SECTION	REQUIREMENT	DATE OF REQUEST	DATE OF APPROVAL
22-304	PRELIMINARY PLATS; PROCEDURE	07/11/25	_____

ADJOINING RECORDED SUBDIVISION PLANS

1. Oak View Estates: PB E, Vol. 3, Pg. 1

PLAN APPROVAL BLOCKS

LOT ADD-ON PLAN, BEARING LONDONDERRY TOWNSHIP FILE NO._____, APPROVED BY LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS THIS_____DAY OF_____20_____

CHAIRMAN _____

SECRETARY/TREASURER _____

LOT ADD-ON PLAN, BEARING LONDONDERRY TOWNSHIP FILE NO._____, APPROVED BY LONDONDERRY TOWNSHIP PLANNING COMMISSION THIS_____DAY OF_____20_____

PRESIDENT _____

SECRETARY/TREASURER _____

OWNER CERTIFICATION - LOT #1

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS THE _____ DAY OF _____ 20____ BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED STEPHEN C. JAYNE AND JENNIFER L. JAYNE

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

_____
OWNER: STEPHEN C. JAYNE

_____
OWNER: JENNIFER L. JAYNE

OWNER CERTIFICATION - LOT #2

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS THE _____ DAY OF _____ 20____ BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED ROBERT P. MATESEVAC AND MYRNA C. MATESEVAC

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

_____
OWNER: ROBERT P. MATESEVAC

_____
OWNER: MYRNA C. MATESEVAC

DAUPHIN COUNTY RECORDER OF DEEDS

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY THIS_____DAY OF_____20____

INSTRUMENT NUMBER: _____

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

PENNSYLVANIA ACT 287 OF 1974, AS AMENDED BY ACT 50 OF 2017, REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.
SERIAL NO. 20251553115 IN LONDONDERRY TOWNSHIP

LIST OF UTILITIES

COMCAST CABLE COMMUNICATIONS INC
C/O USIC LOCATING SERVICES INC
13085 HAMILTON CROSSING BLVD STE 200
CARMEL, IN 46032
CONTACT: USIC OFFICE PERSONNEL
PHONE: 800-811-7981

VERIZON PENNSYLVANIA LLC
1050 VIRGINIA DR
FORT WASHINGTON, PA 19034
CONTACT: DIANE REDILLA
EMAIL: diane.c.redilla@verizon.com
PHONE: 215-591-6210

BUCKEYE PARTNERS
THE BUCKEYE BUILDING
6161 HAMILTON BLVD
ALLENTOWN, PA 18106
CONTACT: BRANDON ALLEN
EMAIL: BALLEN@BUCKEYE.COM
PHONE: 216-318-2124

PENNSYLVANIA ELECTRIC CO
21 S MAIN STREET
AKRON, OH 44308
CONTACT: MELLYSSA ADAMS
EMAIL: madams@firstenergycorp.com
PHONE: 330-604-4073

ENERGY TRANSFER
1300 MAIN ST
HOUSTON, TX 77002
CONTACT: SAUL SHAW
EMAIL: saul.shaw@energytransfer.com
PHONE: 713-989-7342

LONDONDERRY TOWNSHIP DAUPHIN COUNTY
783 S GEYERS CHURCH ROAD
MIDDLETOWN, PA 17057
CONTACT: ANDY BRANDT
EMAIL: ABRANDT@LONDONDERRYPA.ORG
PHONE: 717-944-9440

OWNER/APPLICANT

STEPHEN C. & JENNIFER L. JAYNE
1350 NEWBERRY ROAD
MIDDLETOWN PA, 17057
PHONE: 717-215-4785
stephen.jayne@graybar.com

OWNER

ROBERT P. & MYRNA C. MATESEVAC,
TRUSTEES OF THE MATESEVAC
REAL ESTATE TRUST
1354 NEWBERRY ROAD
MIDDLETOWN PA, 17057
PHONE: 717-433-4189
jeff@mbmachine.com

DESIGN ENGINEER

R.J. FISHER & ASSOCIATES, INC.
1546 BRIDGE STREET
NEW CUMBERLAND, PA 17070
PHONE: (717) 774-7534
E-MAIL: MRF@RJFISHERENGINEERING.COM

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LONDONDERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

_____ DATE
MATTHEW R. FISHER, P.L.S., P.E.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MATTHEW R. FISHER — LAND SURVEYOR — SU 075443

NO.	REVISION	DATE
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----

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R. J. FISHER & ASSOCIATES, INC.
SITE PLANNING ▫ CIVIL ENGINEERING ▫ LAND SURVEYS
1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
PHONE: (717) 774-7534 ▫ FAX: (717) 774-7190
RJFISHERENGINEERING.COM

COVER SHEET

FOR

1350 & 1354 NEWBERRY ROAD

LOCATED IN
LONDONDERRY TOWNSHIP, DAUPHIN COUNTY, PA.

DRAWING ID: 225016-COV
PROJECT: 225016
DATE: 7/11/25
SHEET: 1 OF 3

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XREF:
- COV



Existing Conditions Legend

Existing 100 Year Floodplain	Existing Deciduous Tree
Existing Adjacent Property Line	Existing Coniferous Tree
Existing Adjacent Property Line	Existing Overhead Utility Wire, Utility Pole, Guy Pole, Guy Wire
Existing Boundary Line	Existing Underground Utilities
Existing Building Setback Line	Existing Utility Easement
Existing Building Setback Line	Existing Communications Box
Existing Centerline	Existing Underground Electric Transformer
Existing Edge Of Pavement	Existing Gas Main, Valve
Existing Edge Of Pavement	Existing Gas Easement
Existing Lot Line	Existing Gas Lateral, Service Shut-Off
Existing Parking Area	Existing Water Main, MH, Hydrant, Valve
Existing Utility Service	Existing Water Lateral, Meter, Service Shut-Off
Existing Major Contour	Existing Water Easement
Existing Minor Contour	Existing Sanitary Sewer Line, MH
Existing Overhead	Existing Sanitary Sewer Easement
Existing Guiderail	Existing Sanitary Lateral
Existing Property Line Marker	Existing Storm Sewer Line, Inlet, MH
Existing Concrete Monument	Existing Storm Sewer Easement
Existing Light	Existing Wetlands
Existing Light Boundary	
Existing Shed Boundary	
Existing 100 Year Floodplain	
Existing Sidewalk	
Existing Treeline	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NO.	REVISION	DATE
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----

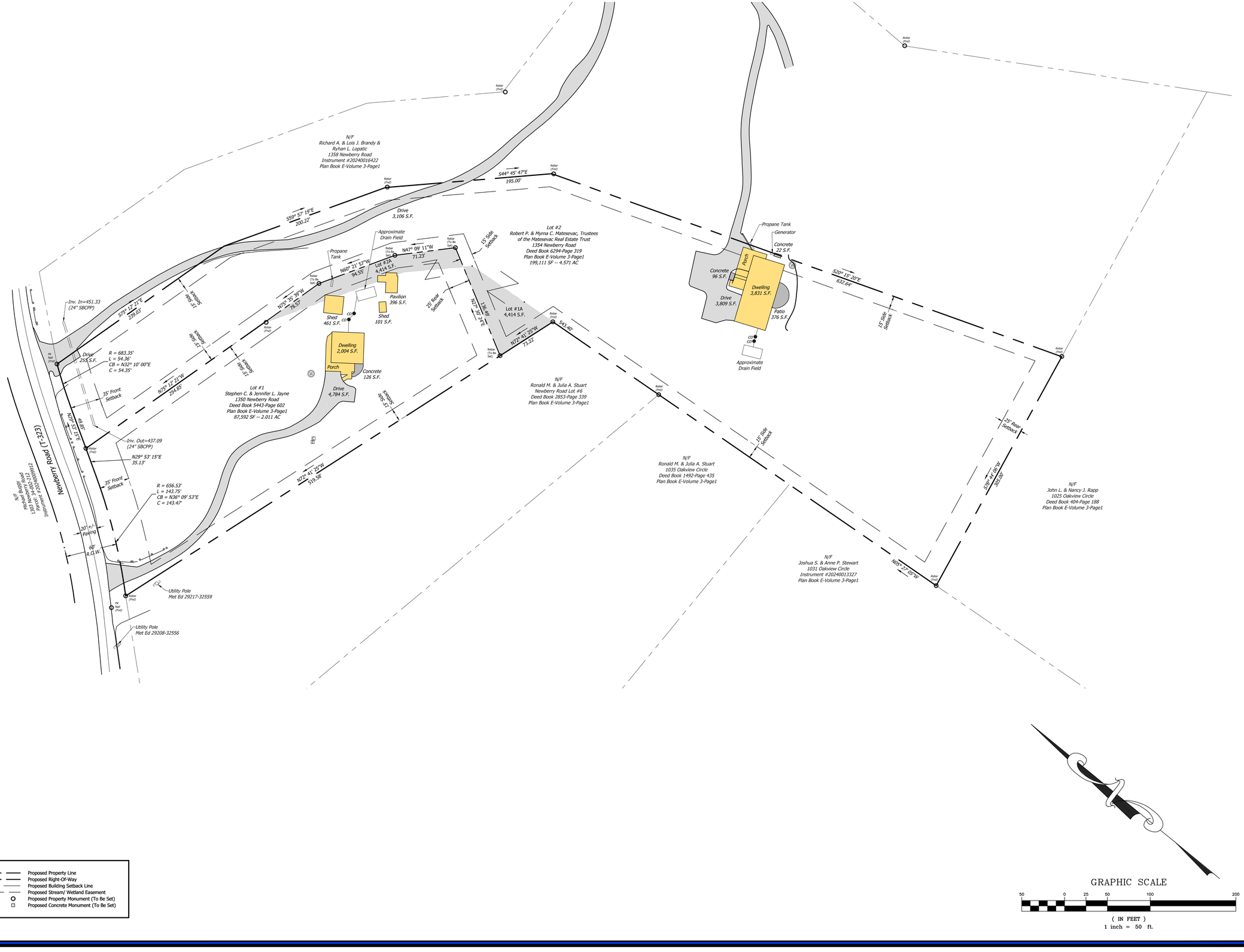
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PHONE: (717) 774-7534 ▫ FAX: (717) 774-7190
RJFISHERENGINEERING.COM

EXISTING CONDITIONS PLAN
FOR
1350 & 1354 NEWBERRY ROAD
LOCATED IN
LONDONDERRY TOWNSHIP, DAUPHIN COUNTY, PA.

DRAWING ID: 225016-EXC
PROJECT: 225016
DATE: 7/11/25
SHEET: 2 OF 3

2. EXC
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Plotted: 7/11/2025 8:49 AM by Kelly



Proposed Conditions Legend

- Proposed Property Line
- Proposed Right-Of-Way
- Proposed Building Setback Line
- Proposed Stream/ Wetland Easement
- Proposed Property Monument (To Be Set)
- Proposed Concrete Monument (To Be Set)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NO.	REVISION	DATE
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----

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LOT ADD-ON PLAT
FOR
1350 & 1354 NEWBERRY ROAD
LOCATED IN
LONDONDERRY TOWNSHIP, DAUPHIN COUNTY, PA.

DRAWING ID: 225016-SDP
PROJECT: 225016
DATE: 7/11/25
SHEET: 3 OF 3

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