

# WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING

Stokes Assembly Hall  
1039 Wilmington Pike, Westtown Township  
November 19, 2003 - 7:30PM

**Present:** Chairman Don Verdiani noted the following members present; Commissioners Elaine Adler, Don Verdiani, Kevin Flynn, Carol DeWolf and Mark Purcell. Also present were Township Manager Robert Layman; Township Engineer Angelo M. Capuzzi; two guests and those mentioned below.

## **Call to Order and Pledge of Allegiance.**

Mr. Verdiani led those present in the Pledge of Allegiance to the Flag and called the meeting to order.

## **Adoption of Agenda.**

The Agenda was adopted as presented.

## **Approval of Minutes**

The minutes of the Planning Commission meeting of November 5, 2003, were approved as submitted (CD/MP).

## **Announcements.**

Friends of the West Chester Area School District, November 21, 2003 "Bus to the Future".

Delaware Valley Regional Planning Commission, December 3, 2003. Audio Conference

## **Reports.**

**Board of Supervisors.** Carol DeWolf reported on the November 17, 2003 meeting. The Board accepted Nick Bibbo's resignation from the Planning Commission. PAG reported that SEPTA has not responded to the Township's inquiries relating to the trail system. The preliminary budget was presented. The Conditional Use Hearing for Tract 2003-10 TAG Builders (Orvis) remains open while Solicitor Adams drafts a preliminary decision. Don Verdiani presented the new format for the Emergency Management which was approved by the Board. The contract for the new Westtown-East Goshen police building was awarded.

**West Chester Regional Planning Commission.** Ms. DeWolf reported that the WCRPC has received a \$50,000 grant from Chester County to be used for the traffic circulation study of the region. It is expected that the remaining \$38,000 of the cost will be covered by contributions from the local municipalities and other organizations. Pending receipt of commitments for this purpose the study will be conducted by McMahon Associates starting in December, 2003.

**Tract 2001-9, Westtown Village/Commerce Bank.** PC received Chester Valley Engineers letter of November 11, 2003, and FAZ Associates memo dated November 14, 2003 which reviewed the amended circulation plan dated October 30, 2003. Present for the applicant, Commerce Bank, were Traffic Engineer John Caruolo and Attorney Joseph Brion (who arrived at the end of the discussion). Mr. Caruolo stated that the applicant would comply with all the comments in both reviews. He further stated that the PennDOT Highway Occupancy Permit had been extended to February, 2004. Mrs. Adler reported that the Fire Marshal had reviewed the revised plan and had no further comment.

Mr. Capuzzi suggested that the Comment 8 of the FAZ memo, which states that the Township should have the right to review the operation of the driveway connection and that Commerce Bank should agree to address any safety or operational problems identified in that review, should be made a plan note.

**Motion** (CD/MP), the Planning Commission recommends that the Board of Supervisors accept the modified, two-way circulation pattern for the Commerce Bank and approve the plan for Tract 2001-9 Westtown Village/Commerce Plan revised October 30, 2003 with the following conditions:

1. Compliance with the Chester Valley Engineers letter of November 11, 2003 and the FAZ Associates memo of November 14, 2003.
2. The addition of a plan note based on Comment 8 of the FAZ memo giving Westtown Township the right to review the circulation and including Commerce Bank's agreement to address and alleviate any operational problems identified.
3. Creation of a modest escrow account to provide for any modifications required by such review.

The Planning Commission will recommend that the Board add this revised sheet to the approved plan for this project.

Public Comment. None at this time.

**Unanimously approved.**

**Tract 2002-8, SS Simon & Jude.** PC received Chester Valley Engineers letter dated November 19, 2003 and the Fire Marshal's memo dated November 17, 2003 reviewing the plan last revised November 11, 2003. Present for the applicant were Ron Avellino, John Gallen, and Engineer James Mazeika, Mr. Mazeika stated that the applicant would comply with all comments in the CVE letter and will request one waiver related to the slope of the occasional use driveway onto the Route 352. He also announced that the church is working with the Wickerton Drive property owners to secure the necessary easements and has offered to pay the related legal costs.

The 352 driveway will be gated and supplied with a Knox Box so that it can be opened by emergency services. Mr. Avellino said that the gate would be opened only at the end of mass to allow use by south-bound traffic. The church does not, at this point, anticipate any other use. The PC agreed that a letter from the church specifying the scheduled use would be sufficient. The church would notify the Township of any modifications to the scheduled use. The PC's concern is prevention of inappropriate use of this driveway as a cut-through.

Mr. Capuzzi noted one additional concern relating to the fence atop the retaining wall which must meet BOCA specifications and another pertaining to use of water-tight pipe along the retaining wall between inlets A10 and A11. Mr. Mazeika indicated the church would comply with these comments.

**Motion** (CD/MP) the Planning Commission recommends that the Board approve the Preliminary/Final Plan for Tract 2002-8, SS Simon & Jude, with the following conditions:

1. The steeple will not be illuminated from the exterior.
2. The plan comply with all comments in the Chester Valley Engineers letter of November 19, 2003.
3. The plan comply with the two additional comments noted above relating to fence on the retaining wall meeting BOCA criteria and the use of water-tight piping between inlets A10 and A11.
4. The church will supply a letter detailing the proposed operation of the gate on the Route 352 driveway which is to be opened only for specified church functions.

The Planning Commission concurs with the Township Engineer's recommendation to grant the waiver relating to the slope of the 352 driveway.

Public Comment.

Jeff House, Russell Lane. Asked for clarification of use of the 352 driveway.

**Motion carried.** For, Adler, Verdiani, Flynn, DeWolf. Abstain, Purcell

**Tract 2003-14, Tordone (Sineath).** PC received a sketch plan dated 11/13/03 for a five lot subdivision of this 5.9 acre tract at the intersection of Westbourne Road and Windy Knoll Road. Present was developer Fred Tordone. Mr. Tordone was told that the flag lot shown on the plan was not permitted by the current Zoning Ordinance. His engineer will get the revised zoning ordinance and re-draw the plan showing four lots. Kevin Flynn stated that he was a resident of this neighborhood although his property was not adjacent to the tract. PC suggested that the two lots fronting on Windy Knoll share a driveway access point. PC also suggested that the lot with the existing house and the new lot fronting on Westbourne Road should share an access point.

Engineer Capuzzi advised Mr. Tordone that the Subdivision Ordinance, as revised in 2002, requires 10% open space on tracts larger than two acres. PC will further discuss the possible alternatives to open space dedication including a fee in lieu of open space.

**Public Comment.**

David Jones, 1058 Windy Knoll Road. Called attention to the steepness of Windy Knoll Road where the driveway access is proposed and expressed concerns about safety issues. Asked about the Township's ability to influence architectural decisions and landscaping. PC and Mr. Tordone indicated the engineers would look into the grade and sight line issues once the actual lots lines were established.

Tom Foster, 734 Westbourne Road. Indicated concern with additional driveways entering Westbourne Road considering the existing roads and driveways and the speeding problems. Asked what type of homes Mr. Tordone proposes for this tract. Mr. Tordone responded.

Pam McGillan 1007 Windy Knoll. Asked where the revised plans would be available for the public, if this development would affect the timing for installation of public sewers in this neighborhood, and commented on speeding on Westbourne Road. Mr. Verdiani explained the subdivision procedure, advised Mrs. To check the website for information on when this tract was to be discussed and commented on the status of the Act 537 Plan.

Joseph Zurlo, Wood Lane. Commented on water run off from this tract onto to Wood Lane properties. Chairman Verdiani explained the storm water management requirements. Mr. Tordone assured the residents that existing wells and septic systems would be identified.

Eva Foster, 734 Westbourne Road. Questions about the existing house and stables and construction timetable answered by Mr. Tordone.

**Public Comment.**

Walter Pavelchek, S. New Street. Recommended that the Township abandon the concept of a parallel road west of Route 202. Mr. Pavelchek contends that such a circulation pattern already exists on West Pleasant Grove Road and South New Street. He believes that the section from Pleasant Grove to the jughandle, if built, should be one way north for the convenience of the Westside residents.

**Adjournment.** 9:20PM (KF/EA).

Elaine L. Adler  
Planning Commission Secretary