

GINA M. GERBER
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Extension 207



September 28, 2023

via Hand-Delivery and Email

Mila Carter
Director of Planning and Zoning/Assistant Township Manager
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382
lcarter@westtown.org

Re: Westtown School – 975 Westtown Road
Land Development Application Resubmission – Oak Lane

Dear Mila:

As you know, this firm represents Westtown School (“Applicant”), the owner of approximately 579.61 acres of land located at 975 Westtown Road in Westtown Township, within the A/C Agricultural Cluster Residential District, which is further identified as UPI Nos. 67-2-19, 67-2-24, 67-2-24.2, 67-2-25, 67-2-25.1, 67-2-25.2, 67-2-25.3 and 67-5-27 (“Property”).¹

Applicant submitted a Preliminary/Final Land Development Application to the Township on August 3, 2023 for improvements to the existing athletic facilities on the Property which includes the replacement of 2 existing grass athletic fields with multi-purpose synthetic turf fields, introduction of permanent lights for one of the turf fields, converting an existing gravel/lawn parking area into a paved parking area with 93 parking spaces, introducing a support building with ADA access between the new parking area and the athletic fields, introducing walking paths, relocating/reconstructing the softball fields with dugouts and providing attendant stormwater management facilities and landscaping. The Township’s consultants issued review letters of the Application. The Applicant is herein enclosing the following responses to those review letters and updated plans and materials to address the review letter comments.

1. Eight (8) copies of a Preliminary/Final Land Development Plan for Westtown School – Oak Lane Project prepared by ELA Group, Inc., dated January 27, 2023 and last revised September 19, 2023;
2. Eight (8) copies of a revised Waiver/Modification Request Letter prepared by ELA Group, Inc., dated September 27, 2023;
3. One (1) copy of an Erosion and Sediment Control Report prepared by ELA Group, Inc., dated September 27, 2023;

¹ Approximately 113.55 acres of the Property is leased for farming.

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4. One (1) copy of a Water Study prepared by ELA Group, Inc., dated September 27, 2023;
5. One (1) copy of a NPDS PCSM Module 2/Post Construction Stormwater Management Report for Westtown School oak Lane Project, dated January 27, 2023 and last revised September 27, 2023;
6. Eight (8) copies of a Response Letter from ELA Group, Inc., dated September 27, 2023, to CEG Review Letter of September 1, 2023;
7. Eight (8) copies of a Response Letter from Traffic Planning and Design, Inc., dated September 19, 2023; and
8. Eight (8) copies of a Letter from Daktronics, dated September 28, 2023.

Electronic copies of the Application materials will be delivered via email.

Please forward the Application and enclosed documents for review by the Township consultants, Planning Commission and Board of Supervisors. We look forward to discussing this project with the Township Planning Commission on October 4, 2023.

As always, please feel free to contact us with questions. Thank you for your attention to this matter.

Very truly yours,



GINA M. GERBER

GMG

Enclosures

cc: Kate Donnelly (via email, w/encl.)
Chris Benbow (via email, w/encl.)
Carolyn Hapeman (via email, w/encl.)
Jason Best (via email, w/encl.)
Alex Meitzler (via email, w/encl.)
Mike Rufo (via email, w/ encl.)
John Fitzgerald (via email, w/encl.)
E. Carr Everbach (via email, w/encl.)
Bob Zoeller (via email, w/encl.)