



WESTTOWN TOWNSHIP

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August 1, 2024

Westtown AM West TIC, LLC
1195 Route 70, Suite 2000
Lakewood, NJ 08701

**Re: 1502 West Chester Pike – Proposed Chase Bank
Preliminary/Final Land Development Application**

The Township is in receipt of the Westtown AM West TIC, LLC – Proposed Case Bank land development application submitted on July 16, 2024. This application calls for construction of a 3,294 square foot bank with drive-thru, parking, lighting, landscaping and other improvements at the Westtown Marketplace shopping center on the 18.45 acre parcel (UPI # 67-2-42.4). The proposed bank will be served by the public water and sewer. The stormwater management facilities will include an infiltration basin to be located beneath the drive-thru area of a new building.

The purpose of this review is for the Township to finalize the overall completeness of the application as outlined under Chapter 149 of the Westtown Township Code. The following items were included in the submission:

1. Letter from Kaplin Stewart dated July 16, 2024;
2. Preliminary Application form dated July 16, 2024;
3. Westtown Township Subdivision and Land Development information Sheet;
4. Chester County Subdivision/Land Development Information Form;
5. Act 247 County Referral;
6. Stormwater Management Plan Narrative prepared by Dynamic Engineering dated July 2024;
7. Email from Aqua America with supplemental information dated April 17, 2024;
8. Parking Assessment prepared by Dynamic Traffic, LLC dated January 19, 2023;
9. Preliminary/Final Land Development Plan for Westtown AM West TIC, LLC Proposed Chase Bank (sheets 1 to 21) prepared by Dynamic Engineering dated July 12, 2024.

After an initial review, on July 18, 2024, the Township requested the applicant to verify whether the applicant intends to submit a traffic impact study pursuant to Chapter 149-

804.A and whether the applicant submitted the most recent Parking Assessment for review. The applicant has previously gone through the Zoning Hearing Board process where the Parking Assessment (dated January 19, 2023) was revised. On July 30, 2024, the applicant confirmed that the Township shall review the most recent Parking Assessment prepared by Dynamic Traffic, LLC dated March 16, 2023, and that the traffic study will be provided as soon as possible.

Therefore, the Township considers your application substantially complete, except for items as outlined below.

1. Verify that you are requesting a waiver to have your plans reviewed and approved simultaneously as a Preliminary/Final Plan.
2. Ensure that correct parcel number is specified on the Preliminary/Final land development plan and the Stormwater Management Plan Narrative.
3. Provide missing statements on the plan, pursuant to §149-602.C(4).
4. Add appropriate signature blocks on the right-hand side, pursuant to §149-702.A(2), including for the property owner, Westtown Township Planning Commission and the Board of Supervisors, Township engineer, Chester County Planning Commission and Recorder of Deeds.
5. Add the names of all abutting or adjacent property owners, if any, with the deed book and page numbers and unified parcel index numbers, pursuant to §149-702.B(5).
6. Add all missing items required for a key map, pursuant to §149-702.B(6).
7. Add existing monuments, along with a statement of the total area if the property being developed and a statement by the engineer or surveyor certifying the accuracy of the survey and that the drawn plan is in conformance with Township chapters, pursuant to §149-702.B(7).
8. Add outstanding items pertaining to location and elevation of the bench mark, pursuant to §149-702.B(8).
9. Depict and note precautionary and prohibitive slopes areas as defined by Chapter 170, Zoning, pursuant to §149-702.B(9).
10. Add a note on the plan pertaining to wetlands, pursuant to §149-702.B(10).
11. Add a note on the plan pertaining to compliance of sanitary sewer systems with the standards and specifications as adopted by Westtown Township, pursuant to §149-702.B(15).
12. Add all easements or right-of-ways, pursuant to §149-702.B(21)(e).
13. Include a legend indicating existing and proposed features on overall site plan sheet, pursuant to §149-702.B(22).
14. Provide a Conservation Plan, pursuant to §149-602.D and §149-702.D.

15. Provide a traffic study, pursuant to §149-804.A.
16. Provide a statement listing variances, special exceptions and/or conditional use approvals and any qualifying conditions, pursuant to §149-702.C(4). Add a Zoning Hearing Board decision that was issued on May 8, 2023 to the land development plan.
17. Provide that any plan also shall include a certification from the Chief of the fire company responsible for serving the site as to the adequacy of access for emergency vehicles and the sufficiency of available water for fire-fighting purposes pursuant to §170-1106.D.

Your application has been scheduled for the August 7, 2024 Planning Commission meeting. To the extent you can add features and/or notes as necessary to the submitted land development plan, as applicable, to satisfy the requirements for the Conservation Plan pursuant to §149-801, you need not submit a separate plan sheet if you can identify in a letter and/or on plan notes on what sheets the required items can be found. If you have any further questions, please do not hesitate to ask.

Sincerely yours,



Liudmila Carter
Director of Planning and Zoning

Cc: Gregg Adelman, Esq. – Applicant's attorney
Patrick McKenna, Esq. – Westtown Township Solicitor