

## Shawn Muntz

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**From:** Mila Carter <lcarter@westtown.org>  
**Sent:** Tuesday, September 17, 2024 5:04 PM  
**To:** Shawn Muntz  
**Cc:** Mark Gross; Jeffrey Brown; Ryan Maccariella  
**Subject:** RE: New Development - 1502 West Chester Pike - Westtown Township

Shawn –

Please see responses below to highlighted items.

Mila

[Liudmila \(Mila\) Carter](#)  
Township Manager  
Director of Planning and Zoning  
610. 692.1930

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**From:** Shawn Muntz <smuntz@dynamicec.com>  
**Sent:** Friday, September 13, 2024 10:43 AM  
**To:** Mila Carter <lcarter@westtown.org>  
**Cc:** Mark Gross <mgross@westtown.org>; Jeffrey Brown <jbrown@dynamicec.com>; Ryan Maccariella <rmaccariella@dynamicec.com>  
**Subject:** RE: New Development - 1502 West Chester Pike - Westtown Township

Good morning Mila,

Now that we have the review letters in hand and are getting closer to a final product, I would like to resurrect this email we sent back in July regarding the sewer permitting with the Township and DEP. Could you please provide answers to the highlighted questions below at your earliest convenience? Our sewer demand should be no more than 413 GPD.

Thank you!

**Shawn Muntz, PE**

Branch Manager

### **Dynamic Engineering Consultants, PC**

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**From:** Mark Gross <[mgross@westtown.org](mailto:mgross@westtown.org)>  
**Sent:** Tuesday, July 9, 2024 3:37 PM  
**To:** Matthew Walter <[mwalter@dynamicec.com](mailto:mwalter@dynamicec.com)>

Cc: Shawn Muntz <[smuntz@dynamiccec.com](mailto:smuntz@dynamiccec.com)>; Arnav Joshi <[ajoshi@dynamiccec.com](mailto:ajoshi@dynamiccec.com)>; Mila Carter <[lcarter@westtown.org](mailto:lcarter@westtown.org)>

Subject: RE: New Development - 1502 West Chester Pike - Westtown Township

Matthew,

Permitting is not in my wheelhouse here at the Township and I don't want to steer you in the wrong direction. Please wait for Mila's guidance next week. As far as any hydraulic overloading, I do not know of any existing issues.

Thanks,

Mark Gross  
Director of Public Works  
Westtown Township  
610.692.1930 – P  
[mgross@westtown.org](mailto:mgross@westtown.org)

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From: Matthew Walter <[mwalter@dynamiccec.com](mailto:mwalter@dynamiccec.com)>

Sent: Tuesday, July 9, 2024 8:49 AM

To: Mark Gross <[mgross@westtown.org](mailto:mgross@westtown.org)>

Cc: Shawn Muntz <[smuntz@dynamiccec.com](mailto:smuntz@dynamiccec.com)>; Arnav Joshi <[ajoshi@dynamiccec.com](mailto:ajoshi@dynamiccec.com)>; Mila Carter <[lcarter@westtown.org](mailto:lcarter@westtown.org)>

Subject: RE: New Development - 1502 West Chester Pike - Westtown Township

Good Morning Mark,

Thank you for getting back to me and forwarding the email. Method of conveyance is going to be public sewer through a 6" gravity line which will connect to MH 138-013 on the mapping you provided previously. This development should only require 1 EDU but I am still waiting to confirm that with updated water bills which I will provide upon receipt.

Per the website there is a \$2,500 escrow fee required with any new connection, are you able to provide me with the latest sewer connection application as I cannot seem to find it on the website? Lastly, in Milas absence are you able to give me an idea if Westtown is experiencing any hydraulic overload or anything that would cause us to potentially need to go into planning?

Thank you,

**Matthew Walter**  
Design Engineer

## **Dynamic Engineering Consultants, PC**

826 Newtown Yardley Road | Suite 201 | Newtown | PA | 18940

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**From:** Mark Gross <[mgross@westtown.org](mailto:mgross@westtown.org)>  
**Sent:** Tuesday, July 9, 2024 8:05 AM  
**To:** Matthew Walter <[mwalter@dynamiccec.com](mailto:mwalter@dynamiccec.com)>  
**Cc:** Shawn Muntz <[smuntz@dynamiccec.com](mailto:smuntz@dynamiccec.com)>; Arnav Joshi <[ajoshi@dynamiccec.com](mailto:ajoshi@dynamiccec.com)>; Mila Carter <[lcarter@westtown.org](mailto:lcarter@westtown.org)>  
**Subject:** RE: New Development - 1502 West Chester Pike - Westtown Township

Matthew,

I am forwarding your request to Mila Carter as she handles planning and zoning workflow for the Township. Mila is currently out of town and will be available towards the end of next week to respond to your request. In the meantime, I suggest you review our website, as some answers to your questions are published here, <https://westtownpa.org/sewer-information/> and <https://ecode360.com/12394054>. Your request could be handled more efficiently if you provide additional detail as to what capacity you are requesting/ method of conveyance etc. Additionally, please make sure there is an adequate permitting escrow account set up and funded for this project.

Thanks,

*Mark Gross*  
*Director of Public Works*  
*Westtown Township*  
610.692.1930 – P  
[mgross@westtown.org](mailto:mgross@westtown.org)

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**From:** Matthew Walter <[mwalter@dynamiccec.com](mailto:mwalter@dynamiccec.com)>  
**Sent:** Monday, July 8, 2024 2:57 PM  
**To:** Mark Gross <[mgross@westtown.org](mailto:mgross@westtown.org)>  
**Cc:** Shawn Muntz <[smuntz@dynamiccec.com](mailto:smuntz@dynamiccec.com)>; Arnav Joshi <[ajoshi@dynamiccec.com](mailto:ajoshi@dynamiccec.com)>  
**Subject:** RE: New Development - 1502 West Chester Pike - Westtown Township

Good Afternoon Mark,

Following up on the proposed development located at 1502 West Chester Pike at the corner of the existing shopping center. We understand this location falls in the service territory of Westtown Township, for sanitary sewer collection and conveyance. Therefore, we request you please provide the following information:

1. Please advise if Westtown would also be the treatment provider for this parcel or if there is a different authority we should be contacting. If Westtown is the treatment provider, please include this component within the requested letter. - MC: Same provider as for the entire shopping center.
2. We are currently proposing to tap into MH 138-013 if you can please confirm that this location is viable. The tap location will be coordinated with your sewer engineer, Mark Yoder with Carroll, per their review letter.
3. How much cover are we required to provide over the proposed/maintain over existing sewer infrastructure. Required cover will be coordinated with your sewer engineer, Mark Yoder with Carroll..
4. Please advise if there are capacity issues, connection moratoriums, or road opening moratoriums currently in affect or planned in the foreseeable future. - MC: None that we are aware of at this time.

5. Please advise if there are connection/tapping fees required for new services and/or the reconstruction of existing services. If available, we request you please provide a connection fee schedule. - MC: Yes, for fees please see here: <https://westtownpa.org/sewer-information/>. Application is attached.
6. Please advise if there are specific application procedures/fees required to obtain approval from your office for the proposed sewer service. Please provide the latest version of any applicable applications we will be required to complete. - MC: See previous comment (#5)
7. Please advise if there are any standard sewer details we should be including on our plans. This will be coordinated with your sewer engineer, Mark Yoder with Carroll.

We request you verify the above items through written confirmation in the form of a “Will Serve/Capacity” Letter.

Additionally, for purposes of PADEP ACT 537 Permitting, our office is requesting the following information in regard to public sewer:

1. Please advise how many GPD/EDU in Westtown Township or Borough. – MC: The Township’s standard is 250 GPD/EDU.
2. Please advise the name of the existing sewer system the property will be connecting to (if applicable). – MC: No specific name for the sewer system.
3. Please advise the Interceptor Name. – MC: No name for interceptor.
4. Please advise the Treatment Facility Name.- MC: Chester Creek Wastewater Treatment Plant
5. Please advise the NPDES Permit Number of the Treatment Facility. – MC: PA 0031771
6. Please confirm how signing of the ACT 537 Mailer is handled within Westtown Township and who this should be coordinated with. – MC: The mailer will have to be submitted to the Township. Carroll Engineering will review and provide comments.

Thank you very much for your assistance with this matter. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

**Matthew Walter**

Design Engineer

**Dynamic Engineering Consultants, PC**

826 Newtown Yardley Road | Suite 201 | Newtown | PA | 18940

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**From:** Mark Gross <[mgross@westtown.org](mailto:mgross@westtown.org)>

**Sent:** Monday, May 13, 2024 1:59 PM

**To:** Matthew Walter <[mwalter@dynamicec.com](mailto:mwalter@dynamicec.com)>

**Subject:** RE: New Development - 1502 West Chester Pike - Westtown Township

Matthew,

Westtown Township owns the sanitary manholes and associated conveyance piping as shown on the plan of 1502.

Thanks,

Mark Gross  
Director of Public Works  
Westtown Township  
610.692.1930 – P  
[mgross@westtown.org](mailto:mgross@westtown.org)

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**From:** Matthew Walter <[mwalter@dynamiccec.com](mailto:mwalter@dynamiccec.com)>  
**Sent:** Friday, May 10, 2024 4:31 PM  
**To:** Mark Gross <[mgross@westtown.org](mailto:mgross@westtown.org)>  
**Subject:** RE: New Development - 1502 West Chester Pike - Westtown Township

Good Afternoon Mark,

Following up on the below, were you ever able to verify who owns the sanitary line within the subject and surrounding parcels?

We have been in contact with other utility authorities but none have claimed sewer.

Thank you,

**Matthew Walter**  
Design Engineer  
**Dynamic Engineering Consultants, PC**  
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PH: (267)-685-0276 Ext. 3124 | Fax: (267)-685-0361

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**From:** Mark Gross <[mgross@westtown.org](mailto:mgross@westtown.org)>  
**Sent:** Wednesday, April 17, 2024 1:45 PM  
**To:** Matthew Walter <[mwalter@dynamiccec.com](mailto:mwalter@dynamiccec.com)>  
**Subject:** RE: New Development - 1502 West Chester Pike - Westtown Township

Hi Matthew,

Attached is the sanitary collection system that serves the shopping center. Our office is checking on actual ownership within the parcel.

Thanks,  
Mark



**From:** Matthew Walter <[mwalter@dynamiccec.com](mailto:mwalter@dynamiccec.com)>  
**Sent:** Wednesday, April 17, 2024 11:24 AM  
**To:** Mark Gross <[mgross@westtown.org](mailto:mgross@westtown.org)>  
**Subject:** New Development - 1502 West Chester Pike - Westtown Township

Good Morning Mark,

Our office is in the beginning stages of a potential new commercial development at the north-east portion of the shopping center located at 1502 West Chester Pike, Westtown Township. I have attached a GIS Aerial for your reference with the development area in BLUE. We are looking to get some more information regarding public sewer facilities in relation to this site and how the current shopping center is being serviced. After speaking with AQUA they confirmed that they have water facilities in the area and survivable to the shopping center but nothing sewer related. Are you able to provide some more information whether the Township of Westtown owns the public sewer in this area?

Additionally, if you could please provide any available mapping of the infrastructure in this area for our reference.

Please feel free to reach out if you'd like to discuss further.

Thank you,

**Matthew Walter**

Design Engineer



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**Florida (Delray Beach)** - 100 NE 5th Ave | Suite B2 | Delray Beach, FL 33483 | PH: (561) 921-8570

**Maryland (Annapolis)** - 125 West Street | Annapolis, MD 21401 | PH: (410) 567-5000

**New Jersey (Belmar)** - 825 8<sup>th</sup> Avenue | Belmar, NJ 07719 | PH: (732) 974-0198

**New Jersey (Chester)** - 245 Main Street | Suite 110 | Chester, NJ 07930 | PH: (908) 879-9229

**New Jersey (Lake Como)** - 1904 Main Street | Lake Como, NJ 07719 | PH: (732) 974-0198

**New Jersey (Marlton)** - Five Greentree Centre | 525 Route 73 North | Suite 406 | Marlton, NJ 08053 | PH: (856) 334-2000

**New Jersey (Newark)** - 50 Park Place | Suite 901 | Newark, NJ 07102 | PH: (973) 755-7200

**New Jersey (Toms River)** - 40 Main Street | 3<sup>rd</sup> Floor | Toms River, NJ 08753 | PH: (732) 678-0000

**Texas (Austin)** - 901 Mopac Expressway South | Barton Oaks Plaza One | Suite 300 | Austin, TX 78746 | PH: (512) 646-2646

**Texas (Dallas)** - 714 S. Greenville Avenue | Suite 100 | Allen, TX 75002 | PH: (972) 534-2100

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  - Dynamic and its Family of Companies has been placed on NJBIZ's Best Places to Work in 2023 for the 12th year in a row!
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