



WESTTOWN TOWNSHIP

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VIA EMAIL

December 10, 2024

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

Re: Chase Bank Preliminary/Final Land Development Plan – 1502 West Chester Pike
Township Application #2024-01

The Westtown Township Board of Supervisors, at its meeting of December 2, 2024, approved the Preliminary/Final Subdivision Application for the land development plan titled “Westtown AM West TIC, LLC Proposed Chase Bank” at the northeastern corner of the Westtown Marketplace shopping center located at 1502 West Chester Pike, Tax ID #67-2-42.4. The subdivision plans and associated design documents for this development were prepared by Dynamic Engineering. The plans consisted of twenty five sheets, dated July 12, 2024, last revised November 4, 2024.

In addition to the waivers granted as requested in the Dynamic Engineering Consultants, PC’s September 18, 2024 letter, the Board of Supervisors’ approval is subject to the following conditions:

1. The applicant shall resolve all outstanding comments highlighted in the Township’s consultant letters from Cedarville Engineering dated November 27, 2024, from the Emergency Management Coordinator’s email dated October 3, 2024, and from Albert Federico Consulting, Inc. dated September 30, 2024.

Prior to the Board applying their signatures to the final subdivision plans and prior to the plans being recorded with the Chester County Recorder of Deeds, the following administrative items must be received by the Township in acceptable form, as approved by the Township Solicitor and Township Engineer, in accordance with the referenced section of the Code of the Township of Westtown:

1. Subdivision and Land Development Agreement (§149-404);
2. Financial Security Agreement (§149-403);
3. Stormwater Facilities Operation and Maintenance Agreement (§144-703);
4. Legal descriptions for all easements (drainage, stormwater management) and any written deed or deed amendment, if needed.

Please reach out should you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Liudmila Carter".

Liudmila Carter
Director of Planning & Zoning

cc: Gregg I. Adelman, Esq., Attorney for Applicant (via email)
Patrick McKenna, Esq., Township Solicitor (via email)