



March 21, 2025

Westtown Township
Attn: Mila Carter, Township Manager
P.O. Box 79
Westtown, PA 19395

RE: 1001 S. Walnut Street

Dear Ms. Mila:

Attached, please find a response letter regarding the comments in the most recent CEG letter. The comments have been responded to in a manner as to how they will be addressed on the next submission to the township. For ease of reference, this letter follows the format of the CEG letter.

REVIEW COMMENTS

Chapter 149 – Subdivision of Land

1. Section 149-300.C & Section 149-602.C.(4).(b) -The following shall be addressed:

- The above referenced letter prepared by Aqua PA indicates that water service is not currently available to serve Lot 2 and that a water main extension will be required for service. The Plan shall be revised to show the location of the water line extension as approved by Aqua PA.

Howell Response: The location of the proposed water main has been added to the plan.

- Evidence of Sewage Facility Planning Module Approval/Waiver from DEP shall be provided prior to Plan recording.

Howell Response: The approved planning module waiver has been provided for review.

- The location of the proposed sewer lateral and saddle connection, to the extent of the sanitary sewer easement, shall be shown for Lot 2.

Howell Response: The location of the conceptual sanitary lateral connection has been shown on sheet 1.

2. Section 149-403.A & Section 149-403.C –

- Financial security in an amount acceptable to the Township shall be provided prior to Plan recording. A Construction Cost Estimate shall be submitted for review and approval, with the required financial security incorporated into a Developer's Agreement

to be executed prior to Plan recording. The construction cost estimate shall include, but not be limited to:

- The water line extension within Oakbourne Road, including all costs associated with roadway restoration/reconstruction as required by PennDOT.
Howell Response: Acknowledged. The cost for the water main extension shall be included in the cost estimate. The estimate shall be provided for review prior to plan recording.
 - Sanitary sewer saddle and wye connection within the sanitary sewer right-of-way.
Howell Response: Acknowledged. The cost for the sewer connection shall be included in the cost estimate. The estimate shall be provided for review prior to plan recording.
 - Installation of proposed lot corner pins.
Howell Response: Acknowledged. The cost for the installation of the new property corners shall be included in the cost estimate. The estimate shall be provided for review prior to plan recording.
 - Improvements adjacent to Oakbourne Road, (i.e. sidewalk) if required by Westtown Township.
Howell Response: Per discussions with the Traffic Engineer and Planning Commission, an easement for the sidewalk has been proposed for any future sidewalk improvements.
3. Section 149-600.C – The Applicant has requested a waiver from the above referenced section of the Ordinance. CEG offers no objection to consideration of this request.
Howell Response: Comment Acknowledged. No response Necessary.
 4. Section 149-602.B.(3) & Section 149-702.B.(3) – The plans shall be revised to reference the deed book and page of the original lot.
Howell Response: The plan has been revised to show the original deed book and page. See general note 20 on sheet 1.
 5. Section 149-602.B.(4) & Section 149-702.B.(4) -The Plans shall be signed and sealed prior to Plan recording.
Howell Response: Acknowledged. The plans shall be signed and sealed prior to plan recording.
 6. Section 149-602.B.(12) & Section 149-702.B.(12) - The cartway width of Walnut Street shall be dimensioned on the Plan.
Howell Response: The cartway width of Walnut Street has been revised to be more clearly shown on the plan.

7. Section 149-602.C.(1).(g) – A note shall be added to the drawings indicating the need for a PennDOT highway occupancy permit (if applicable). A state highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1946 (P.L. 1242, No. 428 known as the “State Highway Law” before access to a state highway is permitted.

The above referenced note shall be provided on the Plan.

Howell Response: A note has been added to the plans indicating that a HOP is to be obtained for the conceptual driveway.

8. Section 149-602.C.(3).(b), Section 149-702.B.(21).(b), Section 149-927.E.(4).(b), & Section 149-927.F - The following note shall be provided on the Plan: “Prior to issuance of a Building Permit for Lot 2, the Township Engineer shall review and approve the proposed connection of the building sewer lateral to the sanitary sewer main”.

Howell Response: The above note has been added to the plan. See general note 17.

9. Section 149-602.C.(4).(j) – The Zoning Table (***) Variance Required note shall be revised to reference the Decision and Order issued by the Zoning Hearing Board.

Howell Response: The zoning table has been revised to make reference to the approved Variance.

10. Section 149-602.D.(1), Section 149-702.D, Section 149-801.E, Section 149-801.F - The Applicant has requested a waiver from Section 149-702.D. CEG offers no objection to consideration of this request, conditioned upon:

- A note shall be shown on the Plan indicating that work associated with the driveway and garage removal on Lot 1, including but not limited to demolition and associated erosion and sediment control, shall be included with the Grading/Stormwater Management Plan for Lot 2. If this demolition has been completed, it shall be referenced accordingly on the Plan.
- If the above referenced demolition has not been completed to date, an easement and/or agreement deemed acceptable by the Township Solicitor shall be provided ensuring that construction equipment access to Lot 1 will be available at the time of construction of the Lot 2 improvements.

Howell Response: The plan has been revised to show the previous impervious areas to have been removed.

11. Section 149-602.D.(2), Section 149-702.E, Section 149-802.E, Section 149-925.A -The Applicant has requested a waiver from Section 149-702.E. CEG offers no objection to consideration of this request.

Howell Response: Acknowledged. No response is necessary.

12. Section 149-602.D.(3), Section 149-702.F, Section 149-803.B.(1).(e), Section 149-803.B.(2), Section 149-803.B.(6) - The Applicant has requested a waiver from Section 149-702.F. CEG offers no objection to consideration of this request, conditioned upon inclusion of Section 149-602.D(3) as part of the waiver request, subject to provision of the applicable information at the time of the building permit associated with Lot 2.

Howell Response: Acknowledged. The section listed above has been included in the waiver request.

13. Section 149-804.B.(3) -The proximity to and availability of fire hydrants with respect to the location of the proposed parcel is subject to the review and approval of the Township Fire Marshall.

Howell Response: Acknowledged. Plans have been submitted to the fire marshal for approval.

14. Section 149-901.E, Section 149-903.A -

NOTE 1: Additional right-of-way and cartway widths may be required by Westtown Township for the purpose of promoting the public safety and convenience, or to provide for parking in commercial and industrial areas and in areas of high-density residential development.

NOTE 2: At the sole discretion of the Township Supervisors, the right-of-way of a minor street may be reduced to 40 feet and the cartway width of a minor street may be reduced to 20 feet for properties of one acre or more. Turnaround paved cartway of cul-de-sac streets shall not reduced.

Section 149-903.(C).(1), Section 149-903.(C).(2), Section 149-903.(C).(3) - Confirmation shall be provided by the Township Traffic Engineer regarding the need for additional right-of-way dedication along Oakbourne Road.

Howell Response: Acknowledged. We feel that the dedication of additional right-of-way would not be necessary as the entire area is developed with residential units and there would be no need to further expand the roadway. Additionally, ceding additional right-of-way for the proposed lots reduce the already small area that can be developed. Alternatively, as discussed during the PC meeting, we have proposed an easement across the proposed lots for the construction of the sidewalk in the future.

15. Section 149-915.F, Section 149-915.J, Section 149-915.K(5), Section 149-915.K(6) - The following shall be addressed:

- Required and proposed sight distance associated with the conceptual driveway location shall be shown on the plan
- The PennDOT Highway Occupancy Permit number associated with the required Aqua PA water line extension shall be noted on the plan.

Howell Response: Note 18 has been added to the plan indicating that the driveway permitting and the waterline extension are subject to PennDOT approval. These approvals are to be obtained as part of the grading permit approvals for lot 2 as no construction is proposed with this submission.

16. Section 149-916 - Sidewalks and paths. - The Applicant shall obtain confirmation from the Township Planning Commission and Board of Supervisors as to the requirement of providing sidewalks along the frontage of Lots 1 and 2.

Howell Response: The existing neighborhood does not show any sidewalks along any portion of Oakbourne road. Given that the surrounding properties have been developed, any sidewalk required along the frontage would remain isolated until such a time that the surrounding properties are redeveloped. As discussed during the PC meeting, we have proposed a sidewalk easement for a future sidewalk to be constructed along the property frontages.

Chapter 170 – Zoning

17. Section 170-1511.B - Confirmation shall be provided by the Township Traffic Engineer regarding the need for additional right-of-way for dedication along Oakbourne Road.

Howell Response: We feel that the requirement for additional right-of-way along Oakborne Road would not be necessary as previously mentioned in the responses above. The existing roadway is sufficient to service the residential properties in the area and there would be no need for the roadway to be expanded without an increase in the traffic flows on Oakborne Road. Further, any right-of-way dedicated would further limit developability of the already small lots.

I trust that all the above responses indicate how comments are to be addressed. Please do not hesitate to contact me at 610-918-9002 with any questions.

Sincerely,
Howell Engineering



Alex Barlow
Staff Engineer