



WESTTOWN TOWNSHIP

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May 1, 2025

Mila Carter
Township Manager

Mila,

I've reviewed the plans for Fox Clearing, LLC, Stokes Estate, and I have some concerns from a life safety standpoint. I addressed these points in a correspondence letter dated 5/26/2023 and 6/23/2023.

Access: I have concerns about the limited access to the development. I understand from the plan that there are two access options from Shiloh Road, but if some significant incident affected Shiloh Road, access to that development would be affected. My suggestion is to add an access point restricted for use by the Fire and Police Department on the north side of "Road C" off Shiloh Hill Drive; a gate should secure this access point and or chain restricting access by the public. I realize this may not be possible, but from a fire protection standpoint, the "one way in and one way out" of development this size is very concerning and can become problematic for first responders.

Pipelines: The proximity of the homes proposed along Roadway C to the pipelines is still concerning from a life safety standpoint; if there is a pipeline incident, evacuations of the affected residents will be a challenge without a second way out of the development.

Fire Hydrants: Due to the complexity of the proposed roadways, fire hydrants should be installed approximately 700 to 1000 feet apart, starting at each entrance and one in each cul-de-sac.

Address: Roads A, B, C, and D should have different names, and Road B should be split into North Road B and South Road B using the intersection of Road A as the middle point. It would also be beneficial at the intersection of Road A and Road C to install a sign to show street number ranges; an example would be an arrow indicating left for addresses XX to XX and a right for addresses XX to XX. I suggest the same for Road B at the intersection of Road A. It is paramount for first responders to locate the address quickly, and at night, that can be a challenge.

Roadway widths: Roadway widths should allow easy movement of fire apparatus even with on-street parking. I suggest prohibiting roadway parking, but I understand that is not always possible; a concession would be to permit parking on one side of the roadway only.

Respectfully Submitted,

Gerald DiNunzio, Jr
Township Fire Marshal