

# WESTTOWN TOWNSHIP

1039 Wilmington Pike  
West Chester, PA 19382  
PHONE: (610) 692-1930

P.O. Box 79  
Westtown, PA 19395  
FAX: (610) 692-9651

## APPLICATION FOR APPROVAL OF PRELIMINARY PLAN

Plan title: Land Development Plan of 1568 West Chester Plan number: \_\_\_\_\_

### Applicant information

Applicant: West Chester Jaguar/Land Rover  
(c/o Joseph E. "Skip" Brion, Esquire)  
Address: 118 W. Market Street, Suite 300 City: West Chester State: PA Zip: 19382  
Phone number: 610-436-4400 E-mail address: jbrion@buckleyllp.com

### Owner information (If different from applicant)

Owner: Piazza Family, L.P.  
Address: 401 S. Schuylkill Ave. City: Norristown State: PA Zip: 19403  
Phone number: \_\_\_\_\_ E-mail address: \_\_\_\_\_

### Project location

Address: 1568 West Chester Pike City: West Chester State: PA Zip: 19382  
Tax map number(s): 67-2-42.4A Zoning district: C-1

### Project description

Please either provide below or attach a brief narrative of the proposed plan.

Construction of a building expansion (of 1,589 square feet) in an area currently serving as an existing parking lot area for the Dealership.

**Submission checklist**

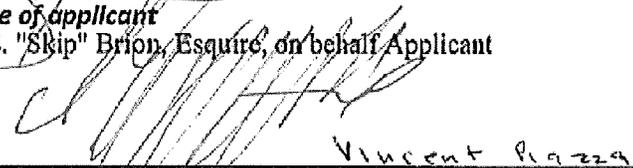
- Application and fee ✓
- Review fee agreement and escrow ✓
- Sixteen copies of the preliminary plan and of all other required plans ✓
- Sewer modules N/A
- Water supply confirmation (if public) ✓
- Information sheet ✓
- Two copies of the stormwater management narrative and calculations N/A
- Copies of supplementary studies as determined by the Township N/A
- Electronic submission in either .DXF or .DWG as described in §149-600(B.1) for all land development or subdivision applications of greater than five lots ✓

*1 copy attached*

***Submission is not complete unless ALL of the above are provided.***

Although not required, applicants are also strongly encouraged to grant written permission for Township officials to conduct an on-site walk of the property early in the process.

Believing that the plan submitted is in conformance with all applicable sections of the Westtown Township Zoning Ordinance and Subdivision and Land Development Ordinance, the undersigned requests approval of the Preliminary Plan for this project.

 <b>Signature of applicant</b> Joseph E. "Skip" Brion, Esquire, on behalf Applicant	10/30/17 <b>Date</b>
 <b>Signature of owner</b> (if different from applicant) <i>General Partner</i>	10/30/17 <b>Date</b>

-----OFFICIAL USE ONLY-----		
Type of application:		
Subdivision _____	Land Development <u>  X  </u>	Flexible Development _____

**WESTTOWN TOWNSHIP**  
**SUBDIVISION AND LAND DEVELOPMENT INFORMATION SHEET**  
(to be completed by applicant)

Project Name West Chester Jaguar/Land Rover Minor Building Addition

Name, Address, Telephone Number, and email of the following:

Owner(s)

Piazza Family, L.P.  
401 S. Schuylkill Avenue  
Norristown, PA 19403

Applicant (if not owner)

West Chester Jaguar/Land Rover  
1568 West Chester Pike  
West Chester, PA 19382

Engineer

Adam Brower, P.E. Phone: 610-903-0031  
E.B. Walsh and Associates, Inc. Email: abrower@ebwalshinc.com  
125 Dowlin Forge Road

Attorney

Exton, PA 19341  
Joseph E. "Skip" Brion, Esquire Phone: 610-436-4400  
118 W. Market Street, Suite 300 Email: jbrion@buckleyllp.com  
West Chester, PA 19382

Person to be contacted by Westtown Township (include address data if not listed above)

Joseph E. "Skip" Brion, Esquire  
Adam Brower, P.E. (if engineering related)

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SPECIAL CONDITIONS (Conditional Use, Special Exception, Variances – Explain and attach relevant material)

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Sewer On site  Public   
Special Conditions \_\_\_\_\_

Water On site  Public

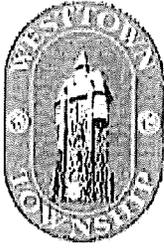
Fire Hydrants (number and location) N/A

Other facilities N/A

Open Space (area & description, recreation facilities, etc. N/A

Streets (new & modifications to existing), Sidewalks/Paths N/A

Description of Proposed Buildings N/A



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## NOTICE TO ALL PROPERTY OWNERS OR EQUITABLE OWNERS PLANNING TO DEVELOP OR SUBDIVIDE LAND IN WESTTOWN TOWNSHIP

The Township Engineer, Solicitor and other consultant(s) as required review the subdivision, land development and erosion control plans. The applicant is responsible for reimbursing Westtown Township for the following services:

1. Plan reviews by the Township Engineer, Solicitor and/or other consultants.
2. Meetings held with the Township Engineer, Solicitor and/or other consultants at the request of the applicant or his/her representative.

Bills will be mailed by Westtown Township to the applicant for all reimbursable fees. Payment is due within thirty (30) days. A late charge of 1.5 percent per month will be applied to bills not paid within thirty (30) days.

The applicant shall sign below to acknowledge his/her responsibility for and agrees to pay costs described as specified in the Township's current fee schedule.

As owner, or authorized representative of the owner, I have read this notice and agree to reimburse Westtown Township for professional services provided by Westtown Township during review and development of the above titled plan according to the current Westtown Township Fee Schedule.

Vincent Piazza 10/30/17  
*Signature of owner or authorized representative* *General Partner* *Date*

Joseph E. "Skip" Brion, Esquire, on behalf of Applicant

Name and Title of Applicant West Chester Jaguar/Land Rover

Title of Plan Submitted Land Development Plan of 1568 West Chester Pike

Project Address 1568 West Chester Pike, West Chester, PA 19382

Name of Owner Piazza Family, L.P.

Address of Owner 401 S. Schuylkill Avenue, Norristown, PA 19403

Phone 610-436-4400 (Joseph E. "Skip" Brion, Esquire) E-mail jbrion@buckleylp.com



# County of Chester Subdivision / Land Development Information Form



\*Indicates required information.

\*UPI 67 - 2 - 42.4A      \*Municipality Westtown Township  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_      DEP Code # 1-15 - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_      \*Subdivision Name \_\_\_\_\_

\*Site Address and/or Street Intersection 1568 West Chester Pike, West Chester, PA 19382  
 (i.e.: 201 W Market St. or NE Corner of W Market St & N New St)

\*Developer West Chester Jaguar/Land Rover Phone # \_\_\_\_\_

\*Developer Mailing Address 1568 West Chester Pike, West Chester, PA 19382

\*Property Owner Piazza Family, L.P.

Agent/Consultant Joseph E. "Skip" Brion, Esquire, attorney for Applicant Phone # 610-436-4400

Agent/Consultant Mailing Address 118 W. Market Street, Suite 300, West Chester, PA 19382

\*Total # of proposed lots \_\_\_\_\_ - # of parent tract lot(s) \_\_\_\_\_ = # of new proposed lots \_\_\_\_\_  
 OR  
 Development of existing lot (i.e., an approved, vacant lot)  
 Additional structure on lot (i.e., in-law suite, other structure on lot)  
 Existing structure, change in use (i.e., office to apartment)  
 Explain Construction of a building expansion (1,589 square feet) for use by the existing car dealership

*Type of Development	*Type of Sewage Disposal	*Type of Water Supply
<input type="checkbox"/> Residential	<input type="checkbox"/> Individual	<input type="checkbox"/> Individual
<input checked="" type="checkbox"/> Non-Residential	<input type="checkbox"/> Community <input type="checkbox"/> DEP Permit	<input checked="" type="checkbox"/> Public
<input type="checkbox"/> Non-Building	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Community Well
<input type="checkbox"/> Lot Line Change (0 lots)	<input type="checkbox"/> Clean Streams (Repair, 0 lots)	<input type="checkbox"/> None
<input type="checkbox"/> Change of Use (0 lots)	<input type="checkbox"/> Community Clean Streams	
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> None	

For Chester County Health Department Use Only    Unique ID # \_\_\_\_\_

Subdivision Review Fee \$ \_\_\_\_\_ Receipt # \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\$ \_\_\_\_\_ Receipt # \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\$ \_\_\_\_\_ Receipt # \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

CCHD Review Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_      DEP Approval Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Total # of approved lots \_\_\_\_\_ - # of parent tract lot(s) \_\_\_\_\_ = # of new lots created \_\_\_\_\_

SEO # \_\_\_\_\_      Database updated \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**Return to:** Chester County Planning Commission  
 601 Westtown Road–Suite 270  
 P.O. Box 2747  
 West Chester, PA 19380-0990

# Act 247 County Referral

<p><b>To:</b> Chester County Planning Commission</p> <p><b>Subject:</b> Request for review of a subdivision, land development proposal, ordinances, or comprehensive plans pursuant to the Pennsylvania Municipalities Planning Code, Act 247. This application must be completed by the applicant, and submitted by the municipality to the above address, along with one (1) complete set of plans and accompanying documents and the required fee for review (see reverse side)</p>	<p align="center"><b>TO BE COMPLETED BY THE MUNICIPALITY</b></p> <p>From: (Municipality) _____</p> <p>Date: _____</p> <p>Official's Name: _____</p> <p>Position: _____</p> <p>Official's signature: _____</p> <p align="center"><b>Applications with ORIGINAL signatures must be submitted to CCPC.</b></p>
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**TO BE COMPLETED BY THE APPLICANT**

Development name (if applicable): West Chester Jaguar/Land Rover      Location: 1568 West Chester Pike  
 Owner's name: Piazza Family, L.P.      Phone #: \_\_\_\_\_  
 Owner's address: 401 S. Schuylkill Avenue, Norristown, PA 19403  
 Applicant's name: West Chester Jaguar/Land Rover      Phone #: 610-436-4400  
 Applicant's address: 1568 West Chester Pike, West Chester, PA 19382  
 Architect/Engineer/Surveyor name: Adam Brower, P.E., E.B. Walsh & Assoc.      Phone #: 610-903-0031

<p align="center"><b>TYPE OF REVIEW REQUESTED</b> (Check all appropriate boxes)</p> <p><input type="checkbox"/> Unofficial sketch plan (<b>no fee</b>)</p> <p><input type="checkbox"/> Subdivision plan</p> <p><input checked="" type="checkbox"/> Land development plan</p> <p><input type="checkbox"/> Planned residential development</p> <p><input type="checkbox"/> Zoning ordinance (<b>no fee</b>)</p> <p><input type="checkbox"/> Curative amendment (<b>no fee</b>)</p> <p><input type="checkbox"/> Subdivision ordinance (<b>no fee</b>)</p> <p><input type="checkbox"/> Comprehensive plan (<b>no fee</b>)</p> <p><input type="checkbox"/> Other _____</p>	<p align="center"><b>REVIEW FEE</b> (Fee schedule on other side)</p> <p><input checked="" type="checkbox"/> Attached \$ _____</p> <p><input type="checkbox"/> Not applicable</p> <hr/> <p align="center"><b>TYPE OF PLAN</b></p> <p><input type="checkbox"/> Unofficial sketch</p> <p><input checked="" type="checkbox"/> Preliminary</p> <p><input type="checkbox"/> Final</p>	<p align="center"><b>TYPE OF SUBMISSION</b></p> <p><input checked="" type="checkbox"/> New proposal</p> <p><input type="checkbox"/> Revision to a prior proposal</p> <p><input type="checkbox"/> Phase of a prior proposal</p> <p><input type="checkbox"/> Amendment/revision to recorded plan is a new proposal</p> <hr/> <p>Tax parcel(s): # <u>67-2-42.4A</u></p> <p style="padding-left: 100px;"># _____</p> <p style="padding-left: 100px;"># _____</p> <hr/> <p>Total area (gross acres): <u>3.669</u></p>
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<p align="center"><b>PLAN INFORMATION</b></p> <p>Length of new roads: <u>N/A</u></p> <p>Number of new parking spaces: <u>N/A</u></p> <p>Ownership of roads:  <input type="checkbox"/> Public <input type="checkbox"/> Private</p> <p>Open space:  <input type="checkbox"/> Public <input type="checkbox"/> Private</p> <p>Acres:      Acres: _____</p> <p>HOA responsible for common facilities/areas:  <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>HOA documents provided:  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Traffic study included:  <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not conducted</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:30%;">LAND USE</th> <th style="width:20%;"># of lots/units</th> </tr> </thead> <tbody> <tr><td>Agriculture</td><td></td></tr> <tr><td>Single family</td><td></td></tr> <tr><td>Townhouses</td><td></td></tr> <tr><td>Twin units</td><td></td></tr> <tr><td>Apartments</td><td></td></tr> <tr><td>Mobile homes</td><td></td></tr> <tr><td><input checked="" type="checkbox"/> *Commercial</td><td></td></tr> <tr><td>*Industrial</td><td></td></tr> <tr><td>*Institutional</td><td></td></tr> <tr><td>Other</td><td></td></tr> </tbody> </table>	LAND USE	# of lots/units	Agriculture		Single family		Townhouses		Twin units		Apartments		Mobile homes		<input checked="" type="checkbox"/> *Commercial		*Industrial		*Institutional		Other		<p align="center"><b>ZONING DISTRICT OF PROPOSAL</b></p> <p>Existing: <u>C-1</u></p> <p>Proposed: _____</p> <p>Variances/Special exception granted: _____</p>	<p align="center"><b>PROPOSED UTILITIES</b> (Check appropriate boxes)</p> <table style="width:100%;"> <tr> <td></td> <td align="center">Water</td> <td align="center">Sewer</td> </tr> <tr> <td>Public</td> <td align="center"><input type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> </tr> <tr> <td>On-site</td> <td align="center"><input type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> </tr> <tr> <td>Package</td> <td align="center"><input type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> </tr> </table> <p>No new sewage disposal or water supply proposed <input checked="" type="checkbox"/></p>		Water	Sewer	Public	<input type="checkbox"/>	<input type="checkbox"/>	On-site	<input type="checkbox"/>	<input type="checkbox"/>	Package	<input type="checkbox"/>	<input type="checkbox"/>
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**ADDITIONAL INFORMATION (This plan has been submitted to):**

<input type="checkbox"/> County Health Department	Date _____
<input type="checkbox"/> PennDOT	Date _____
<input type="checkbox"/> DEP	Date _____
<input type="checkbox"/> Other _____	Date _____

**\*Information to be filled in for Commercial, Industrial or Institutional land use ONLY**

\*Total square footage of addition to existing building: 1,589

\*Total structure(s) sq. footage: 27,412

**THE TERM "LOTS"**

The term "**LOTS**" includes conveyance, tracts or parcels of land for the purpose, whether immediate or future, of lease, transfer of ownership or building or development, as well as residue parcels, annexations, or the correction of lot lines.

## FEE SCHEDULE

The following fees shall apply to each land subdivision or land development submitted to the Chester County Planning Commission for review in accordance with Article V, Section 502, Pennsylvania Municipalities Planning Code, Act 247, as amended.

If a plan for a non-residential use is to be subdivided and developed, the fee is the total of Category II plus Category III.

### CATEGORY I RESIDENTIAL SUBDIVISION OR LAND DEVELOPMENT

These fees apply to residential projects for sale, condominium ownership, or rental; any type of buildings, either as a subdivision or single tract land development; or an agricultural subdivision (except for guidelines in Article I, Section 107, Subdivision, Pennsylvania Municipal Planning Code, Act 247, as amended). This category does not include institutional living facilities.

Number of lots and dwelling units	Base fees	Fees for each lot and/or unit*
1-2 lots/dwelling units	\$150.00	None
3-5 lots/dwelling units	\$150.00	Plus \$25.00/lot/unit
6-20 lots/dwelling units	\$200.00	Plus \$22.00/lot/unit
21-75 lots/dwelling units	\$350.00	Plus \$20.00/lot/unit
Over 75 lots/dwelling units	\$700.00	Plus \$15.00/lot/unit

### CATEGORY II NON-RESIDENTIAL SUBDIVISIONS

These fees apply to applications for subdivision and conveyance of land for non-residential uses, not proposed for land development as defined in Section 107 of the Planning Code.

Number of lots or units	Base fees	Fees for each lot and/or unit*
1-2 lots/units	\$250.00	Plus \$50.00/lot/unit
3-10 lots/units	\$500.00	Plus \$50.00/lot/unit
Over 10 lots	\$700.00	Plus \$45.00/lot/unit
Financial subdivisions	\$250.00	Plus \$50.00/lot/unit

### CATEGORY III NON-RESIDENTIAL LAND DEVELOPMENT

These fees apply to all projects or sections of mixed projects which are for non-residential use for sale, condominium, lease or rent in any type of building on a single tract of land.

Building square footage (gross)	Base fees	Fees for gross floor area
0 to 5,000 sq. ft.	\$400.00	Plus \$40.00/1,000 sq. ft. of gross floor area
5,001 to 25,000 sq. ft.	\$500.00	Plus \$35.00/1,000 sq. ft. of gross floor area
25,001 to 75,000 sq. ft.	\$800.00	Plus \$35.00/1,000 sq. ft. of gross floor area
Over 75,000 sq. ft.	\$1,200.00	Plus \$25.00/1,000 sq. ft. of gross floor area

### CATEGORY IV SECOND REVIEWS

These fees apply to each review conducted after the first review (within a three (3) year period of the initial review) and only if requested by the municipality.

- Flat fee of \$150.00 for residential subdivisions/land developments
- Flat fee of \$200.00 for non-residential subdivisions/land developments

#### \*NOTE:

Fee applies to total number of lots/units after subdivision. Subdivisions include lot line revisions and lot consolidations.

#### CHECKS OR MONEY ORDERS SHOULD BE PAYABLE TO: County of Chester

(cash will not be accepted) All fees are to be submitted to the Chester County Planning Commission (CCPC) through the appropriate township or borough at the time of application; and in accordance with the administrative guidelines established by CCPC.

#### INFORMAL REVIEWS AND ADDITIONAL WORK:

An informal review request to CCPC (such as meetings and discussions prior to the formal development application) shall be free of charge if said written request is from the municipality, or from an applicant with the knowledge and written consent of the municipality. In no case will informal review by CCPC replace the need for a formal review which would include the submission of the required fee listed above pursuant to the Municipalities Planning Code.

#### TIME LIMITATIONS:

The review time period will begin from the date of receipt by CCPC of the application requesting a review by CCPC. CCPC has thirty (30) days within which to review subdivision and land development applications and submit review comments. The review period may be extended if requested by the applicant or a time extension has been granted by the municipality with the concurrence of the applicant. When the time period has been stopped due to an incomplete application package, incorrect fee submittal or other reasons, the time period will continue from the day in which the application package is complete. CCPC has thirty (30) days within which to review ordinance amendments, and forty-five (45) days within which to review comprehensive plans, official maps, and complete ordinances.