

NOTICE

WESTTOWN TOWNSHIP

THE WESTTOWN TOWNSHIP BOARD OF SUPERVISORS will meet at 7:00 p.m. on Wednesday February 13, 2019, in the Westtown Township Building, 1039 Wilmington Pike, West Chester, Pennsylvania, to hear the following:

THE CONDITIONAL USE APPLICATION OF WESTTOWN SCHOOL. The property is located at 975 Westtown Road, also known as UPI No. 67-5-27. The parcel totals approximately 195 acres of land (of a total of almost 600 acres owed by the School) and is located in the A/C Agricultural/Cluster Residential District of the Township. The property is owned by the Westtown School and is currently utilized for agricultural and residential uses, as well as athletic fields accessed via a driveway access along the roadbed of what was formerly known as Oak Lane. The Applicant seeks to convert two of the existing athletic fields to turf athletic fields to accommodate athletic competition by the student body and local community athletic organizations. The Applicant seeks conditional use approval pursuant to §170-1514.D(5) (Outdoor lighting) of the Zoning Ordinance to permit the turf athletic fields to be lit during certain hours of the evening and for a certain amount of days of the year, and any other such relief deemed necessary by the Board of Supervisors. Contemporaneous with the filing of the conditional use application, the Applicant submitted a request for the amendment of the zoning ordinance to permit, among other things, the athletic turf fields to be lit in excess of the maximum amount of days the Zoning Ordinance currently permits. The Zoning Ordinance amendment requested by the Applicant is under consideration by the Board of Supervisors but has not yet been enacted, nor scheduled for a hearing by the Board of Supervisors for consideration. In order for the conditional use application to be granted, and thereby made effective, the Zoning Ordinance amendment will have to be enacted in some form at that time or at some later date by the Board of Supervisors.

The Board may consider other such matters as may properly come before it.

All persons desiring to be heard may attend and be heard. If any person who wishes to attend the meeting has a disability and/or requires auxiliary aid, service or other accommodation to observe or participate in the proceedings, please contact the Township Manager at 610-692-1930 to discuss how those needs may be best accommodated.

**WESTTOWN TOWNSHIP
BOARD OF SUPERVISORS**
Patrick M. McKenna, Solicitor

B-1 pmm 2/13/19

Allison Samson

From: Maureen Schmid <mschmid@montgomerynews.com>
Sent: Thursday, January 24, 2019 2:55 PM
To: Allison Samson
Cc: legals@dailylocal.com; Rob Pingar; wethridge@westtown.org; Patrick M. McKenna
Subject: Re: Notice of hearing for Westtown School

I have scheduled 1/28 & 2/4 in the Daily Local
Thanks

Maureen Schmid
Manager, Public Notices
307 Derstine Ave.
Lansdale, PA 19446
215-648-1066

On Thu, Jan 24, 2019 at 2:47 PM Allison Samson <ASamson@gawthrop.com> wrote:

Good afternoon,

Please have the attached notice run once on January 28th and once on February 4th and please send bill and proof to Westtown Township. Please confirm receipt of this request. *Please reply all.*

Thank you!

Allison

Allison Samson, Administrative Assistant

Gawthrop Greenwood, PC

17 East Gay Street, Suite 100

P.O. Box 562

West Chester, PA 19381-0562

Telephone: [610-696-8225](tel:610-696-8225) x162

Facsimile: [610-344-0922](tel:610-344-0922)

E-mail: asamson@gawthrop.com

Allison Samson

From: Will Ethridge <wethridge@westtown.org>
Sent: Thursday, January 31, 2019 9:21 AM
To: Patrick M. McKenna; Allison Samson
Subject: Signs & photos
Attachments: 20190131090948080.pdf

Pat,

9 Signs for Westtown School were installed Monday. Photos are here: <https://drive.google.com/open?id=1yj-UgdisYglyj0VFzO7utlwEoMFezaR4>

An overall map of all sign placements is attached.

William Ethridge, AICP
Director of Planning & Zoning
Westtown Township
1039 Wilmington Pike | P.O. Box 79
West Chester, PA 19382 | Westtown, PA 19395

P: [610-692-1930](tel:610-692-1930)
F: [610-692-9651](tel:610-692-9651)
E: wethridge@westtown.org
www.westtownpa.org

This message may contain confidential information for the use of the addressee's above and may contain legally privileged information. If you are not the addressee, or the person responsible for delivering it to the addressee, you are hereby notified that reading, disseminating, distributing or copying this message may be prohibited. If you have received this message by mistake, immediately notify us by replying to the message and delete the original message immediately.

B-3 pmm 2/13/19





















WESTTOWN TOWNSHIP

1039 Wilmington Pike
West Chester, PA 19382
610-692-1930
email: smp@westtown.org

Post Office Box 79
Westtown, PA 19395
FAX 610-692-9651
www.westtownpa.org

January 24, 2019

RAY FREDERICK T JR
1407 E STREET RD
GLEN MILLS PA 19342

NOTICE

WESTTOWN TOWNSHIP

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WESTTOWN TOWNSHIP
BOARD OF SUPERVISORS
Patrick M. McKenna, Solicitor

B-4 pmm 2/13/19

| UPI | Owner 1 | Owner 2 | Local Address | Municipality | Zip Code | Mailing Address 1 | Mailing Address 2 | Mailing Address 3 |
|------------|--------------------------------------|------------------------|---------------------|--------------|----------|------------------------------|-------------------|-------------------|
| 66-2-34 | RIEDER MICHELE OWENS | | 1225 S WESTTOWN RD | THORNBURY | 19382 | 1225 S WESTTOWN RD | WEST CHESTER PA | |
| 66-2-34.2 | CONCEPT SCHOOL | | 1120 E STREET RD | THORNBURY | 19331 | BOX 71 | CONCORDVILLE PA | |
| 66-2-35 | COMMONWEALTH OF PA | | 1837 UNIVERSITY CI | THORNBURY | 17101 | EIGHTEENTH & HERR ST | HARRISBURG PA | |
| 66-2-36.1 | TOLIN THOMAS W | CHERRIN MICHAL B | 1220 CHEYNEY RD | THORNBURY | 19382 | 1220 CHEYNEY RD | WEST CHESTER PA | |
| 66-2-36.2 | GOODEN WARREN E | AYO M | 1210 CHEYNEY RD | THORNBURY | 19382 | 1210 CHEYNEY RD | WEST CHESTER PA | |
| 66-2-36.3 | ARMSTRONG JAMES N III | ARMSTRONG GILLIAN | 1280 E STREET RD | THORNBURY | 19382 | 1280 E STREET RD | WEST CHESTER PA | |
| 66-2-36.4 | HENDERSON JANE K | | 1260 E STREET RD | THORNBURY | 19382 | 1260 E STREET RD | WEST CHESTER PA | |
| 66-2-39 | HATTERSLEY SCOTT T | | 1400 E STREET RD | THORNBURY | 19395 | PO BOX 356 | WESTTOWN PA | |
| 66-2-40 | HOUGH BRENDA J | | 1406 E STREET RD | THORNBURY | 19395 | PO BOX 74 | WESTTOWN PA | |
| 66-2-41.1 | MACPHERSON DONALD W | MACPHERSON PATRICIA W | 1231 CHEYNEY RD | THORNBURY | 19382 | 1231 CHEYNEY RD | WEST CHESTER PA | |
| 67-2-24 | WESTTOWN SCHOOL | | 1020 WESTTOWN RD | WESTTOWN | 19382 | ATTN CHIEF FINANCIAL OFFICER | 975 WESTTOWN RD | WEST CHESTER PA |
| 67-2-25 | WESTTOWN SCHOOL | | 975 WESTTOWN RD | WESTTOWN | 19382 | ATTN CHIEF FINANCIAL OFFICER | 975 WESTTOWN RD | WEST CHESTER PA |
| 67-2-27.48 | WESTTOWN SCHOOL | | 1401 JOHNNYS WY | WESTTOWN | 19382 | ATTN CHIEF FINANCIAL OFFICER | 975 WESTTOWN RD | WEST CHESTER PA |
| 67-2-28 | WASHLICK LYNNEANN | | 1403 JOHNNYS WY | WESTTOWN | 19382 | 1403 JOHNNYS WY | WEST CHESTER PA | |
| 67-2-61 | MILLER MARC | ELIZABETH | 905 SHADY GROVE WY | WESTTOWN | 19380 | 905 SHADY GROVE WY | WEST CHESTER PA | |
| 67-2-61.1 | KRAUT WILLIAM D | KRAUT DENISE ENGLANDER | 903 SHADY GROVE WY | WESTTOWN | 19382 | 903 SHADY GROVE WY | WEST CHESTER PA | |
| 67-2-62 | WESTTOWN SCHOOL | | 1400 JOHNNYS WY | WESTTOWN | 19382 | ATTN CHIEF FINANCIAL OFFICER | 975 WESTTOWN RD | WEST CHESTER PA |
| 67-2-63 | BAUDER JUDITH A | | 1408 JOHNNYS WY | WESTTOWN | 19382 | 1408 JOHNNYS WY | WEST CHESTER PA | |
| 67-2-80.1A | LOANE THOMAS W JR | BETTE ANN | 913 SHADY GROVE WY | WESTTOWN | 19382 | 913 SHADY GROVE WY | WEST CHESTER PA | |
| 67-2-80.1C | LISI JASON P | KRISTINE C | 915 SHADY GROVE WY | WESTTOWN | 19382 | 915 SHADY GROVE WY | WEST CHESTER PA | |
| 67-2Q-1 | COLLINS BRYAN | MEGAN MCGOLDRICK | 911 SHADY GROVE WY | WESTTOWN | 19382 | 911 SHADY GROVE WY | WEST CHESTER PA | |
| 67-2Q-4 | KAHL LOUIS R | EILEEN P | 1408 WREN LA | WESTTOWN | 19382 | 1408 WREN LA | WEST CHESTER PA | |
| 67-2Q-5 | MORRISON JEFFREY E | | 1406 WREN LA | WESTTOWN | 19382 | 1406 WREN LA | WEST CHESTER PA | |
| 67-2Q-6 | DENNENY BRIAN G | REBECCA J | 1407 WREN LA | WESTTOWN | 19382 | 1407 WREN LA | WEST CHESTER PA | |
| 67-2Q-16 | AMERINE WILLIAM J | KELLI K | 1407 THRU SH LA | WESTTOWN | 19382 | 1407 THRU SH LA | WEST CHESTER PA | |
| 67-2Q-17 | RNG HOLDING LLC | | 1405 THRU SH LA | WESTTOWN | 19382 | 1404 THRU SH LA | WEST CHESTER PA | |
| 67-2Q-18 | BURNS JOSEPH M | BURNS ANNE E | 919 SHADY GROVE WY | WESTTOWN | 19382 | 919 SHADY GROVE WY | WEST CHESTER PA | |
| 67-2Q-19 | FIORAVANTI JOSEPH M | | 917 SHADY GROVE WY | WESTTOWN | 19382 | 917 SHADY GROVE WY | WEST CHESTER PA | |
| 67-2Q-20 | LEYDEN TERESA J | | 1400 THRU SH LA | WESTTOWN | 19382 | 1400 THRU SH LA | WEST CHESTER PA | |
| 67-2R-35 | LOCK JEREMY | LOCK KELLY DAWN | 1018 ROBIN DR | WESTTOWN | 19382 | 1018 ROBIN DR | WEST CHESTER PA | |
| 67-2R-36 | COGSWELL ARON J | COGSWELL DEBORAH | 1020 ROBIN DR | WESTTOWN | 19382 | 1020 ROBIN DR | WEST CHESTER PA | |
| 67-2R-37 | MORRISON JOHN J | JANET | 1022 ROBIN DR | WESTTOWN | 19382 | 1022 ROBIN DR | WEST CHESTER PA | |
| 67-2R-38 | AQUARO DONA L | | 1005 SHADY GROVE WY | WESTTOWN | 19382 | 1005 SHADY GROVE WY | WEST CHESTER PA | |
| 67-2R-39 | HAHM ALBERT K | HART GINA S | 1402 THRU SH LA | WESTTOWN | 19382 | 1402 THRU SH LA | WEST CHESTER PA | |
| 67-2R-40.1 | BROWN R RAY | | 1404 THRU SH LA | WESTTOWN | 19382 | 1404 THRU SH LA | WEST CHESTER PA | |
| 67-2R-41 | BROWN ROBERT RAY | | 1406 THRU SH LA | WESTTOWN | 19382 | 1404 THRU SH LA | WEST CHESTER PA | |
| 67-2R-42 | MEERS RYAN C | CHRISTINE S | 1410 THRU SH LA | WESTTOWN | 19382 | 1404 THRU SH LA | WEST CHESTER PA | |
| 67-2R-43 | WARD WILLIAM E IV | SHOEMAKER LUCIA MORICI | 1408 THRU SH LA | WESTTOWN | 19382 | 1410 THRU SH LA | WEST CHESTER PA | |
| 67-2R-44 | SOBOCINSKI VINCENT J III | SOBOCINSKI KIMBERLY M | 1021 ROBIN DR | WESTTOWN | 19382 | 1021 ROBIN DR | WEST CHESTER PA | |
| 67-5-22.1 | BENNER JOHN & JUDITH REVOCABLE TRUST | | 1071 STABLE LA | WESTTOWN | 19382 | 1071 STABLE LA | WEST CHESTER PA | |
| 67-5-26 | YORK ROBERT | JANICE LYNNE | 1149 WESTTOWN RD | WESTTOWN | 19382 | 1149 WESTTOWN RD | WEST CHESTER PA | |
| 67-5-26.1 | QUINN NANCY G | | 1155 WESTTOWN RD | WESTTOWN | 19382 | 1155 WESTTOWN RD | WEST CHESTER PA | |
| 67-5-26.2 | ZARELLI JEANETTE | BARBARA | 1151 WESTTOWN RD | WESTTOWN | 19382 | 1151 WESTTOWN RD | WEST CHESTER PA | |
| 67-5-26.3 | MARCHESE JOSEPH | GONZALEZ DEBRA | 1153 WESTTOWN RD | WESTTOWN | 19382 | 1153 WESTTOWN RD | WEST CHESTER PA | |
| 67-5-26.4 | GONZALEZ WILLIE | MELISSA | 1103 STATION WY | WESTTOWN | 19382 | 1103 STATION WY | WEST CHESTER PA | |
| 67-5-26.5 | HARMON WARREN | BASELICE CHARLES A JR | 1106 STATION WY | WESTTOWN | 19382 | 1106 STATION WY | WEST CHESTER PA | |
| 67-5-26.6 | BASELICE CHARLES A JR | PATTERSON ROBERT J | 1101 STATION WY | WESTTOWN | 19382 | 1101 STATION WY | WEST CHESTER PA | |
| 67-5-26.8 | PATTERSON ROBERT J | KATHLEEN M | 1102 STATION WY | WESTTOWN | 19382 | 1102 STATION WY | WEST CHESTER PA | |
| 67-5-26.9 | INCUDINE ANTHONY C | NANCY L | 1104 STATION WY | WESTTOWN | 19382 | 1104 STATION WY | WEST CHESTER PA | |

| | | | | | | |
|-----------|----------------------|---------------------|----------|------------------------------------|-----------------|-----------------|
| 67-5-27 | WESTTOWN SCHOOL | 1225 E STREET RD | WESTTOWN | 19382 ATTN CHIEF FINANCIAL OFFICER | 975 WESTTOWN RD | WEST CHESTER PA |
| 67-5-27 | WESTTOWN SCHOOL | 1027 WESTTOWN RD | WESTTOWN | 19382 ATTN CHIEF FINANCIAL OFFICER | 975 WESTTOWN RD | WEST CHESTER PA |
| 67-5-28 | BLOSSOM GEORGE W | 1191 SHADY GROVE WY | WESTTOWN | 19382 1191 SHADY GROVE WAY | WEST CHESTER PA | |
| 67-5B-49 | ROBERSON M BRADFORD | 1023 FARM LA | WESTTOWN | 19382 1023 FARM LA | WEST CHESTER PA | |
| 67-5B-50 | MANUEL WILLIAM H | 1025 FARM LA | WESTTOWN | 19382 1025 FARM LA | WEST CHESTER PA | |
| 67-5B-51 | MCDERMOTT BRYAN | 1027 FARM LA | WESTTOWN | 19382 1027 FARM LA | WEST CHESTER PA | |
| 67-5D-1 | EGAN PAUL C | 1024 ROBIN DR | WESTTOWN | 19382 1024 ROBIN DR | WEST CHESTER PA | |
| 67-5D-2 | KNAPP JANET D | 1023 ROBIN DR | WESTTOWN | 19382 1023 ROBIN DR | WEST CHESTER PA | |
| 67-5D-3 | SABATINO CHRISTIAN N | 1025 ROBIN DR | WESTTOWN | 19382 1025 ROBIN DR | WEST CHESTER PA | |
| 67-5D-4 | BEHRENS EDWARD M | 1111 SHADY GROVE WY | WESTTOWN | 19382 1111 SHADY GROVE WAY | WEST CHESTER PA | |
| 67-5D-4.1 | CHESNEY JORDAN F | 1107 SHADY GROVE WY | WESTTOWN | 19382 1107 SHADY GROVE WAY | WEST CHESTER PA | |
| 67-5D-4.2 | GRISILLO ROBERT J | 1115 SHADY GROVE WY | WESTTOWN | 19382 1115 SHADY GROVE WAY | WEST CHESTER PA | |
| 67-5D-5 | ROCKAFELLOW GARY B | 1408 FAVONIUS WY | WESTTOWN | 19382 1408 FAVONIUS WAY | WEST CHESTER PA | |
| 67-5D-6 | ABBOUD SALEM J | 1409 FAVONIUS WY | WESTTOWN | 19382 1409 FAVONIUS WAY | WEST CHESTER PA | |
| 67-5D-10 | RAY FREDERICK T JR | 1407 E STREET RD | WESTTOWN | 19342 1407 E STREET RD | GLEN MILLS PA | |



Find/UM Information
 PAR ID: 8110 00270000
 CIP: 67-54-0000
 COUNTY: WESTTOWN SCHOOL
 OFFICE: CHESTER
 Mail Address: 17 ATTN: CHIEF FINANCIAL OFFICER
 Mail Address: 674 WESTTOWN RD
 Mail Address: 1225 E WEST ST
 ZIP Code: 19382
 DDD: 610
 Dead Book: 9497
 Dead Recorded Date: 06/20/05
 Supplemental: 1: RW CON OF E STREET RD & S
 District: 195 AC & FARMBLOCKS
 Acres: 195
 LUCY: 100
 2007 Assessment: \$1,300,000
 2014 Assessment: \$1,530,000
 Assessment Date: 12/14/2018
 Property Address: 1225 E STREET RD
 Municipality: WESTTOWN
 School District: West Chester, PA

Map Contact:
 Wednesday, January 23, 2019
 County of Chester
 Limitations of Liability and Use:
 County of Chester, Pennsylvania, makes no claim to own, create, or maintain any data or information of any kind, including, but not limited to, the boundaries of any parcel, lot, block, street, or other geographic feature, or any data that may be used in conjunction with any map or information system. The County of Chester is not responsible for any errors or omissions in this information or data furnished herein. Services page listed at www.co.chester.pa.us

Map



8-5 p.m. 2/13/19

MOTION #1 Russ Hatton

I hereby make a motion to recommend that the Westtown Township Board of Supervisors DENY the request of Westtown School to amend §170-1514 of the Township's Zoning Ordinance regarding permanent recreational and sports lighting and nighttime events.

Seconded by Steve Rodia.

Discussion.

Vote. 5-0 → PASSED

JE - (N/A)

EA - yes

JL - yes

RH - yes

DP - yes

SR - yes

By: Dick Pomerantz
2nd: Jim Lees

PASSED 5-0

JE - (N/A)

MOTION #3 VOTE: DP - yes EA - yes RH - yes JL - yes SR - yes

In the event that the Westtown Township Board of Supervisor's amends §170-1514 of the Township's Zoning Ordinance regarding permanent recreational and sports lighting and nighttime events and conducts a conditional use hearing, I hereby make a motion to recommend that the Board of Supervisors consider the following conditions of conditional use approval:

1. The Planning Commission recommends that Westtown School and the Township work cooperatively towards an agricultural conservation easement on that portion of the School's property located south of the athletic fields, with the exact size and location to be determined by Westtown School and the Township at a future date.
2. The proposed athletic synthetic turf fields shall be utilized for nighttime (after 6:00 PM) 3rd party team practices only, except that Westtown School may also utilize the athletic synthetic turf fields to conduct two (2) nighttime (after 6:00 PM) games for Westtown School competition in the Fall and two (2) nighttime (after 6:00 PM) games for Westtown School competition in the Spring.
3. Westtown School shall notify the Township in writing in advance of the planned dates it will utilize the athletic synthetic turf fields for the nighttime games for Westtown School competition, and a schedule of days and times the athletic synthetic turf fields shall be utilized for 3rd party practices.
4. Westtown School shall provide a plan to the Township regarding enforcing the use of the athletic synthetic turf fields for 3rd party practices, including any penalties to 3rd party users for violating such a plan.
5. The proposed construction and use by Westtown School of the athletic synthetic turf fields and the lighting shall be in conformance with the plans, specifications, testimony and evidence presented to the Board of Supervisors.
6. The concession stand shall not be utilized after 6:00 PM by 3rd parties who utilize the athletic synthetic turf fields for practice. Westtown School may utilize the concession stand during each of the four (4) nighttime games for Westtown School competitions. Additionally, the bathroom facilities shall be available for use during 3rd party use of the athletic synthetic turf fields.
7. No structure or equipment shall be constructed or utilized by any 3rd party for video recording of practices on the athletic synthetic turf fields.
8. As agreed to by Westtown School, no outdoor sound amplification equipment may be utilized at any time as part of the use of the athletic synthetic turf fields.
9. As agreed to by Westtown School, use of the athletic synthetic turf fields for 3rd party practices shall be limited to children in kindergarten, elementary school and high school only (K-12).

10. Westtown School shall develop and provide to the Township a Security and Safety Plan for spectators and players for the four (4) nighttime games for Westtown School competitions and 3rd party practices at the athletic synthetic turf fields.
11. As agreed to by Westtown School, a sign or signs shall be erected in proximity to the athletic synthetic turf fields reminding visitors not to Text and Drive.
12. As agreed to by Westtown School, emergency communication equipment shall be installed on Oak Lane similar to the equipment existing on the School's campus.
13. The lighting for the athletic synthetic turf fields shall be capped at 50 foot-candles for the four (4) nighttime games for Westtown School competitions. The lighting for the athletic synthetic turf fields shall be capped at 30 foot-candles for all 3rd party nighttime practices.
14. Westtown School shall demonstrate to the satisfaction of the Board of Supervisors why the proposed eighty (80) foot luminaire mounting height is essential to achieving the necessary illuminance levels as outlined by the Zoning Ordinance. In the event Westtown School is unable to so demonstrate, the luminaire height shall be limited to seventy (70) feet.
15. Only two (2) lighted athletic synthetic turf fields shall be permitted by Westtown School.
16. As agreed to by Westtown School, screening and landscaping shall be installed around and adjacent to the athletic synthetic turf fields to minimize the view and mitigate the impacts of the fields to area residents, including those on Shady Grove Way and Westtown Road.
17. As agreed to by Westtown School, the lighting for the athletic synthetic turf fields shall be reduced to 50% illuminance at 9:30 PM and shall be completely extinguished by 9:45 PM.
18. Scoreboards at the athletic synthetic turf fields may be used by Westtown School during daylight hours, but shall only be used by Westtown School as part of the four (4) nighttime games for Westtown School competitions and shall be located so as not to be visible from adjacent roadways. The scoreboards shall not be utilized by any 3rd party users of the athletic synthetic turf fields during practices.
19. All other site related lighting (e.g., parking lot) shall comply with all applicable Township ordinances and regulations.
20. The lighting for the athletic synthetic turf fields may not be utilized on Saturdays and Sundays, or on generally recognized Federal Holidays.
21. The lighting for the athletic synthetic turf fields shall not be utilized at any time unless a practice or game is scheduled, or in the event of emergency.
22. The lighting for the athletic synthetic turf fields shall be limited to a maximum of 200 nights per calendar year.

23. Lighting for all parking lots associated with use of the athletic fields, including existing fields as well as the athletic synthetic turf fields, shall comply with all applicable Township ordinances and regulations.
24. Westtown School shall comply with the terms and conditions of any review letter by any Township consultant, including but not limited to, engineering, lighting and sanitary sewer.
25. An annual permit application shall be submitted by Westtown School at least forty-five (45) days before the start of each sports and recreation year that the permanent lighting for the athletic synthetic turf fields is proposed to be utilized in conformance with the requirements of the Zoning Ordinance.
26. All conditions of conditional use approval imposed by the Board of Supervisors shall be clearly set forth on the land development plans and recorded as conditions of final land development approval.
27. Pursuant to §170-2009.C(7) of the Zoning Ordinance, the intersection of Oak Lane and Westtown Road shall be improved to the satisfaction of the Township Engineer and Traffic Engineer to address current intersection deficiencies including, but not limited to, sight lines, proper access and lighting.
28. Westtown School shall provide truck turning templates to the Township demonstrating that Emergency Vehicle movements and access are sufficient to reach the athletic synthetic turf fields.
29. Westtown School shall develop a written traffic safety plan with the Township to address all of the following:
 - a. Increased traffic entering/exiting Oak Lane onto Westtown Road;
 - b. Increased southbound traffic making left turns from Westtown Road onto Oak Lane;
 - c. The need for increased school security or police presence during changeover times for 3rd party use of the athletic synthetic turf fields for practices and the end of practices, as well as by Westtown School for the four (4) games for Westtown School Competitions; and
 - d. The need for improved visibility at the Oak Lane/Westtown Road intersection.
30. No parking shall be permitted along Oak Lane unless Oak Lane is widened as per the requirements of the Zoning Ordinance.
31. Prior to final land development approval, Westtown School shall provide in a format satisfactory to the Township evidence justifying the proposed wastewater flow for the athletic synthetic turf field improvements as well as projections for future improvements at Westtown School.
32. Westtown School shall prepare and submit to the Township an Environmental Impact Study, as well as a Pennsylvania Natural Diversity Inventory (PNDI), regarding the impacts of the proposed development on the local environment.

ORDINANCE NO. _____ OF 2018

WESTTOWN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING CHAPTER 170, ZONING,
OF THE CODE OF WESTTOWN TOWNSHIP, CHESTER
COUNTY, PENNSYLVANIA, REGARDING
PERMANENT RECREATIONAL AND SPORTS
LIGHTING AND NIGHTTIME EVENTS.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Westtown Township, Chester County, Pennsylvania, that certain provisions of Chapter 170, Zoning, of the Code of Westtown Township, as amended, be amended as follows:

SECTION 1. Article XV, General Regulations, §170-1514, Outdoor lighting, Subsection D, Design criteria, Subparagraph (5), Permanent recreational and sports lighting and nighttime events is amended to read as follows:

- (5) Permanent recreational and sports lighting and nighttime events. Subject to the conditions listed herein, permanent outdoor illumination for active recreational and sports facilities accessory to public, private, and parochial schools, universities and colleges of less than three-hundred (300) contiguous acres, and for passive non-recreational nighttime events shall be permitted when approved as a conditional use by the Westtown Township Board of Supervisors.
- (a) Permanent recreational and sports lighting shall be defined as recreational and sports lighting that is permanently installed in a fixed location and not portable and associated with nighttime events.
- (b) Before a conditional use is granted for recreational and sports lighting and nighttime events, the applicant will conduct traffic and parking studies and report the results to Westtown Township to determine if parking, vehicle access and egress, pedestrian walkways, and site lighting are adequate for handling the most well-attended anticipated events. The studies shall be prepared by a qualified traffic consultant and shall enable the Township to identify traffic and/or parking problems associated with such events. The studies shall identify solutions and recommend improvements to mitigate adverse impacts of the lighted events, if any are found to exist.
- (c) An annual permit application shall be required to be submitted to the Township 45 days before the start of each sports and recreation year that a permanent recreational and sports lighting installation is proposed to be utilized. A permit fee schedule shall be established by resolution of the Board of Supervisors each year to cover all costs to the Township to include, but not limited to, the following:
- [1] Special police detail from the Westtown East Goshen Regional Police Department to control traffic, parking and on-site security for any lighted event as determined by the Board of Supervisors based on type

of event.

[2] Trash cleanup by Township Public Works employees on the roads and properties surrounding the campus as soon as possible after the lighted event as determined by the Board of Supervisors based on the type of event.

(d) Granting of such a permit is conditioned upon the discretion of the Board of Supervisors which shall consider past compliance with the terms of this Subsection D(5) and (6), §§ 116-1 and 116-2 of Chapter 116, § 170-1506 of this chapter and with any subsequent ordinances related to noise and peace and good order.

(e) All outdoor illumination as described in this subsection shall comply with the following standards and conditions:

[1] Unless specifically modified herein, all other provisions in § 170-1514 shall apply.

[2] The maximum mounting height as measured from the finished grade of the playing field to the top of the highest fixture of recreational and sports lighting fixtures permitted by this subsection shall be as follows:

[a] Basketball: 20 feet.*

[b] Field hockey: 70 feet.

[c] Football: 70 feet.

[d] Lacrosse: 70 feet.

[e] Little League Baseball:

[i] Two-hundred-foot radius: 60 feet.

[ii] Three-hundred-foot radius: 70 feet.

[f] Miniature golf: 20 feet.*

[g] Soccer: 70 feet.

[h] Swimming pool aprons: 20 feet.*

[i] Tennis courts: 20 feet.*

[j] Track: 20 feet.*

*Lighting for this sport is subject to the non-sports/recreation lighting requirements elsewhere in § 170-1514.

- [3] Higher mounting heights for football, lacrosse and soccer, not to exceed 85 feet under any circumstances, may be considered by conditional use application when it can be demonstrated to the satisfaction of the Township that the higher mounting height is essential to meet or exceed the other requirements of this section while still controlling off-site glare, light trespass and daytime visibility of the light fixtures as viewed from off site.
- [4] The lighting shall be accomplished only through the use of full cutoff or fully shielded fixtures that employ suitable shielding. Such lighting shall be designed, installed, aimed, and maintained so that neither lamps (bulbs) nor primary reflecting surfaces shall be visible from any window of residential properties within a radius of 1,800 feet of the boundary of lighted field. The fixtures shall not present a hazard to drivers or pedestrians by projecting glare that impairs their ability to safely traverse streets, driveways, sidewalks, pathways and trails. The fixtures shall be mounted at an appropriate height, angle, and location to comply with the above conditions.
- [5] For a recreational or athletic sporting event, such as football, soccer, field hockey, or lacrosse, or marching band cavalcade, the sports lighting system may only be energized in conjunction with any of the following events, and no others:
 - [a] An event involving the participation, and under the control of, the educational or sports program of the school, university or college where the lights are located; no private organizations may use the school, university or college facility for lighted events.
 - [b] A field practice for such event.
 - [c] A playoff or championship game.
- [6] For a recreational or athletic sporting event, such as football, soccer, field hockey, lacrosse or marching band cavalcade, utilization of the sports lighting system is subject to the following restrictions:
 - [a] A maximum of 20 lighted events per calendar year will be permitted on any one campus where permanent lighting is provided. Up to three additional lighted events shall be permitted each year for playoffs or championship games not part of a regular schedule of events.
 - [b] The lights must be extinguished no later than 10:00 p.m.
 - [c] A school, university or college having been granted permission to illuminate a recreational facility may make formal application to the Board of Supervisors to extend the curfew hour past 10:00 p.m., not to exceed four evenings annually. The Board's decision to allow or not allow an extension of operating

hours of the sports lighting shall be based in part on consideration of potential adverse consequences to adjacent residential properties.

[d] All light posts shall be set back at least 50 feet from the property boundary.

[e] As a part of the process of seeking approval, the school, university or college proposing to use outdoor lighting as permitted herein shall submit a lighting plan and associated information to the Township in conformity with § 170-1514.F(1). In addition, the applicant shall submit a visual impact plan that demonstrates to the satisfaction of the Township that ordinance light trespass and direct glare requirements have been met.

[f] If for any school year the lights are used for more than the number of events allowed under this subsection, either per week or per year (or exceed the time limit allowed for the event), then the maximum number of allowable events for the next school year shall be decreased by the number of events which exceeded the maximum number allowable in the previous year.

[g] If, for any reason, the number of violations described in § 170-1514.D(5)(e)[6][f] exceeds five, the annual permit as required by § 170-1514.D(5)(b) shall be revoked and no more lighted events may be held for the remainder of the year.

[7] Golf driving ranges, racetracks, trap-shooting facilities and other sports necessitating the horizontal or near-horizontal projection of illumination shall not be artificially illuminated.

[8] Illuminances for recreational and sports lighting shall be in accordance with and shall not exceed the values contained in the latest edition of IESNA RP-6, Recommended Practice for Sports and Recreational Area Lighting. Illuminances shall be based on Class II play.

[9] The maximum luminance from any light source, including scoreboards, shall not exceed 2,000 cd/m² as viewed from any location off site.

[10] Modifications to installed lighting systems in conformance with the provisions of this article that would result in higher aiming angles, greater direct glare and/or greater off-site light trespass shall require a permit.

[11] The amount of spill light from a sports/recreation facility as measured on adjacent properties or properties separated from the property of the school with the lighted field only by a public road, utility property or easement, shall not exceed 0.2 foot-candle, horizontal or vertical, at any height or location on that property.

- [12] The installation of permanent recreational and sports lighting shall be limited to one playing field on any one campus.
- [13] The entity on whose premises the sports/recreation facility is situated shall be responsible for monitoring and reporting. Records of usage of lighting systems shall be maintained for Township inspection and shall be submitted as part of the annual permitting application.
- [14] As a condition for installing permanent outdoor illumination for active recreational and sports facilities accessory to public, private, and parochial schools, universities and colleges, the Board of Supervisors shall require the applying institution to take all reasonable steps, as recommended by a sound engineer hired by the Township, to mitigate noise resulting from nighttime events and its impact on the neighborhoods nearby the lighted facility. These mitigative actions must allow the applying institution to comply with §§ 116-1 and 116-2 of Chapter 116, § 170-1506 of this chapter and with any subsequent ordinances related to noise and good order.
- [15] If a sound amplification system will be used in conjunction with nighttime events permitted by this Subsection D(5) and (6), the institution shall provide a fully distributed sound system consisting of highly directional speakers in close proximity to and aimed into the seating area providing uniform coverage throughout the seating. Speakers must be selected to minimize amplification outside of the seating areas. Coverage across the playing field, if necessary, can be provided using a similar distributed system approach. The system design and performance will be subject to review and approval by the Township's engineers/consultants before permanent operation is authorized.

SECTION 2. Article XV, General Regulations, § 170-1514, Outdoor lighting, Subsection D, Design Criteria, Subparagraph 6, Temporary/portable recreational and sports lighting and nighttime events, shall be amended to read as follows:

- (6) Permanent recreational and sports lighting and nighttime events. Subject to the conditions listed herein, permanent outdoor illumination for active recreational and sports facilities accessory to public, private, and parochial schools, universities and colleges of three-hundred (300) contiguous acres or more, and for passive non-recreational nighttime events, shall be permitted when approved as a conditional use by the Westtown Township Board of Supervisors.
 - (a) Permanent recreational and sports lighting shall be defined as recreational and sports lighting that is permanently installed in a fixed location and not portable and associated with nighttime events.
 - (b) Before a conditional use is granted for recreational and sports lighting and nighttime events, the applicant will conduct traffic and parking studies and report the results to Westtown Township to determine if parking, vehicle access and egress, pedestrian walkways, and site lighting are adequate for handling the most well-attended anticipated events. The studies shall be

prepared by a qualified traffic consultant and shall enable the Township to identify traffic and/or parking problems associated with such events. The studies shall identify solutions and recommend improvements to mitigate adverse impacts of the lighted events, if any are found to exist.

- (c) An annual permit application shall be required to be submitted to the Township 45 days before the start of each sports and recreation year that a permanent recreational and sports lighting installation is proposed to be utilized. A permit fee schedule shall be established by resolution of the Board of Supervisors each year to cover all costs to the Township to include, but not limited to, the following:
 - [1] Special police detail from the Westtown East Goshen Regional Police Department to control traffic, parking and on-site security for any lighted event as determined by the Board of Supervisors based on type of event.
 - [2] Trash cleanup by Township Public Works employees on the roads and properties surrounding the campus as soon as possible after the lighted event as determined by the Board of Supervisors based on the type of event.
- (d) Granting of such a permit is conditioned upon the discretion of the Board of Supervisors which shall consider past compliance with the terms of this Subsection D(6) and Subsections D(5) and D(7), §§ 116-1 and 116-2 of Chapter 116, § 170-1506 of this chapter and with any subsequent ordinances related to noise and peace and good order.
- (e) All outdoor illumination as described in this subsection shall comply with the following standards and conditions:
 - [1] Unless specifically modified herein, all other provisions in § 170-1514 shall apply.
 - [2] The maximum mounting height as measured from the finished grade of the playing field to the top of the highest fixture of recreational and sports lighting fixtures permitted by this subsection shall be as follows:
 - [a] Basketball: 20 feet.*
 - [b] Field hockey: 70 feet.
 - [c] Football: 70 feet.
 - [d] Lacrosse: 70 feet.
 - [e] Little League Baseball:
 - [i] Two-hundred-foot radius: 60 feet.
 - [ii] Three-hundred-foot radius: 70 feet.

- [f] Miniature golf: 20 feet.*
- [g] Soccer: 70 feet.
- [h] Swimming pool aprons: 20 feet.*
- [i] Tennis courts: 20 feet.*
- [j] Track: 20 feet.*

*Lighting for this sport is subject to the non-sports/recreation lighting requirements elsewhere in § 170-1514.

- [3] Higher mounting heights for ~~football, field hockey,~~ lacrosse and soccer, not to exceed 85 feet under any circumstances, may be considered by conditional use application when it can be demonstrated to the satisfaction of the Township that the higher mounting height is essential to meet or exceed the other requirements of this section while still controlling off-site glare, light trespass and daytime visibility of the light fixtures as viewed from off site.
- [4] The lighting shall be accomplished only through the use of full cutoff or fully shielded fixtures that employ suitable shielding such as the Musco TLC-LED-1150 lighting system or similar. Such lighting shall be designed, installed, aimed, and maintained so that neither lamps (bulbs) nor primary reflecting surfaces shall be visible from any window of residential properties within a radius of 1,800 feet of the boundary of lighted field. The fixtures shall not present a hazard to drivers ~~or pedestrians~~ by projecting glare that impairs their ability to safely traverse streets, and driveways, ~~sidewalks, pathways and trails.~~ The fixtures shall be mounted at an appropriate height, angle, and location to comply with the above conditions. As a condition of conditional use approval for lighted events pursuant to this subsection, the Board of Supervisors may impose a requirement for adequate landscape screening to mitigate lighting impacts to nearby properties without unreasonably compromising scenic views.
- [5] For a recreational or athletic sporting event, such as soccer, field hockey, or lacrosse, the sports lighting system may only be energized in conjunction with any of the following events, and no others:
 - [a] An event involving the participation, and under the control of, the educational or sports program of the school, university or college where the lights are located;
 - [b] A field practice for such event.
 - [c] A field practice held by a private organization, with the approval of the school, university, or college where the lights are located.

- [6] For a recreational or athletic sporting event or practice, such as soccer, field hockey, or lacrosse, utilization of the sports lighting system is subject to the following restrictions:
- [a] A maximum of 200 lighted events per calendar year will be permitted on any one campus where permanent lighting is provided of which four (4) events may be games involving the participation and under the control of, the educational or sports program of the school, university or college where the lights are located.
 - [b] The lights must be extinguished no later than 9:45 p.m.
 - [c] Lighted events may be held no more than ~~six~~five (65) days per week, Monday through ~~Friday~~Saturday, excluding the period between June 15 and August 15 annually, and on ~~generally-celebrated secular or religious~~United States Federal holidays:
 - [d] All light posts shall be set back at least 50 feet from the property boundary.
 - [e] As a part of the process of seeking approval, the school, university or college proposing to use outdoor lighting as permitted herein shall submit a lighting plan and associated information to the Township in conformity with § 170-1514.F(1). In addition, the applicant shall submit a visual impact plan that demonstrates to the satisfaction of the Township that ordinance light trespass and direct glare requirements have been met.
 - [f] If for any school year the lights are used for more than the number of events allowed under this subsection, either per week or per year (or exceed the time limit allowed for the event), then the maximum number of allowable events for the next school year shall be decreased by the number of events which exceeded the maximum number allowable in the previous year.
 - [g] If, for any reason, the number of violations described in § 170-1514.D(~~65~~)(e)[6][f] exceeds five, the annual permit as required by § 170-1514.D(~~65~~)(b) shall be revoked and no more lighted events may be held for the remainder of the year.
- [7] Golf driving ranges, racetracks, trap-shooting facilities and other sports necessitating the horizontal or near-horizontal projection of illumination shall not be artificially illuminated.
- [8] Illuminances for recreational and sports lighting shall be in accordance with and shall not exceed the values contained in the latest edition of IESNA RP-6, Recommended Practice for Sports and Recreational Area Lighting. Illuminances shall be based on Class II play.

- [9] The maximum luminance from any light source, including scoreboards, shall not exceed 2,000 cd/m² as viewed from any location off site.
- [10] Modifications to installed lighting systems in conformance with the provisions of this article that would result in higher aiming angles, greater direct glare and/or greater off-site light trespass shall require a permit.
- [11] The amount of spill light from a sports/recreation facility as measured on adjacent properties or properties separated from the property of the school with the lighted field only by a public road, utility property or easement, shall not exceed 0.2 foot-candle, horizontal or vertical, at any height or location on that property.
- [12] The installation of permanent recreational and sports lighting shall be limited to no more than two playing fields on any one campus.
- [13] The entity on whose premises the sports/recreation facility is situated shall be responsible for monitoring and reporting. Records of usage of lighting systems shall be maintained for Township inspection and shall be submitted as part of the annual permitting application.
- [14] As a condition for installing permanent outdoor illumination for active recreational and sports facilities accessory to public, private, and parochial schools, universities and colleges, the Board of Supervisors shall require the applying institution to take all reasonable steps, as recommended by a sound engineer hired by the Township, to mitigate noise resulting from nighttime events and its impact on the neighborhoods nearby the lighted facility. These mitigative actions must allow the applying institution to comply with §§ 116-1 and 116-2 of Chapter 116, § 170-1506 of this chapter and with any subsequent ordinances related to noise and good order.
- [15] ~~If a~~No sound amplification system will be used after 6:00 PM in conjunction with any nighttime events permitted by this Subsection D(6) or Subsections D(5) or D(7). ~~the institution shall provide a fully distributed sound system consisting of highly directional speakers in close proximity to and aimed into the seating area providing uniform coverage throughout the seating. Speakers must be selected to minimize amplification outside of the seating areas. Coverage across the playing field, if necessary, can be provided using a similar distributed system approach. The system design and performance will be subject to review and approval by the Township's engineers/consultants before permanent operation is authorized.~~

SECTION 3. Article XV, General regulations, §170-1514, Outdoor lighting, Subsection D, Design criteria, shall be amended to add new Subparagraph 7, Temporary/portable recreational and sports lighting and nighttime events, to read as follows:

- (7) Temporary/portable recreational and sports lighting and nighttime events. Subject to the conditions listed herein, temporary outdoor illumination for recreational and sports

events for active recreational and sports facilities accessory to public, private, and parochial schools, universities and colleges and for passive nonrecreational activities shall be permitted when approved as a conditional use by the Township Board of Supervisors. No temporary lighting shall be approved for any institution that has been granted permanent lighting on the same campus under § 170-1514.D(5) or D(6).

SECTION 4. If any sentence, clause or section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or validity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, invalid sentence, clause, section or part thereof not been included herein.

SECTION 5. All ordinances or parts of ordinances conflicting or inconsistent herewith are hereby repealed.

SECTION 6. This Ordinance will be effective five (5) days after enactment.

ENACTED AND ORDAINED this _____ day of _____, 2018.

ATTEST:

WESTTOWN TOWNSHIP

Secretary

Carol R. DeWolf, Chair

Scott E. Yaw, Vice Chair

Michael T. DiDomenico



October 15, 2018

Mr. William Ethridge, AICP, Director of Planning and Zoning
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

**RE: Westtown School – Athletic Fields
Conditional Use Application – Review 1
(Plans Dated 07-23-2018)**

Address: 975 Westtown Road, West Chester, PA 19382
Record Owner / Applicant: Westtown School
Applicant's Representative: Timothy B. Barnard, Esq.
Zoning: (A/C) Agricultural / Cluster Residential
TPN/UPI: 67-5-27
MT No.: 5675.35

Dear Mr. Ethridge:

We are in receipt of the following information submitted on behalf of the applicant, Westtown School:

- 1) *Westtown Township Conditional Use Application*, prepared by the applicant's representative, dated August 7, 2018;
- 2) *Project Narrative*, dated August 7, 2018;
- 3) *LED Lighting System Summary*, prepared by Mid-Atlantic Sports Construction, dated August 7, 2018; including *Attachment 1 – ChescoViews Plan Mark-up; Attachment 2 – LED Lighting Pole Summary / Photo of various Lights from 1977-2015; and Attachment 3 – LED Light Bulb Summary / Photo of Light Bulb Types from 1977-2013;*
- 4) *Conditional use Application Site Plan (2 Sheets)*, prepared by ELA Group, Inc., dated July 23, 2018;
- 5) *Westtown School Oak Lane Project / Stormwater Management Narrative for Conditional Use Application*, prepared by ELA Group, Inc.; and
- 6) *Traffic / Internal Circulation / Parking Review*, prepared by Traffic Planning and Design, Inc., dated July 25, 2018; including peak hour volume counts.

Supplemental Information Received 9-28-2018:

- 7) *Aerial View Reflecting Distance to Existing Houses*, undated;
- 8) *Westtown School Letter, "Proposed number of nights for low-impact illumination of athletic fields," prepared by Tori Jueds*, dated September 28, 2018;
- 9) *Westtown School & Township Fact Sheet*, dated Fall, 2018;
- 10) *Westtown School Requests for Zoning Amendment and Conditional Use Approval for Lighted Athletic*, prepared by Anchor Management Group letter, dated September 25, 2018;

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- 11) *Westtown School, Oaks Lane, Proposed Soccer Field Lighting Conditional Use Application, prepared by Anchor Management Group letter, dated September 25, 2018;*
- 12) *"Westtown School Presentation – Oak Lane Project," dated September 5, 2018.*

PROJECT OVERVIEW

The applicant, Westtown School, is proposing to renovate their existing sport fields with two synthetic (2) turf fields which would be accompanied by Musco Lighting consisting of six (6) poles each 80 ft tall containing eleven (11) playing field LED Lights. An additional parking area with 84 new parking spaces, and stormwater Best Management Practices (BMP) are proposed. The lights would be "Full Cut Off" lights and are to be shut off no later than 10:00 PM. Additionally, lighting shields and a "Spill Summary" will be performed with the installation of the lights to ensure they are functioning as designed. It is noted that the two (2) proposed turf fields are proposed to replace the existing grass athletic fields. The applicant has indicated that field lighting is a necessary component to the financial viability of the turf field and that the lighting will provide a much needed service to the community. The Westtown School has indicated that outside organizations, including local community organizations, will be permitted to rent / utilize the proposed turf athletic fields.

The supplemental information we received on September 28, 2018 indicates a proposed softball and baseball field. During the final development of conditions, the full record application should be made clear.

The existing site consists of grass athletic fields located south east of the intersection of Westtown Road (SR 2007) and Oak Lane (Private Road). The existing fields are serviced from an existing parking area east of the fields. The site drains to the East Branch of the Chester Creek, classified as a Trout Stocking Fishery (TSF) and Migratory Fishery (MF) stream. The site is zoned (A/C) Agriculture / Cluster Residential.

The Conditional Use Application is submitted per **§170-1514.D.5**:

Permanent recreational and sports lighting and nighttime events. Subject to the conditions listed herein, permanent outdoor illumination for active recreational and sports facilities accessory to public, private, and parochial schools, universities and colleges and for passive non-recreational nighttime events shall be permitted when approved as a conditional use by the Westtown Township Board of Supervisors.

VARIANCES

To date, the applicant has not formally requested any variances.

WAIVER

To date, the applicant has not formally requested any waivers.

PURPOSE

The purpose of this review is to determine if this application complies with Westtown Township's Ordinances, specifically **Conditional Uses (§170-2009)**, **(A/C) Agricultural / Cluster Residential Use Regulations (§170-501.C)**, **A/C Area and Bulk Requirements (§170-502.G)**, **A/C Conditional Use Design Standards (§170-503.A)**, and **General Requirements / Outdoor Lighting Permanent Recreational Lighting Conditional Use Applications (§170-1514.D.5)**. Our office has reviewed this

application in accordance with the above requirements, as well as reasonable and customary engineering standards.

The following comments are offered for your consideration:

CONDITIONAL USES

1. **§170-2009.B.3.c** – The approximate location of stormwater basins and swales shall be shown on the plans. The applicant indicates that stormwater will be attenuated via various stormwater BMP's including pervious pavement with infiltration, subsurface infiltration facilities, infiltration trenches, rain gardens, conventional detention and infiltration basins and by conserving riparian areas; however, the provided plan does not indicate the general locations of the proposed stormwater BMPs. The plans should be revised to depict the general location of the proposed stormwater manager features.
2. **§170-2009.B.3.d & §170-2009.B.6.c** – A Conditional Use application shall include sufficient information (i.e., preliminary site grading, stormwater management analysis, etc.), to preliminarily determine compliance with the Township's natural features, site analysis, conservation design process, if applicable and density requirements. The applicant has not completed a preliminary stormwater management analysis to date; however, they have stated in a Stormwater Management Narrative the anticipated stormwater management facilities. No preliminary stormwater management calculations have been provided. A preliminary stormwater management report should be provided for review and the plans should be revised to depict the general location and size of the proposed stormwater management features.
3. **§170-2009.B.6.b** – The applicant shall demonstrate compliance with landscaping requirements including the location, approximate dimension, and arrangement of all areas devoted to ground cover, trees, screen planting, open space, recreation, and similar purposes, as applicable. The proposed plans and provided project narrative do not address how landscaping will be addressed.
4. **§170-2009.D.1.F** – The ordinance requires that the demand created by the proposed use upon public services and facilities such as water supply, sewage disposal, police and fire protection, emergency services, open space and recreation facilities, and the public school system has been considered and, where necessary, adequate arrangements for expansion or improvement are assured.

Demonstration that the proposed athletic fields can be adequately serviced with utilities and emergency services has not been adequately addressed. Additional information in regard to public utilities (i.e., water supply, sewage disposal, electric, gas, etc.), emergency services including police and fire protection, should be provided. The following items should be addressed:

- a. The applicant shall ensure provide information in regard to the available / proposed restroom facilities / sanitary sewer capacity for the athletic fields, as an increase in usage is anticipated through other organizations potentially utilizing the proposed fields. If additional restroom facilities are anticipated, a Planning Module may be applicable. We defer to the Pennsylvania Department of Environmental Protection (PA DEP), the Chester County Health Department (CCHD) and the Township's Sanitary Sewer Consultant for all sanitary related items.
- b. The applicant shall coordinate with the applicable representative from the governing Fire Company to ensure the proposed site can be adequately serviced with emergency

services and vehicles. Applicable fire truck turning templates should be provided for the Fire Company review.

- c. The applicant shall coordinate with the Westtown-East Goshen Regional Department to ensure the proposed athletic fields can be adequately serviced with emergency services.

ZONING

A/C Conditional Uses §170-501.C

§170-501.C – This section defines what uses are permitted via Conditional Use within the A/C Zoning District. It is noted that the existing use of the site is a Private School with Athletic Fields, which is permitted by Special Exception. It is noted that the proposed use of turf athletic fields and additional parking in lieu of the existing grass fields does not change the overall Use of the site; however, it adds an additional Accessory use of “Permanent Recreational and Sports Lighting and Night Time Events” in accordance with **§170-1514.D.5**, if approved by the Board of Supervisors.

A/C Conditional Use Area and Bulk Requirements in accordance with §170-502.G.

5. **§170-502.G** – Nonresidential conditional uses shall conform to the standards for nonresidential uses in **Article VII, §170-702.E**. Applicable zoning compliance requirements are defined by **§170-702.E**; however, the applicant has not referenced the Zoning Requirements and Compliance information for the proposed improvements on the plans. Applicable information in regard to lot area, setbacks, impervious coverages, building coverages, lot width at street line, building height, buffer requirements, etc. should be indicated on the plans.

A/C Conditional Use Design Standards in accordance with §170-503.

6. **§170-503.A** – Conditional Use Design Standards are defined by this section. The following items should be addressed:
 - a. **§170-503.A.1 – Parking shall meet the requirements of Article XVII**
 - i. **§170-1701.D** – The minimum distance for parking areas, as measured from the street line, shall be equal to the greater of 1/2 of the front yard building setback line or the setback prescribed for parking areas in the particular district in which the parking area is located. It appears the front yard setback is 50 feet; therefore, a 25-foot street offset would be required. The applicant shall dimension the proposed parking lot offset from the street and ensure compliance with this requirement.
 - ii. **§170-1702.A.3** – In the case of schools where parking is at a ninety-degree angle and a twenty-four-foot aisle is provided, 10% of the spaces shall be 9.5 feet by 18 feet. The remainder may be 9 feet by 18 feet.
 - iii. **§170-1702.B** – Wheel Stops may be required where an unobstructed vehicle overhang area beyond the proposed curb a width of two (2) ft is not proposed. The applicant has proposed a parking lot which proposes a pedestrian walkway adjacent to the curbing abutting the proposed parking spaces within the parking lot; therefore, wheel stops shall be provided, where applicable, to prevent vehicles overhanging the curb and pedestrian walkways.
 - iv. **§170-1703.A.5** – Ramps shall be provided, giving access from parking areas to the building served, for disabled persons utilizing wheelchairs. The applicant

shall confirm the proposed parking lot is compliant with the American Disability Act (ADA) requirements.

- v. **§170-1703.A.6** – Access ways, parking areas, and loading areas shall have clearly defined parking bays and traffic circulation lanes designated by markings, curbs, barriers, and/or landscaped islands. To assist in traffic channelization, raised islands shall be placed at the ends of parking bays so that the end of the bay adjacent to a driving aisle or ring road is clearly delineated. Such islands shall be designed and landscaped so as not to impair visibility needed for traffic flow and turning movements. A maximum of 20 parking spaces shall be permitted without being separated by a landscaped area/island with a minimum 10 feet width. It appears the applicant has proposed a parking lot with more than 20 parking spaces separated by a landscaping island. The Applicant shall revise the parking lot accordingly to comply with this requirement.
 - vi. **§170-1703.B.1** – Parking spaces shall have a dust-free, all-weather surface; this requirement shall be met by paving unless otherwise approved by the Board of Supervisors. Pervious surfaces such as porous paving, concrete lattice blocks, or gravel may be substituted if approved by the Board, e.g., for reserve or overflow parking. Pervious surfaces shall be the only permitted means of providing parking in areas subject to floodplain regulations. The applicant indicates that porous paving with underground infiltration is proposed; however, the proposed parking lot is not situated within a floodplain; therefore, it appears relief is required to install the referenced porous paving.
 - vii. **§170-1703.B.1** – Lighting shall be provided to illuminate any off-street parking spaces to be used at night. Lighting facilities shall comply in all applicable respects with the standards in §170-1514 of this chapter. The plans do not appear to proposed parking lot lighting. The applicant shall ensure the proposed parking lot is adequately illuminated.
 - viii. **§170-1704** – Handicapped parking requirements are defined by this section. The applicant shall ensure adequate handicapped parking and associated signage is proposed for the new parking lot.
 - ix. **§170-1705** – The schedule for required parking is defined by this section. The site’s use is a private school (K-12) with an accessory use of “Permanent Recreational and Sports Lighting and Night Time Events”. The following items should be considered:
 - 1. The proposed number of parking spaces (*83 spaces in demand model, 84 are provided on the plan set*) were determined from the maximum number of entering trips forecasted in the TPD July 25, 2018 letter. There is no specific requirement in the Township code for this type of use.
- b. **§170-503.A.6 – Landscaping shall meet the requirements of §170-1507**
- i. Per **§170-1507.B**, any use or activity proposed as part of a subdivision or land development shall further comply with the requirements for shade trees, street trees, and other landscaping components stipulated in **Chapter 149**,

Subdivision and Land Development. The applicant shall provide a landscaping plan which meets the above requirements.

c. **§170-503.A.8 – Interior Circulation shall meet the requirements of §170-1513**

- i. Interior drive widths for Commercial and All other Uses shall be 28 ft wide. The applicant shall indicate the width of Oak Lane. It appears Oak Lane may be required to be widened to 28 feet wide to promote safe circulation to and from the proposed athletic fields.

LIGHTING / PERMANENT RECREATIONAL AND SPORTS LIGHTING AND NIGHTTIME EVENTS

§170-1514.D.5 – Subject to the conditions listed herein, permanent outdoor illumination for active recreational and sports facilities accessory to public, private, and parochial schools, universities and colleges and for passive non-recreational nighttime events shall be permitted when approved as a conditional use by the Westtown Township Board of Supervisors.

7. **§170-1514.D.5.c** – An annual permit application shall be required to be submitted to the Township 45 days before the start of each sports and recreation year that a permanent recreational and sports lighting installation is proposed to be utilized pursuant to the terms in the Township codified ordinance.
8. **§170-1514.D.5.e.2** – The maximum mounting height, as measured from the finished grade of the playing field to the top of the highest fixture of recreational and sports lighting fixtures, permitted by this subsection is 70 ft. Per **§170-1514.D.5.e.3**, higher mounting heights for football, lacrosse and soccer, not to exceed 85 feet under any circumstances, may be considered by conditional use application when it can be demonstrated to the satisfaction of the Township that the higher mounting height is essential to meet or exceed the other requirements of this section while still controlling off-site glare, light trespass and daytime visibility of the light fixtures as viewed from off site. The Applicant has proposed 80 foot tall mounting heights. We defer to the Township’s Lighting Consultant in regard to if the 80 foot tall mounting heights are justified.
9. **§170-1514.D.5.e.5.a** – For a recreational or athletic sporting event, such as football, soccer, field hockey, or lacrosse, or marching band cavalcade, the sports lighting system may only be energized in conjunction with any of the following events, and no others: An event directly related to and under the control of the educational or sports program of the school, university or college where the lights are located; **no private organizations may use the school, university or college facility for lighted events.** The applicant indicated that outside community organization would be permitted to utilize the athletic fields. It appears that a condition of approval is required to permit outside community organizations utilize the athletic fields.
10. **§170-1514.D.5.e.6.a** – A maximum of 20 lighted events per calendar year will be permitted on any one campus where permanent lighting is provided. Up to three additional lighted events shall be permitted each year for playoffs or championship games not part of a regular schedule of events. The applicant shall clarify the anticipated use of the nighttime field lighting. The original proposal was for 258 nights of lighting which has been reduced to 240 per the 9/28/2018 Westtown School cover letter.
11. **§170-1514.D.5.e.15** – If a sound amplification system will be used in conjunction with nighttime events permitted by this Subsection D.5 and 6, the institution shall provide a fully

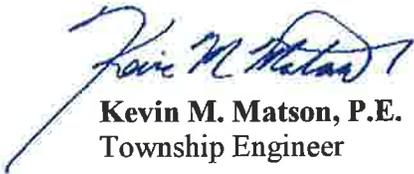
distributed sound system consisting of highly directional speakers in close proximity to and aimed into the seating area providing uniform coverage throughout the seating. Speakers must be selected to minimize amplification outside of the seating areas. Coverage across the playing field, if necessary, can be provided using a similar distributed system approach. The system design and performance will be subject to review and approval by the Township's engineers/consultants before permanent operation is authorized. The Applicant shall provide additional information in regard to the proposed sound amplification system, as applicable.

GENERAL

12. The central numeric statistics should be clarified, finalized and documented in tabular form on the Conditional Use Plan, instead found within various locations with the documentation of the whole conditional use applications. For example, the number of lighting nights, the number of parking spaces, and the specific height, type, style and color temperature of the lighting fixtures.
13. The applicant should provide additional information about seating. It appears an increase in use of the athletic fields by the school and outside organization may require the need for permanent outdoor seating for spectators. Adequate seating may be required and should be considered.
14. The location of the softball field will present construction and engineering challenges. In addition to the location of the proximity to the proposed below grade facility and basin, there is a strong likelihood that a considerable retaining wall will be required. A relocation of the field is recommended.
15. The designers should give consideration to the solar path to maximize the safety of the player's field of vision during play.

I trust that the foregoing will assist Westtown Township in their evaluation of the proposed Conditional Use Application. Please feel free to contact me directly with questions or concerns by email at kmmatson@mccormicktaylor.com or by phone at 610-640-3500.

Regards,



Kevin M. Matson, P.E.
Township Engineer

CC: Robert Pingar, P.E., Westtown Township (rpingar@westtown.org) – Township Manager & Director of Engineering
Patrick M. McKenna, Esq., Gawthrop Greenwood, PC (pmckenna@gawthrop.com) – Township Solicitor
Albert P. Federico, P.E., PTOE (albert@federico-consulting.com) – Township Traffic Consultant
William Malin, P.E., Carroll Engineering Co. (bmalin@carrollengineering.com) – Township's Sanitary Consultant
Andrew Parker, P.E., PTOE, McCormick Taylor, Inc. (ajparker@mccormicktaylor.com) – Township Traffic Engineer



October 26, 2018

Mr. William Ethridge, AICP, Director of Planning and Zoning
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

**RE: Westtown School – Athletic Fields
Conditional Use Application – Review 2
(Plans Dated 07-23-2018)**

Address: 975 Westtown Road, West Chester, PA 19382
Record Owner / Applicant: Westtown School
Applicant's Representative: Timothy B. Barnard, Esq.
Zoning: (A/C) Agricultural / Cluster Residential
TPN/UPI: 67-5-27
MT No.: 5675.35

Dear Mr. Ethridge:

We are in receipt of the following information submitted on behalf of the applicant, Westtown School:

- 1) *Westtown Township Conditional Use Application*, prepared by the applicant's representative, dated August 7, 2018;
- 2) *Project Narrative*, dated August 7, 2018;
- 3) *LED Lighting System Summary*, prepared by Mid-Atlantic Sports Construction, dated August 7, 2018; including *Attachment 1 – ChescoViews Plan Mark-up; Attachment 2 – LED Lighting Pole Summary / Photo of various Lights from 1977-2015; and Attachment 3 – LED Light Bulb Summary / Photo of Light Bulb Types from 1977-2013;*
- 4) *Conditional use Application Site Plan (2 Sheets)*, prepared by ELA Group, Inc., dated July 23, 2018;
- 5) *Westtown School Oak Lane Project / Stormwater Management Narrative for Conditional Use Application*, prepared by ELA Group, Inc.; and
- 6) *Traffic / Internal Circulation / Parking Review*, prepared by Traffic Planning and Design, Inc., dated July 25, 2018; including peak hour volume counts.

Supplemental Information Received 9-28-2018:

- 7) *Aerial View Reflecting Distance to Existing Houses, undated;*
- 8) *Westtown School Letter, "Proposed number of nights for low-impact illumination of athletic fields," prepared by Tori Jueds, dated September 28, 2018;*
- 9) *Westtown School & Township Fact Sheet, dated Fall, 2018;*
- 10) *Westtown School Requests for Zoning Amendment and Conditional Use Approval for Lighted Athletic, prepared by Anchor Management Group letter, dated September 25, 2018;*

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- 11) *Westtown School, Oaks Lane, Proposed Soccer Field Lighting Conditional Use Application, prepared by Anchor Management Group letter, dated September 25, 2018;*
- 12) *"Westtown School Presentation – Oak Lane Project," dated September 5, 2018.*

PROJECT OVERVIEW

The applicant, Westtown School, is proposing to renovate their existing sport fields with two synthetic (2) turf fields which would be accompanied by Musco Lighting consisting of six (6) poles each 80 ft tall containing eleven (11) playing field LED Lights. An additional parking area with 84 new parking spaces, and stormwater Best Management Practices (BMP) are proposed. The lights would be "Full Cut Off" lights and are to be shut off no later than 10:00 PM. Additionally, lighting shields and a "Spill Summary" will be performed with the installation of the lights to ensure they are functioning as designed. It is noted that the two (2) proposed turf fields are proposed to replace the existing grass athletic fields. The applicant has indicated that field lighting is a necessary component to the financial viability of the turf field and that the lighting will provide a much needed service to the community. The Westtown School has indicated that outside organizations, including local community organizations, will be permitted to rent / utilize the proposed turf athletic fields.

The supplemental information we received on September 28, 2018 indicates a proposed softball and baseball field. During the final development of conditions, the full record application should be made clear.

The existing site consists of grass athletic fields located south east of the intersection of Westtown Road (SR 2007) and Oak Lane (Private Road). The existing fields are serviced from an existing parking area east of the fields. The site drains to the East Branch of the Chester Creek, classified as a Trout Stocking Fishery (TSF) and Migratory Fishery (MF) stream. The site is zoned (A/C) Agriculture / Cluster Residential.

The Conditional Use Application is submitted per **§170-1514.D.5:**

Permanent recreational and sports lighting and nighttime events. Subject to the conditions listed herein, permanent outdoor illumination for active recreational and sports facilities accessory to public, private, and parochial schools, universities and colleges and for passive non-recreational nighttime events shall be permitted when approved as a conditional use by the Westtown Township Board of Supervisors.

VARIANCES

To date, the applicant has not formally requested any variances.

WAIVER

To date, the applicant has not formally requested any waivers.

PURPOSE

The purpose of this review is to determine if this application complies with Westtown Township's Ordinances, specifically **Conditional Uses (§170-2009)**, **(A/C) Agricultural / Cluster Residential Use Regulations (§170-501.C)**, **A/C Area and Bulk Requirements (§170-502.G)**, **A/C Conditional Use Design Standards (§170-503.A)**, and **General Requirements / Outdoor Lighting Permanent Recreational Lighting Conditional Use Applications (§170-1514.D.5)**. Our office has reviewed this

application in accordance with the above requirements, as well as reasonable and customary engineering standards.

After the issuance of our 10/15/2018 letter, the applicant requested that many comments be addressed, in full satisfaction, during the more detailed land development application. We have had the opportunity to dialogue with the Township Solicitor who has no objection to separating the more core conditional use related issues, versus the land development specifics. The comments relating to the land development process have been removed from this letter, and updates on remaining comments, where applicable, have been offered for your consideration:

CONDITIONAL USES

1. **§170-2009.B.3.c** – The approximate location of stormwater basins and swales shall be shown on the plans. The applicant indicates that stormwater will be attenuated via various stormwater BMP's including pervious pavement with infiltration, subsurface infiltration facilities, infiltration trenches, rain gardens, conventional detention and infiltration basins and by conserving riparian areas; however, the provided plan does not indicate the general locations of the proposed stormwater BMPs. The plans should be revised to depict the general location of the proposed stormwater management features.

***MT Update:** We had the opportunity to meet with the applicant's design team regarding the layout of the proposed stormwater management plans, provide feedback as to the layout, and discuss the interpretation of the ordinance as it applies to the site. The applicant has provided enough information to demonstrate feasibility of code compliance as it relates to water quality, attenuation and the impact of the use from the perspective of stormwater management.*

2. **§170-2009.B.3.d & §170-2009.B.6.c** – A Conditional Use application shall include sufficient information (i.e., preliminary site grading, stormwater management analysis, etc.), to preliminarily determine compliance with the Township's natural features, site analysis, conservation design process, if applicable and density requirements. The applicant has not completed a preliminary stormwater management analysis to date; however, they have stated in a Stormwater Management Narrative the anticipated stormwater management facilities. No preliminary stormwater management calculations have been provided. A preliminary stormwater management report should be provided for review and the plans should be revised to depict the general location and size of the proposed stormwater management features.

***MT Update:** We had the opportunity to meet with the applicant's design team regarding the layout of the proposed stormwater management plans, provide feedback as to the layout, and discuss the interpretation of the ordinance as it applies to the site. The applicant has provided enough information to demonstrate feasibility of code compliance as it relates to water quality, attenuation and the impact of the use from the perspective of stormwater management.*

3. **§170-2009.D.1.F** – The ordinance requires that the demand created by the proposed use upon public services and facilities such as water supply, sewage disposal, police and fire protection, emergency services, open space and recreation facilities, and the public school system has been considered and, where necessary, adequate arrangements for expansion or improvement are assured.

Demonstration that the proposed athletic fields can be adequately serviced with utilities and emergency services has not been adequately addressed. Additional information in regard to public utilities (i.e., water supply, sewage disposal, electric, gas, etc.), emergency services including police and fire protection, should be provided. The following items should be addressed:

- a. The applicant shall ensure provide information in regard to the available / proposed restroom facilities / sanitary sewer capacity for the athletic fields, as an increase in usage is anticipated through other organizations potentially utilizing the proposed fields. If additional restroom facilities are anticipated, a Planning Module may be applicable. We defer to the Pennsylvania Department of Environmental Protection (PA DEP), the Chester County Health Department (CCHD) and the Township's Sanitary Sewer Consultant for all sanitary related items.
- b. The applicant shall coordinate with the applicable representative from the governing Fire Company to ensure the proposed site can be adequately serviced with emergency services and vehicles. Applicable fire truck turning templates should be provided for the Fire Company review.
- c. The applicant shall coordinate with the Westtown-East Goshen Regional Department to ensure the proposed athletic fields can be adequately serviced with emergency services.

MT Update: *We are awaiting responses from the applicant on the above issues, we would anticipate that letters from the parties would be submitted as part of the record of the Conditional Use process.*

ZONING

A/C Conditional Uses §170-501.C

§170-501.C – This section defines what uses are permitted via Conditional Use within the A/C Zoning District. It is noted that the existing use of the site is a Private School with Athletic Fields, which is permitted by Special Exception. It is noted that the proposed use of turf athletic fields and additional parking in lieu of the existing grass fields does not change the overall Use of the site; however, it adds an additional Accessory use of “Permanent Recreational and Sports Lighting and Night Time Events” in accordance with **§170-1514.D.5**, if approved by the Board of Supervisors.

A/C Conditional Use Area and Bulk Requirements in accordance with §170-502.G.

4. **§170-502.G** – Nonresidential conditional uses shall conform to the standards for nonresidential uses in **Article VII, §170-702.E**. Applicable zoning compliance requirements are defined by **§170-702.E**; however, the applicant has not referenced the Zoning Requirements and Compliance information for the proposed improvements on the plans. Applicable information in regard to lot area, setbacks, impervious coverages, building coverages, lot width at street line, building height, buffer requirements, etc. should be indicated on the plans.

MT Update: *The applicant has not yet updated the plan set.*

a. §170-503.A.8 – Interior Circulation shall meet the requirements of §170-1513

- i. Interior drive widths for Commercial and All other Uses shall be 28 ft wide. The applicant shall indicate the width of Oak Lane. It appears Oak Lane may

be required to be widened to 28 feet wide to promote safe circulation to and from the proposed athletic fields.

***MT Update:** The applicant may seek relief from this section to preserve the existing significant features at the site, subject to the feedback of Police, Fire and EMS Services.*

LIGHTING / PERMANENT RECREATIONAL AND SPORTS LIGHTING AND NIGHTTIME EVENTS

§170-1514.D.5 – Subject to the conditions listed herein, permanent outdoor illumination for active recreational and sports facilities accessory to public, private, and parochial schools, universities and colleges and for passive non-recreational nighttime events shall be permitted when approved as a conditional use by the Westtown Township Board of Supervisors.

5. §170-1514.D.5.c – An annual permit application shall be required to be submitted to the Township 45 days before the start of each sports and recreation year that a permanent recreational and sports lighting installation is proposed to be utilized pursuant to the terms in the Township codified ordinance.

***MT Update:** We anticipate the applicant will not object to this code requirement.*

6. §170-1514.D.5.e.2 – The maximum mounting height, as measured from the finished grade of the playing field to the top of the highest fixture of recreational and sports lighting fixtures, permitted by this subsection is 70 ft. Per §170-1514.D.5.e.3, higher mounting heights for football, lacrosse and soccer, not to exceed 85 feet under any circumstances, may be considered by conditional use application when it can be demonstrated to the satisfaction of the Township that the higher mounting height is essential to meet or exceed the other requirements of this section while still controlling off-site glare, light trespass and daytime visibility of the light fixtures as viewed from off site. The Applicant has proposed 80 foot tall mounting heights. We defer to the Township's Lighting Consultant in regard to if the 80 foot tall mounting heights are justified.

***MT Update:** We anticipate the applicant will provide the justification for the 80 foot tall mounting height via the Conditional Use process.*

7. §170-1514.D.5.e.5.a – For a recreational or athletic sporting event, such as football, soccer, field hockey, or lacrosse, or marching band cavalcade, the sports lighting system may only be energized in conjunction with any of the following events, and no others: An event directly related to and under the control of the educational or sports program of the school, university or college where the lights are located; **no private organizations may use the school, university or college facility for lighted events.** The applicant indicated that outside community organization would be permitted to utilize the athletic fields. It appears that a condition of approval is required to permit outside community organizations utilize the athletic fields.

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8. §170-1514.D.5.e.6.a – A maximum of 20 lighted events per calendar year will be permitted on any one campus where permanent lighting is provided. Up to three additional lighted events

shall be permitted each year for playoffs or championship games not part of a regular schedule of events. The applicant shall clarify the anticipated use of the nighttime field lighting. The original proposal was for 258 nights of lighting which has been reduced to 240 per the 9/28/2018 Westtown School cover letter.

MT Update: *We anticipate the applicant will provide the justification for any non-code compliant conditions during the Conditional Use process.*

9. **§170-1514.D.5.e.15** – If a sound amplification system will be used in conjunction with nighttime events permitted by this Subsection D.5 and 6, the institution shall provide a fully distributed sound system consisting of highly directional speakers in close proximity to and aimed into the seating area providing uniform coverage throughout the seating. Speakers must be selected to minimize amplification outside of the seating areas. Coverage across the playing field, if necessary, can be provided using a similar distributed system approach. The system design and performance will be subject to review and approval by the Township's engineers/consultants before permanent operation is authorized. The Applicant shall provide additional information in regard to the proposed sound amplification system, as applicable.

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GENERAL

10. The central numeric statistics should be clarified, finalized and documented in tabular form on the Conditional Use Plan, instead found within various locations with the documentation of the whole conditional use application. For example, the number of lighting nights, the number of parking spaces, and the specific height, type, style and color temperature of the lighting fixtures.

MT Update: *The applicant has not yet updated the plan set.*

I trust that the foregoing will assist Westtown Township in their evaluation of the proposed Conditional Use Application. Please feel free to contact me directly with questions or concerns by email at kmmatson@mccormicktaylor.com or by phone at 610-640-3500.

Regards,



Kevin M. Matson, P.E.
Township Engineer

CC: Robert Pingar, P.E., Westtown Township (rpingar@westtown.org) – Township Manager & Director of Engineering
Patrick M. McKenna, Esq., Gawthrop Greenwood, PC (pmckenna@gawthrop.com) – Township Solicitor
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William Malin, P.E., Carroll Engineering Co. (bmalin@carrollengineering.com) – Township's Sanitary Consultant
Andrew Parker, P.E., PTOE, McCormick Taylor, Inc. (ajparker@mccormicktaylor.com) – Township Traffic Engineer



AUTHOR'S NOTE: THIS VERSION OF THIS LETTER WAS ISSUED TO CLARIFY WHICH ITEMS THE APPLICANT IS SEEKING TO HAVE DEFERRED TO LAND DEVELOPMENT PHASE OR PLACED AS CONDITIONS TO BE SATISFIED VIA THE FULL LAND DEVELOPMENT PROCESS. THE COMMENTS ARE HIGHLIGHTED IN RED FOR CLARITY, RED TO BE RESOLVED DURING LAND DEVELOPMENT.

| Request to resolve... | @ Conditional Use | @ Land Development |
|-----------------------|--|---|
| Comment Number | 1, 2, 4a, 4b, 4c, 5, 6.c.1, 7, 8, 9, 10, 11, 12, | 3, 6.a.i thru-6.a.ix, 6.b.1, 13, 14, 15 |
| | | |

KEVIN MATSON, P.E. 10-18-2018

October 15, 2018

Mr. William Ethridge, AICP, Director of Planning and Zoning
 Westtown Township
 1039 Wilmington Pike
 West Chester, PA 19382

**RE: Westtown School – Athletic Fields
 Conditional Use Application – Review 1
 (Plans Dated 07-23-2018)**
 Address: 975 Westtown Road, West Chester, PA 19382
 Record Owner / Applicant: Westtown School
 Applicant’s Representative: Timothy B. Barnard, Esq.
 Zoning: (A/C) Agricultural / Cluster Residential
 TPN/UPI: 67-5-27
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- 7) *Aerial View Reflecting Distance to Existing Houses*, undated;
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PROJECT OVERVIEW

The applicant, Westtown School, is proposing to renovate their existing sport fields with two synthetic (2) turf fields which would be accompanied by Musco Lighting consisting of six (6) poles each 80 ft tall containing eleven (11) playing field LED Lights. An additional parking area with 84 new parking spaces, and stormwater Best Management Practices (BMP) are proposed. The lights would be "Full Cut Off" lights and are to be shut off no later than 10:00 PM. Additionally, lighting shields and a "Spill Summary" will be performed with the installation of the lights to ensure they are functioning as designed. It is noted that the two (2) proposed turf fields are proposed to replace the existing grass athletic fields. The applicant has indicated that field lighting is a necessary component to the financial viability of the turf field and that the lighting will provide a much needed service to the community. The Westtown School has indicated that outside organizations, including local community organizations, will be permitted to rent / utilize the proposed turf athletic fields.

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The existing site consists of grass athletic fields located south east of the intersection of Westtown Road (SR 2007) and Oak Lane (Private Road). The existing fields are serviced from an existing parking area east of the fields. The site drains to the East Branch of the Chester Creek, classified as a Trout Stocking Fishery (TSF) and Migratory Fishery (MF) stream. The site is zoned (A/C) Agriculture / Cluster Residential.

The Conditional Use Application is submitted per **§170-1514.D.5:**

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VARIANCES

To date, the applicant has not formally requested any variances.

WAIVER

To date, the applicant has not formally requested any waivers.

PURPOSE

The purpose of this review is to determine if this application complies with Westtown Township's Ordinances, specifically **Conditional Uses (§170-2009)**, **(A/C) Agricultural / Cluster Residential Use Regulations (§170-501.C)**, **A/C Area and Bulk Requirements (§170-502.G)**, **A/C Conditional Use Design Standards (§170-503.A)**, and **General Requirements / Outdoor Lighting Permanent Recreational Lighting Conditional Use Applications (§170-1514.D.5)**. Our office has reviewed this application in accordance with the above requirements, as well as reasonable and customary engineering standards.

The following comments are offered for your consideration:

CONDITIONAL USES

1. **§170-2009.B.3.c** – The approximate location of stormwater basins and swales shall be shown on the plans. The applicant indicates that stormwater will be attenuated via various stormwater BMP's including pervious pavement with infiltration, subsurface infiltration facilities, infiltration trenches, rain gardens, conventional detention and infiltration basins and by conserving riparian areas; however, the provided plan does not indicate the general locations of the proposed stormwater BMPs. The plans should be revised to depict the general location of the proposed stormwater management features.
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3. **§170-2009.B.6.b** – The applicant shall demonstrate compliance with landscaping requirements including the location, approximate dimension, and arrangement of all areas devoted to ground cover, trees, screen planting, open space, recreation, and similar purposes, as applicable. The proposed plans and provided project narrative do not address how landscaping will be addressed.

4. **§170-2009.D.1.F** – The ordinance requires that the demand created by the proposed use upon public services and facilities such as water supply, sewage disposal, police and fire protection, emergency services, open space and recreation facilities, and the public school system has been considered and, where necessary, adequate arrangements for expansion or improvement are assured.

Demonstration that the proposed athletic fields can be adequately serviced with utilities and emergency services has not been adequately addressed. Additional information in regard to public utilities (i.e., water supply, sewage disposal, electric, gas, etc.), emergency services including police and fire protection, should be provided. The following items should be addressed:

- a. The applicant shall ensure provide information in regard to the available / proposed restroom facilities / sanitary sewer capacity for the athletic fields, as an increase in usage is anticipated through other organizations potentially utilizing the proposed fields. If additional restroom facilities are anticipated, a Planning Module may be applicable. We defer to the Pennsylvania Department of Environmental Protection (PA DEP), the Chester County Health Department (CCHD) and the Township’s Sanitary Sewer Consultant for all sanitary related items.
- b. The applicant shall coordinate with the applicable representative from the governing Fire Company to ensure the proposed site can be adequately serviced with emergency services and vehicles. Applicable fire truck turning templates should be provided for the Fire Company review.
- c. The applicant shall coordinate with the Westtown-East Goshen Regional Department to ensure the proposed athletic fields can be adequately serviced with emergency services.

ZONING

A/C Conditional Uses §170-501.C

§170-501.C – This section defines what uses are permitted via Conditional Use within the A/C Zoning District. It is noted that the existing use of the site is a Private School with Athletic Fields, which is permitted by Special Exception. It is noted that the proposed use of turf athletic fields and additional parking in lieu of the existing grass fields does not change the overall Use of the site; however, it adds an additional Accessory use of “Permanent Recreational and Sports Lighting and Night Time Events” in accordance with **§170-1514.D.5**, if approved by the Board of Supervisors.

A/C Conditional Use Area and Bulk Requirements in accordance with §170-502.G.

5. **§170-502.G** – Nonresidential conditional uses shall conform to the standards for nonresidential uses in **Article VII, §170-702.E**. Applicable zoning compliance requirements are defined by **§170-702.E**; however, the applicant has not referenced the Zoning Requirements and Compliance information for the proposed improvements on the plans. Applicable information in regard to lot area, setbacks, impervious coverages, building coverages, lot width at street line, building height, buffer requirements, etc. should be indicated on the plans.

A/C Conditional Use Design Standards in accordance with §170-503.

6. **§170-503.A** – Conditional Use Design Standards are defined by this section. The following items should be addressed:

a. **§170-503.A.1 – Parking shall meet the requirements of Article XVII**

- i. **§170-1701.D** – The minimum distance for parking areas, as measured from the street line, shall be equal to the greater of 1/2 of the front yard building setback line or the setback prescribed for parking areas in the particular district in which the parking area is located. It appears the front yard setback is 50 feet; therefore, a 25-foot street offset would be required. The applicant shall dimension the proposed parking lot offset from the street and ensure compliance with this requirement.
- ii. **§170-1702.A.3** – In the case of schools where parking is at a ninety-degree angle and a twenty-four-foot aisle is provided, 10% of the spaces shall be 9.5 feet by 18 feet. The remainder may be 9 feet by 18 feet.
- iii. **§170-1702.B** – Wheel Stops may be required where an unobstructed vehicle overhang area beyond the proposed curb a width of two (2) ft is not proposed. The applicant has proposed a parking lot which proposes a pedestrian walkway adjacent to the curbing abutting the proposed parking spaces within the parking lot; therefore, wheel stops shall be provided, where applicable, to prevent vehicles overhanging the curb and pedestrian walkways.
- iv. **§170-1703.A.5** – Ramps shall be provided, giving access from parking areas to the building served, for disabled persons utilizing wheelchairs. The applicant shall confirm the proposed parking lot is compliant with the American Disability Act (ADA) requirements.
- v. **§170-1703.A.6** – Access ways, parking areas, and loading areas shall have clearly defined parking bays and traffic circulation lanes designated by markings, curbs, barriers, and/or landscaped islands. To assist in traffic channelization, raised islands shall be placed at the ends of parking bays so that the end of the bay adjacent to a driving aisle or ring road is clearly delineated. Such islands shall be designed and landscaped so as not to impair visibility needed for traffic flow and turning movements. A maximum of 20 parking spaces shall be permitted without being separated by a landscaped area/island with a minimum 10 feet width. It appears the applicant has proposed a parking lot with more than 20 parking spaces separated by a landscaping island. The Applicant shall revise the parking lot accordingly to comply with this requirement.
- vi. **§170-1703.B.1** – Parking spaces shall have a dust-free, all-weather surface; this requirement shall be met by paving unless otherwise approved by the Board of Supervisors. Pervious surfaces such as porous paving, concrete lattice blocks, or gravel may be substituted if approved by the Board, e.g., for reserve or overflow parking. Pervious surfaces shall be the only permitted means of providing parking in areas subject to floodplain regulations. The applicant indicates that porous paving with underground infiltration is proposed; however, the proposed parking lot is not situated within a floodplain; therefore, it appears relief is required to install the referenced porous paving.
- vii. **§170-1703.B.1** – Lighting shall be provided to illuminate any off-street parking spaces to be used at night. Lighting facilities shall comply in all applicable respects with the standards in §170-1514 of this chapter. The plans do not

appear to proposed parking lot lighting. The applicant shall ensure the proposed parking lot is adequately illuminated.

viii. **§170-1704** – Handicapped parking requirements are defined by this section. The applicant shall ensure adequate handicapped parking and associated signage is proposed for the new parking lot.

ix. **§170-1705** – The schedule for required parking is defined by this section. The site’s use is a private school (K-12) with an accessory use of “Permanent Recreational and Sports Lighting and Night Time Events”. The following items should be considered:

1. The proposed number of parking spaces (*83 spaces in demand model, 84 are provided on the plan set*) were determined from the maximum number of entering trips forecasted in the TPD July 25, 2018 letter. There is no specific requirement in the Township code for this type of use.

b. **§170-503.A.6 – Landscaping shall meet the requirements of §170-1507**

i. Per **§170-1507.B**, any use or activity proposed as part of a subdivision or land development shall further comply with the requirements for shade trees, street trees, and other landscaping components stipulated in **Chapter 149, Subdivision and Land Development**. The applicant shall provide a landscaping plan which meets the above requirements.

c. **§170-503.A.8 – Interior Circulation shall meet the requirements of §170-1513**

i. Interior drive widths for Commercial and All other Uses shall be 28 ft wide. The applicant shall indicate the width of Oak Lane. It appears Oak Lane may be required to be widened to 28 feet wide to promote safe circulation to and from the proposed athletic fields.

LIGHTING / PERMANENT RECREATIONAL AND SPORTS LIGHTING AND NIGHTTIME EVENTS

§170-1514.D.5 – Subject to the conditions listed herein, permanent outdoor illumination for active recreational and sports facilities accessory to public, private, and parochial schools, universities and colleges and for passive non-recreational nighttime events shall be permitted when approved as a conditional use by the Westtown Township Board of Supervisors.

7. **§170-1514.D.5.c** – An annual permit application shall be required to be submitted to the Township 45 days before the start of each sports and recreation year that a permanent recreational and sports lighting installation is proposed to be utilized pursuant to the terms in the Township codified ordinance.

8. **§170-1514.D.5.e.2** – The maximum mounting height, as measured from the finished grade of the playing field to the top of the highest fixture of recreational and sports lighting fixtures, permitted by this subsection is 70 ft. Per **§170-1514.D.5.e.3**, higher mounting heights for football, lacrosse and soccer, not to exceed 85 feet under any circumstances, may be considered by conditional use application when it can be demonstrated to the satisfaction of the Township that the higher mounting height is essential to meet or exceed the other requirements of this section while still controlling off-site glare, light trespass and daytime visibility of the light fixtures as viewed from off site. The Applicant has proposed 80 foot tall mounting heights.

We defer to the Township's Lighting Consultant in regard to if the 80 foot tall mounting heights are justified.

9. **§170-1514.D.5.e.5.a** – For a recreational or athletic sporting event, such as football, soccer, field hockey, or lacrosse, or marching band cavalcade, the sports lighting system may only be energized in conjunction with any of the following events, and no others: An event directly related to and under the control of the educational or sports program of the school, university or college where the lights are located; **no private organizations may use the school, university or college facility for lighted events.** The applicant indicated that outside community organization would be permitted to utilize the athletic fields. It appears that a condition of approval is required to permit outside community organizations utilize the athletic fields.
10. **§170-1514.D.5.e.6.a** – A maximum of 20 lighted events per calendar year will be permitted on any one campus where permanent lighting is provided. Up to three additional lighted events shall be permitted each year for playoffs or championship games not part of a regular schedule of events. The applicant shall clarify the anticipated use of the nighttime field lighting. The original proposal was for 258 nights of lighting which has been reduced to 240 per the 9/28/2018 Westtown School cover letter.
11. **§170-1514.D.5.e.15** – If a sound amplification system will be used in conjunction with nighttime events permitted by this Subsection D.5 and 6, the institution shall provide a fully distributed sound system consisting of highly directional speakers in close proximity to and aimed into the seating area providing uniform coverage throughout the seating. Speakers must be selected to minimize amplification outside of the seating areas. Coverage across the playing field, if necessary, can be provided using a similar distributed system approach. The system design and performance will be subject to review and approval by the Township's engineers/consultants before permanent operation is authorized. The Applicant shall provide additional information in regard to the proposed sound amplification system, as applicable.

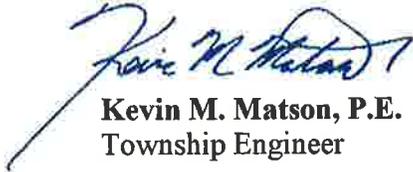
GENERAL

12. The central numeric statistics should be clarified, finalized and documented in tabular form on the Conditional Use Plan, instead found within various locations with the documentation of the whole conditional use applications. For example, the number of lighting nights, the number of parking spaces, and the specific height, type, style and color temperature of the lighting fixtures.
13. The applicant should provide additional information about seating. It appears an increase in use of the athletic fields by the school and outside organization may require the need for permanent outdoor seating for spectators. Adequate seating may be required and should be considered.
14. The location of the softball field will present construction and engineering challenges. In addition to the location of the proximity to the proposed below grade facility and basin, there is a strong likelihood that a considerable retaining wall will be required. A relocation of the field is recommended.
15. The designers should give consideration to the solar path to maximize the safety of the player's field of vision during play.



I trust that the foregoing will assist Westtown Township in their evaluation of the proposed Conditional Use Application. Please feel free to contact me directly with questions or concerns by email at kmmatson@mccormicktaylor.com or by phone at 610-640-3500.

Regards,



Kevin M. Matson, P.E.
Township Engineer

CC: Robert Pingar, P.E., Westtown Township (rpingar@westtown.org) – Township Manager & Director of Engineering
Patrick M. McKenna, Esq., Gawthrop Greenwood, PC (pmckenna@gawthrop.com) – Township Solicitor
Albert P. Federico, P.E., PTOE (albert@federico-consulting.com) – Township Traffic Consultant
William Malin, P.E., Carroll Engineering Co. (bmalin@carrolleengineering.com) – Township's Sanitary Consultant
Andrew Parker, P.E., PTOE, McCormick Taylor, Inc. (ajparker@mccormicktaylor.com) – Township Traffic Engineer



October 26, 2018

Mr. William Ethridge, AICP, Director of Planning and Zoning
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

**RE: Westtown School – Athletic Fields
Conditional Use Application – Review 2
(Plans Dated 07-23-2018)**
Address: 975 Westtown Road, West Chester, PA 19382
Record Owner / Applicant: Westtown School
Applicant's Representative: Timothy B. Barnard, Esq.
Zoning: (A/C) Agricultural / Cluster Residential
TPN/UPI: 67-5-27
MT No.: 5675.35

Dear Mr. Ethridge:

We are in receipt of the following information submitted on behalf of the applicant, Westtown School:

- 1) *Westtown Township Conditional Use Application*, prepared by the applicant's representative, dated August 7, 2018;
- 2) *Project Narrative*, dated August 7, 2018;
- 3) *LED Lighting System Summary*, prepared by Mid-Atlantic Sports Construction, dated August 7, 2018; including *Attachment 1 – ChescoViews Plan Mark-up; Attachment 2 – LED Lighting Pole Summary / Photo of various Lights from 1977-2015; and Attachment 3 – LED Light Bulb Summary / Photo of Light Bulb Types from 1977-2013;*
- 4) *Conditional use Application Site Plan (2 Sheets)*, prepared by ELA Group, Inc., dated July 23, 2018;
- 5) *Westtown School Oak Lane Project / Stormwater Management Narrative for Conditional Use Application*, prepared by ELA Group, Inc.; and
- 6) *Traffic / Internal Circulation / Parking Review*, prepared by Traffic Planning and Design, Inc., dated July 25, 2018; including peak hour volume counts.

Supplemental Information Received 9-28-2018:

- 7) *Aerial View Reflecting Distance to Existing Houses*, undated;
- 8) *Westtown School Letter, "Proposed number of nights for low-impact illumination of athletic fields," prepared by Tori Jueds*, dated September 28, 2018;
- 9) *Westtown School & Township Fact Sheet*, dated Fall, 2018;
- 10) *Westtown School Requests for Zoning Amendment and Conditional Use Approval for Lighted Athletic*, prepared by *Anchor Management Group letter*, dated September 25, 2018;

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- 11) *Westtown School, Oaks Lane, Proposed Soccer Field Lighting Conditional Use Application, prepared by Anchor Management Group letter, dated September 25, 2018;*
- 12) *"Westtown School Presentation – Oak Lane Project," dated September 5, 2018.*

PROJECT OVERVIEW

The applicant, Westtown School, is proposing to renovate their existing sport fields with two synthetic (2) turf fields which would be accompanied by Musco Lighting consisting of six (6) poles each 80 ft tall containing eleven (11) playing field LED Lights. An additional parking area with 84 new parking spaces, and stormwater Best Management Practices (BMP) are proposed. The lights would be "Full Cut Off" lights and are to be shut off no later than 10:00 PM. Additionally, lighting shields and a "Spill Summary" will be performed with the installation of the lights to ensure they are functioning as designed. It is noted that the two (2) proposed turf fields are proposed to replace the existing grass athletic fields. The applicant has indicated that field lighting is a necessary component to the financial viability of the turf field and that the lighting will provide a much needed service to the community. The Westtown School has indicated that outside organizations, including local community organizations, will be permitted to rent / utilize the proposed turf athletic fields.

The supplemental information we received on September 28, 2018 indicates a proposed softball and baseball field. During the final development of conditions, the full record application should be made clear.

The existing site consists of grass athletic fields located south east of the intersection of Westtown Road (SR 2007) and Oak Lane (Private Road). The existing fields are serviced from an existing parking area east of the fields. The site drains to the East Branch of the Chester Creek, classified as a Trout Stocking Fishery (TSF) and Migratory Fishery (MF) stream. The site is zoned (A/C) Agriculture / Cluster Residential.

The Conditional Use Application is submitted per **§170-1514.D.5:**

Permanent recreational and sports lighting and nighttime events. Subject to the conditions listed herein, permanent outdoor illumination for active recreational and sports facilities accessory to public, private, and parochial schools, universities and colleges and for passive non-recreational nighttime events shall be permitted when approved as a conditional use by the Westtown Township Board of Supervisors.

VARIANCES

To date, the applicant has not formally requested any variances.

WAIVER

To date, the applicant has not formally requested any waivers.

PURPOSE

The purpose of this review is to determine if this application complies with Westtown Township's Ordinances, specifically **Conditional Uses (§170-2009)**, **(A/C) Agricultural / Cluster Residential Use Regulations (§170-501.C)**, **A/C Area and Bulk Requirements (§170-502.G)**, **A/C Conditional Use Design Standards (§170-503.A)**, and **General Requirements / Outdoor Lighting Permanent Recreational Lighting Conditional Use Applications (§170-1514.D.5)**. Our office has reviewed this

application in accordance with the above requirements, as well as reasonable and customary engineering standards.

After the issuance of our 10/15/2018 letter, the applicant requested that many comments be addressed, in full satisfaction, during the more detailed land development application. We have had the opportunity to dialogue with the Township Solicitor who has no objection to separating the more core conditional use related issues, versus the land development specifics. The comments relating to the land development process have been removed from this letter, and updates on remaining comments, where applicable, have been offered for your consideration:

CONDITIONAL USES

1. **§170-2009.B.3.c** – The approximate location of stormwater basins and swales shall be shown on the plans. The applicant indicates that stormwater will be attenuated via various stormwater BMP's including pervious pavement with infiltration, subsurface infiltration facilities, infiltration trenches, rain gardens, conventional detention and infiltration basins and by conserving riparian areas; however, the provided plan does not indicate the general locations of the proposed stormwater BMPs. The plans should be revised to depict the general location of the proposed stormwater management features.

***MT Update:** We had the opportunity to meet with the applicant's design team regarding the layout of the proposed stormwater management plans, provide feedback as to the layout, and discuss the interpretation of the ordinance as it applies to the site. The applicant has provided enough information to demonstrate feasibility of code compliance as it relates to water quality, attenuation and the impact of the use from the perspective of stormwater management.*

2. **§170-2009.B.3.d & §170-2009.B.6.c** – A Conditional Use application shall include sufficient information (i.e., preliminary site grading, stormwater management analysis, etc.), to preliminarily determine compliance with the Township's natural features, site analysis, conservation design process, if applicable and density requirements. The applicant has not completed a preliminary stormwater management analysis to date; however, they have stated in a Stormwater Management Narrative the anticipated stormwater management facilities. No preliminary stormwater management calculations have been provided. A preliminary stormwater management report should be provided for review and the plans should be revised to depict the general location and size of the proposed stormwater management features.

***MT Update:** We had the opportunity to meet with the applicant's design team regarding the layout of the proposed stormwater management plans, provide feedback as to the layout, and discuss the interpretation of the ordinance as it applies to the site. The applicant has provided enough information to demonstrate feasibility of code compliance as it relates to water quality, attenuation and the impact of the use from the perspective of stormwater management.*

3. **§170-2009.D.1.F** – The ordinance requires that the demand created by the proposed use upon public services and facilities such as water supply, sewage disposal, police and fire protection, emergency services, open space and recreation facilities, and the public school system has been considered and, where necessary, adequate arrangements for expansion or improvement are assured.

Demonstration that the proposed athletic fields can be adequately serviced with utilities and emergency services has not been adequately addressed. Additional information in regard to public utilities (i.e., water supply, sewage disposal, electric, gas, etc.), emergency services including police and fire protection, should be provided. The following items should be addressed:

- a. The applicant shall ensure provide information in regard to the available / proposed restroom facilities / sanitary sewer capacity for the athletic fields, as an increase in usage is anticipated through other organizations potentially utilizing the proposed fields. If additional restroom facilities are anticipated, a Planning Module may be applicable. We defer to the Pennsylvania Department of Environmental Protection (PA DEP), the Chester County Health Department (CCHD) and the Township's Sanitary Sewer Consultant for all sanitary related items.
- b. The applicant shall coordinate with the applicable representative from the governing Fire Company to ensure the proposed site can be adequately serviced with emergency services and vehicles. Applicable fire truck turning templates should be provided for the Fire Company review.
- c. The applicant shall coordinate with the Westtown-East Goshen Regional Department to ensure the proposed athletic fields can be adequately serviced with emergency services.

MT Update: *We are awaiting responses from the applicant on the above issues, we would anticipate that letters from the parties would be submitted as part of the record of the Conditional Use process.*

ZONING

A/C Conditional Uses §170-501.C

§170-501.C – This section defines what uses are permitted via Conditional Use within the A/C Zoning District. It is noted that the existing use of the site is a Private School with Athletic Fields, which is permitted by Special Exception. It is noted that the proposed use of turf athletic fields and additional parking in lieu of the existing grass fields does not change the overall Use of the site; however, it adds an additional Accessory use of “Permanent Recreational and Sports Lighting and Night Time Events” in accordance with **§170-1514.D.5**, if approved by the Board of Supervisors.

A/C Conditional Use Area and Bulk Requirements in accordance with §170-502.G.

4. **§170-502.G** – Nonresidential conditional uses shall conform to the standards for nonresidential uses in **Article VII, §170-702.E**. Applicable zoning compliance requirements are defined by **§170-702.E**; however, the applicant has not referenced the Zoning Requirements and Compliance information for the proposed improvements on the plans. Applicable information in regard to lot area, setbacks, impervious coverages, building coverages, lot width at street line, building height, buffer requirements, etc. should be indicated on the plans.

MT Update: *The applicant has not yet updated the plan set.*

- a. **§170-503.A.8** – Interior Circulation shall meet the requirements of **§170-1513**

- i. Interior drive widths for Commercial and All other Uses shall be 28 ft wide. The applicant shall indicate the width of Oak Lane. It appears Oak Lane may

be required to be widened to 28 feet wide to promote safe circulation to and from the proposed athletic fields.

***MT Update:** The applicant may seek relief from this section to preserve the existing significant features at the site, subject to the feedback of Police, Fire and EMS Services.*

LIGHTING / PERMANENT RECREATIONAL AND SPORTS LIGHTING AND NIGHTTIME EVENTS

§170-1514.D.5 – Subject to the conditions listed herein, permanent outdoor illumination for active recreational and sports facilities accessory to public, private, and parochial schools, universities and colleges and for passive non-recreational nighttime events shall be permitted when approved as a conditional use by the Westtown Township Board of Supervisors.

5. §170-1514.D.5.c – An annual permit application shall be required to be submitted to the Township 45 days before the start of each sports and recreation year that a permanent recreational and sports lighting installation is proposed to be utilized pursuant to the terms in the Township codified ordinance.

***MT Update:** We anticipate the applicant will not object to this code requirement.*

6. §170-1514.D.5.e.2 – The maximum mounting height, as measured from the finished grade of the playing field to the top of the highest fixture of recreational and sports lighting fixtures, permitted by this subsection is 70 ft. Per §170-1514.D.5.e.3, higher mounting heights for football, lacrosse and soccer, not to exceed 85 feet under any circumstances, may be considered by conditional use application when it can be demonstrated to the satisfaction of the Township that the higher mounting height is essential to meet or exceed the other requirements of this section while still controlling off-site glare, light trespass and daytime visibility of the light fixtures as viewed from off site. The Applicant has proposed 80 foot tall mounting heights. We defer to the Township’s Lighting Consultant in regard to if the 80 foot tall mounting heights are justified.

***MT Update:** We anticipate the applicant will provide the justification for the 80 foot tall mounting height via the Conditional Use process.*

7. §170-1514.D.5.e.5.a – For a recreational or athletic sporting event, such as football, soccer, field hockey, or lacrosse, or marching band cavalcade, the sports lighting system may only be energized in conjunction with any of the following events, and no others: An event directly related to and under the control of the educational or sports program of the school, university or college where the lights are located; **no private organizations may use the school, university or college facility for lighted events.** The applicant indicated that outside community organization would be permitted to utilize the athletic fields. It appears that a condition of approval is required to permit outside community organizations utilize the athletic fields.

***MT Update:** We anticipate the applicant will provide the justification for any non-code compliant conditions during the Conditional Use process.*

8. §170-1514.D.5.e.6.a – A maximum of 20 lighted events per calendar year will be permitted on any one campus where permanent lighting is provided. Up to three additional lighted events

shall be permitted each year for playoffs or championship games not part of a regular schedule of events. The applicant shall clarify the anticipated use of the nighttime field lighting. The original proposal was for 258 nights of lighting which has been reduced to 240 per the 9/28/2018 Westtown School cover letter.

MT Update: *We anticipate the applicant will provide the justification for any non-code compliant conditions during the Conditional Use process.*

9. **§170-1514.D.5.e.15** – If a sound amplification system will be used in conjunction with nighttime events permitted by this Subsection D.5 and 6, the institution shall provide a fully distributed sound system consisting of highly directional speakers in close proximity to and aimed into the seating area providing uniform coverage throughout the seating. Speakers must be selected to minimize amplification outside of the seating areas. Coverage across the playing field, if necessary, can be provided using a similar distributed system approach. The system design and performance will be subject to review and approval by the Township's engineers/consultants before permanent operation is authorized. The Applicant shall provide additional information in regard to the proposed sound amplification system, as applicable.

MT Update: *We anticipate the applicant will provide the justification for any non-code compliant conditions during the Conditional Use process.*

GENERAL

10. The central numeric statistics should be clarified, finalized and documented in tabular form on the Conditional Use Plan, instead found within various locations with the documentation of the whole conditional use application. For example, the number of lighting nights, the number of parking spaces, and the specific height, type, style and color temperature of the lighting fixtures.

MT Update: *The applicant has not yet updated the plan set.*

I trust that the foregoing will assist Westtown Township in their evaluation of the proposed Conditional Use Application. Please feel free to contact me directly with questions or concerns by email at kmmatson@mccormicktaylor.com or by phone at 610-640-3500.

Regards,



Kevin M. Matson, P.E.
Township Engineer

CC: Robert Pingar, P.E., Westtown Township (rpingar@westtown.org) – Township Manager & Director of Engineering
Patrick M. McKenna, Esq., Gawthrop Greenwood, PC (pmckenna@gawthrop.com) – Township Solicitor
Albert P. Federico, P.E., PTOE (albert@federico-consulting.com) – Township Traffic Consultant
William Malin, P.E., Carroll Engineering Co. (bmalin@carrolleengineering.com) – Township's Sanitary Consultant
Andrew Parker, P.E., PTOE, McCormick Taylor, Inc. (ajparker@mccormicktaylor.com) – Township Traffic Engineer



STUBBE CONSULTING LLC

1438 Shaner Drive
Pottstown, PA 19465



Phone: 610 972-9803
FAX: 610 326-1402

stubbeconsultingllc@gmail.com

September 4, 2018

Mr. William Ethridge, AICP
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

Subject: Westtown School, Oaks Lane, Proposed Soccer Field Lighting Conditional Use Application
Review of Field Lighting Off-Site Impact

Dear Mr. Ethridge,

Your 09/04/18 transmittal contained Conditional Use Application, ELA Group Dwg. 1 of 2, depicting proposed athletic field lighting area, Site Plan, 1 of 1, dated 07/25/18, which contained no identifiable lighting information, and a Musco Project Summary dated 09/01/17.

Proposed site lighting, per the Musco Project Summary, consists of 88 1150-watt 5700K directional luminaires, mounted on 6 poles at nominally 80' AFG, aimed generally in northeasterly and southwesterly directions. Nearest residential uses that could view the direct light output of the directional luminaires are at nominally 1400'.

This office is not in possession of an athletic field lighting ordinance, if there is one, against which to evaluate the acceptability of the proposed lighting. However, the following comments and recommendations are offered for Township consideration

- 1. Off-site glare impact. This should be considered by Township as a major issue potentially impacting the health, safety and welfare of nearby residents. The 5700K LED sources will contain a significant output in the blue area of the color spectrum, which will exacerbate the glare response.

The plotted footcandle values provided in the Musco submission are not helpful in predicting glare impact. Footcandles vary inversely with the square of the distance and as a consequence, at 1400' would be of little or no value from a glare perspective. To evaluate that potential impact, it is recommended Applicant be requested to provide Township with an estimated luminance value in cd/m² at the face of the nearest residential use would give a much more meaningful indicator of potential glare impact.

- 2. Catalog Cut of Proposed Luminaire. It is recommended Applicant be requested to provide a catalog cut of the proposed floodlight and any proposed shielding accessories.
 - a. Other Issues - The Township will of course want to learn the proposed frequency of the lighted games the first and last proposed days of annual operation of the lighting and the latest hour at which all directional field lighting would be extinguished.

If there are questions regarding this review and its recommendations, please advise.

Sincerely,

Stubbe Consulting LLC

C. Stanley Stubbe

C. Stanley Stubbe

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STUBBE CONSULTING LLC



1438 Shaner Drive
Pottstown, PA 19465

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October 4, 2018

Mr. William Eldridge, AICP
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

Subject: Westtown School, Oaks Lane, Conditional Use Application
Review of Potential Off-Site Impact of Field Lighting

Dear Mr. Eldridge,

Below please find responses to your 09/28/18 transmittal containing information relating to proposed site-lighting, and compliance with Lighting Ordinance requirements. .

Included in the transmittal was a copy of a 09/26/18 Westtown School letter of transmittal to the Township Planning Commission, Pg. 7 of which contained a 9/15/18 letter from Anchor Management Group responding to Mr. Snook's 08/11/18 letter of concerns about potential light pollution, stated: " - - there will not be impact on the neighboring properties", and "No glow or scattering of the light will reach the adjoining properties, especially considering that no candela is reaching there." The response letter continues: "In addition, there have been concerns that the field itself will "glow" while lighting is in use. After studying the topography and creating several perspectives from adjacent neighbor locations, it is our belief that the playing surface of the fields will not be visible from locations off campus. If it is found that this is not the case, it will be possible to easily manage those concerns with low vegetation or landscape planting in the areas adjacent to the fields to minimize the impact of the lighting." Pg. 8 of the letter responded to this office's 09/04/18 letter to the Township. Comment 1. suggested the need for submission of a luminance reading to evaluate potential off-site glare impact. Anchor Management Group responded: "- - at 1500' from the edge of the fields in all directions there will be 0 candela per meter squared in all directions." Comment 1 also expressed concern with respect to the 5700K correlated color temperature of the LED sources. Anchor Management Group responded: "The light source will not be visible, there is 0 candela at the neighbors' properties, therefore there will be no glare." Comment 2. suggested the need for a catalog cut of proposed luminaire: Applicant responded: "The catalog cut is here attached."

The following observations, questions, concerns and recommendations are offered for Township consideration, based on the lighting requirements contained in Zoning Ordinance Article XV. §170-1514. Outdoor Lighting, with specific reference to §170-1514.D.(5), which contains requirements specific to permanent recreational and sports lighting,

1. Proposed Lighting Equipment - The proposed field-lighting luminaires are state-of-the-art, utilizing the latest available technology to direct lighting to the playing surfaces, with minimal off-site light impact. As a consequence, the light trespass and glare experienced with the legacy light-sources will be much more effectively controlled.
2. Potential for Off-Site Light Trespass and Glare - Applicant correspondence has stated: " - - there will not be impact on the neighboring properties", and "No glow or scattering of the light will reach the adjoining properties", "it is our belief that the playing surface of the fields will not be visible from locations off campus, that there will be no off-site light trespass and glare as seen by adjacent residences. Then Applicant states: "it is our belief that the playing surface of the fields will not be visible from locations off campus. If it is found that this is not the case, it will be possible to easily manage those concerns with low vegetation or landscape planting in the areas adjacent to the fields to minimize the impact of the lighting.". That last statement

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"if it is found that this is not the case" could be interpreted as an admission by Applicant that off-site light-trespass impact is a possibility, in which case, if screening vegetation is the suggested solution, vegetative screening, in this office's opinion is not a desirable solution. Trees change density and size over time and die. leaving the .offensive lighting back to its original state. A recommended solution would be for Applicant, as part of Conditional Use agreement, to commit to corrective action, i.e., luminaire dimming and/or an earlier luminaire shut-off time, as needed to resolve the issue in the event Township judges a received off-site light trespass complaint to be legitimate,.

3. Luminaire Mounting Height - §170-1514.D.(5)(e)[2].[g] limits soccer field lighting to a maximum of 70' AFG. Applicant proposes an 85' mounting height. §170-1514.D.(5)(e)[3] permits a mounting height not to exceed 85' when "it can be demonstrated to the satisfaction of the Township that the higher mounting height is essential to meet or exceed the other requirements of this section while still controlling off-site glare, light trespass and daytime visibility of the light fixtures as viewed from off site." Applicant has apparently taken advantage of the luminaire's superior shielding quality to limit off-site visibility of luminaire direct glare. If during the Conditional Use process Applicant has convinced the Township that there will be NO off-site glare and that the increased visibility of the luminaire towers at the higher mounting height during Conditional Use will not be judged to be objectionable, the higher proposed mounting height may be approved.
4. Number of Nights of Lighting Permitted - §170-1514.D.(5)(e)[6][a] limits the number of lighted events in a calendar year to 20. Applicant proposes 240 nights per year. It is recommended Applicant be required to justify to the satisfaction of the Township the acceptability of this overage.
5. Lighting Shut-Off Time - §170-1514.D.(5)(e)[6][b] requires the lights to be extinguished no later than 10 p.m. nightly. Applicant proposed to dim the lighting at 9:30 but does not commit to a 10:00 shutoff nor could the proposed percent of dimming be found. It is recommended Applicant be requested to clarify these shut-off issues.
6. Technical Basis for Sports Lighting - §170-1514.D.(5)(e)[8] requires that proposed illuminance levels are to be in accordance with IES recommended practices for Class II play. It is recommended Applicant be requested to submit this required information for Township review and approval.
7. Maximum Luminance - §170-1514.D.(5)(e)[9] limits luminance from any light source, including wall-mounted and score board, to 2000 cd/m². If Applicant proposes other exterior lighting as a part of this application, it is recommended it be required to be submitted for Township review and approval as part of the Conditional Use process.

If there are questions regarding this review and its recommendations, please advise.

Sincerely,

Stubbe Consulting LLC

C. Stanley Stubbe

C. Stanley Stubbe



STUBBE CONSULTING LLC



Phone: 610 972-9803
FAX: 610 326-1402

1438 Shaner Drive
Pottstown, PA 19465

stubbeconsultingllc@gmail.com

October 29, 2018

Mr. William Eldridge, AICP
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

Subject: Westtown School, Oak Lane, Conditional Use Application
LaSalle College High School Field Trip

Dear Mr. Eldridge,

On 10/24, this office participated in a visit to the LaSalle College High School to witness the lighting of a soccer field using the same luminaire types as are proposed for Westtown School, Oak Lane Conditional Use Application. Below please find comments on the viewed lighting followed by subsequent recommendations, some of which are followons from previous reviews by this office.

Unfortunately, the venue from which the field lighting was viewed from our van, was somewhat elevated from the grade of the field surface and the lateral view was somewhat narrowed by virtue of the presence of foliage partially blocking view of the entire field surface, thus reducing the ability to fully assess potential off-site glare consequences. The uniformity of the lighting on the field surface was judged to be very satisfactory and no direct glare was visible from the light sources themselves, as seen from the viewing location. Bottom line, the site visit provided an opportunity to witness first hand, the absence of direct glare from the light sources, by virtue of the superior shielding of the luminaires, and to a lesser extent, the tour provided an opportunity to assess the potential off-site light trespass impact, if any, that might be present at the Westtown School proposed fields.

Perhaps partially from the elevated venue from which it was viewed, this observer judged reflected glare from the field surface to be considerable and was therefore caused to speculate just how much of that reflected light might find its way into the night sky.

Turning now to the proposed lighting for the Oak Lane soccer fields, the fields are proposed to be illuminated to an average of 50 footcandles at 3' above finished grade, with a plotted minimum of 42 fc and a maximum of 65 fc. The Illuminating Engineering Society's Recommended Practices, invoked by the Township's Lighting Ordinance, would classify that light level as Class II Play, defined as being appropriate for "competition before up to 5000 spectators." On the other hand, Class III Play, at 30 footcandles average, defined as "some spectators," or Class IV Play, defined as for "Competition or recreational play only, no provision for spectators," carries with it a level of 20 average fc, less than half of the proposed illuminance level for the Oak Lane fields.

For those events involving competition play and with spectators, Class II Play, the proposed illuminance levels, 50 footcandles, would be appropriate. However, for those occasions (perhaps in the majority) when the level of play dictates Class III Play, at 30 fc, or Class IV Play, at 20 fc, there is considerable justification for requiring that the lighting be required to operate at the 30 footcandle level. If the Township rules that the field lighting use is permitted, it is recommended D&O reflect these illuminance level requirement details.

Applicant's submitted lighting design proposes the use of a luminaire mounting height of 80' AFG. Ordinance limits the mounting height to 70', but that a mounting height of up to 85'

may be permitted "when it can be demonstrated to the satisfaction of the Township that the higher mounting height is essential to meet or exceed the other requirements of this section while still controlling off-site glare, light trespass and daytime visibility of the light fixtures as viewed from off site." While the proposed 80' mounting height would facilitate the achievement of field lighting uniformity, it also has the potential to increase visibility of the luminaire clusters as viewed from off-site during daylight hours. It is again recommended that Applicant be requested to explain to the satisfaction of the Township, why the 80' proposed luminaire mounting height is essential to achieving the necessary illuminance levels and uniformity to achieve Ordinance required IES illuminance levels and uniformities, or to otherwise propose a lighting design based on the Ordinance based 70' AFG luminaire mounting height.

If there are questions regarding this review and its recommendations, please advise.

Sincerely,

Stubbe Consulting LLC

A handwritten signature in black ink that reads "C. Stanley Stubbe". The signature is written in a cursive style with a small dot above the 'C'.

C. Stanley Stubbe



ALBERT FEDERICO CONSULTING, LLC

Traffic Engineering and Mobility Solutions

133 Rutgers Avenue
Swarthmore, PA 19081

October 12, 2018

via email only

William Ethridge, AICP
Director of Planning & Zoning
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

Re: Westtown School Turf Field Conversion/Lighting
Traffic Engineering Review
Westtown Township, Chester County

Mr. Etheridge:

As requested, the following materials have been reviewed for compliance with reasonable and customary standards for Traffic Engineering practice:

- Traffic/Internal Circulation/Parking Review for Westtown School Turf Field Conversion/Lighting, prepared by Traffic Planning and Design, dated July 25, 2018
- Westtown School Stopping Sight Distance Exhibit, prepared by Traffic Planning and Design, undated

The Westtown School proposes to redevelop the athletic fields within the section of the Campus immediately east of Westtown Road, south of Oak Lane. Per the submitted materials this will include the addition of two multipurpose turf fields with lighting and a new parking area. Vehicular access will be provided via the existing circulation system, primarily through the intersection of Oak Lane and Westtown Road.

At a minimum, formal approval of the improvements will require the School to obtain Conditional Use Approval, however the current materials have been submitted for informal review and comment.

The following are offered for the Township's consideration:

1. The conclusions presented in the Traffic/Internal Circulation/Parking Review rely on a series of assumptions relating to potential usage. While the assumptions do not appear overly unreasonable, the lack of recent supporting data is concerning. Consideration should be given to completing observations (trip generation and parking occupancy) of local youth soccer organizations to confirm the assumed usage.

B-14 pmm 2/13/19



ALBERT FEDERICO CONSULTING, LLC

2. The Applicant's Traffic Engineer has indicated that current data for Westtown Road will be provided to the Township the week of October 15th. This data will be evaluated upon receipt.
3. Based on the materials presented it appears that the use has the potential to significantly increase traffic during what are currently off-peak periods, supporting concerns regarding safety and quality of life impacts.
4. Collision data for the intersection of Westtown Road and Oak Lane was requested from WEGO. This data will be evaluated upon receipt.

Please do not hesitate to contact me at 610.608.4336 or albert@federico-consulting.com should you have any questions or require additional information.

Sincerely,

Albert Federico, P.E., PTOE

Patrick M. McKenna

From: Will Ethridge <wethridge@westtown.org>
Sent: Wednesday, February 13, 2019 2:42 PM
To: Patrick M. McKenna
Subject: FW: Westtown Road - PennDOT Accident Data Report
Attachments: Westtown Road - Accident Reports Abridged.pdf

From: Albert Federico [mailto:albert@federico-consulting.com]
Sent: Tuesday, October 30, 2018 4:39 PM
To: Meitzler, Alex
Cc: 'Timothy Barnard'; wethridge@westtown.org
Subject: Re: Westtown Road - PennDOT Accident Data Report

Alex,

Attached is list on non-reportable accidents and an abridge version (without personal information pages) of the accident reports obtained from WEGO.

Take a look and give me a call.

Albert Federico, P.E., PTOE
Albert Federico Consulting, LLC.
610.608.4336
albert@federico-consulting.com

From: Albert Federico
Sent: Wednesday, October 24, 2018 11:39:44 AM
To: Meitzler, Alex
Cc: 'Timothy Barnard'; wethridge@westtown.org
Subject: Re: Westtown Road - PennDOT Accident Data Report

Thanks Alex. I'll let you know what I get from the Police.

Albert Federico, P.E., PTOE
Albert Federico Consulting, LLC.
610.608.4336
albert@federico-consulting.com

From: Meitzler, Alex <ameitzler@trafficpd.com>
Sent: Wednesday, October 24, 2018 11:28:58 AM
To: Albert Federico
Cc: 'Timothy Barnard'
Subject: Westtown Road - PennDOT Accident Data Report

Good morning Al,

We researched the PennDOT accident data base to look for accident history on Westtown Road (SR 2007) in the vicinity of Oak Drive. Attached is the report generated.

The report shows that between 2013 and 2017 there were no reportable accidents in this area.

You had mentioned that you had contacted Westtown Township Police regarding their accident records. Please let us know if they provide any records.

Please let me know if you have any questions regarding the attached file.

Thanks,
Alex Meitzler

Alex Meitzler, P.E., PTOE

Senior Project Manager



Traffic Planning and Design, Inc.

111 E. Main Street
Suite A
Elkton, MD 21921

Direct: 610.601.5492

M: 302.430.1140

www.TrafficPD.com

Connect with us!     

**1000 BLOCK WESTTOWN RD
NON-REPORTABLE CRASHES**

| DATE | TIME | CAUSE |
|----------|------|---------------------|
| 12/8/13 | 1433 | SNOW |
| 1/21/14 | 1444 | SNOW |
| 9/3/14 | 1823 | FAIL NEG CURVE |
| 2/4/15 | 1735 | CROSS YELLOW LINE |
| 11/14/16 | 1726 | DEER |
| 9/6/17 | 0829 | FAIL NEG CURVE |
| 9/19/18 | 0757 | LOW HANGING WIRE |
| 9/19/18 | 1644 | LOW HANGING WIRE |
| 10/5/18 | 1226 | PARKING LOT/BACKING |

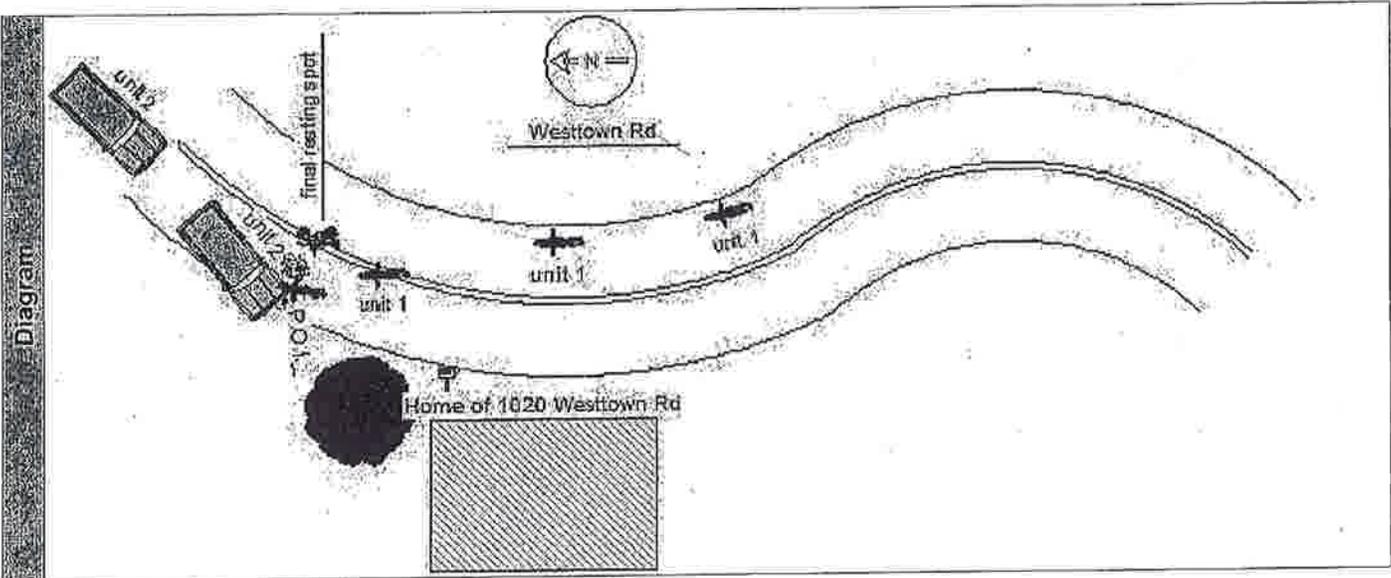
| | | | | |
|---------------|--------------------------------------|-------------|---------------|--------------------|
| Police Agency | Agency | Patrol Zone | Dispatch Time | Arrival Time |
| | Westtown/East Goshen Regional | W | 1850 | 1855 |
| | Investigator | Badge | Precinct | Investigation Date |
| | DIAMOND | 94 | | 06-17-2014 |
| | Reviewer | Badge | | Approval Date |
| | SGT. LEO J. KENNEDY | 8 | | 07-07-2014 |

| | | | | | | |
|---------------------|----------------------------------|-----------------------|------------------------------|-------------|-------------------------|----------|
| Crash Data | County/Municipality | | Crash Date | Crash Time | Day of Week | |
| | Chester/Westtown Township | | 06-17-2014 | 1850 | TUESDAY | |
| | Crash Description | | Units | People | Injured | Killed |
| | Sideswipe(Opposite dir.) | | 2 | 2 | 1 | 0 |
| | Type of Intersection | Special Location | School Bus | School Zone | PennDOT Property Damage | |
| | Mid-block | Not applicable | No | No | No | |
| Illumination | | | Road Surface Conditions | | | |
| Daylight | | | Dry | | | |
| Relation to Roadway | | | Weather Conditions | | | |
| On roadway | | | No adverse conditions | | | |

| | | | |
|-----------|--------------------|-----------------|---------------------------|
| Work Zone | Work Zone | Speed Limit | Work Zone Characteristics |
| | No | | |
| | Work Zone Type | Workers Present | |
| | Where in Work Zone | Officer Present | |

| | | | | | |
|---|---|--------------------|-----------------------------|---------------|--------------|
| Location | Principal Road | | | | |
| | Route Signing | Route No. | Segment No. | Speed Limit | Travel Lanes |
| | County road | | | 35 Mph | 02 |
| | Street | Street Ending | | Orientation | House # |
| | WESTTOWN | Road | | North | 1020 |
| | Landmark | | | | |
| | Landmark 1 0926. The distance from the crash scene to 0926 is 0.5 mile(s). | | | | |
| | GPS Degrees Minutes:Seconds.Decimal | | | | |
| | Latitude : Longitude : - | | | | |
| | Traffic Control Device | | Traffic Control Functioning | | |
| Not applicable | | No controls | | | |
| Lane Closed | Lane Closure Direction | Traffic Detoured | Estimated Time Closed | | |
| Fully | North and South | Yes | < 30 minutes | | |
| Accident Investigation Notification Issued? | | Property Damage | | | |
| No | | No | | | |

| | | | | |
|-------------------------------|---------------------|--------------------|---|-------------|
| Crash Events/Factors | First Harmful Event | | Environmental/Roadway Potential Factor | |
| | Unit: | Event: | 1 | None |
| | 1 | Hit unit 02 | | |
| | Most Harmful Event | | 2 | |
| | Unit: | Event: | 3 | |
| 1 | Hit unit 02 | | | |
| Indicated Prime Factor Source | | Unit No. | Prime Factor | |
| Driver | | 01 | Over/under compensation at curve | |



Officer Jason Diamond has been a Police Officer since 2009 working as a patrol officer. In this time I have been on scene and investigated numerous motor vehicle accidents.

On 17 June 2014 at 1850 hrs I, Officer Diamond of the Westtown East Goshen Police Dept., was dispatched to the 1000 block of Westtown Rd for an accident with injuries, motorcycle vs. SUV. Upon arrival, this officer observed a white male subject lying in the center of the roadway with passerby's providing first aid. At the time of the accident, the roadways were dry with sunny conditions.

Contact was made with Richard Allen Simpson III who from this point forward will be referred to as Unit #1. Unit #1 was operating his 2005 Honda CBR 600 RR north on Westtown Rd when he approached a curve in the roadway and crashed. Unit #1 could not state what caused the accident and had trouble remembering the date and month. Unit #1 was again questioned when placed on the stretcher on what happened but could not give an answer. Unit #1 was wearing a motorcycle helmet at the time of the crash. Unit #1 had an obvious right leg fracture as well as lacerations to his left arm and side. Unit #1 was transported to Paoli Memorial Hospital by Goshen Ambulance for further treatment. His motorcycle which sustained severe damage was removed from the scene by a private tow. No written statement was obtained from Unit #1 at the time of the crash do to him stating he did not remember what happened and the severity of his injuries were going to require immediate medical attention.

Contact was then made with Elaine Vanblunk who from this point forward will be referred to as Unit #2. Unit #2 stated she was traveling south on Westtown Rd when she began to approach a curve in the roadway. Unit #2 then stated she observed a silver motorcycle traveling at a high rate of speed losing control around a curve in the roadway. Unit #2 then attempted to pull her vehicle to the shoulder of the roadway but the motorcycle crossed the double yellow line and struck her driver side front end causing moderate damage. Unit #2 was towed from the scene by Thortons Auto. No injuries were sustained to Unit #2. A written statement was obtained and attached to this original report. The written statement from Unit #2 stated the following. I was driving on Westtown Rd toward 926. A motorcycle driver came around the turn at a high rate of speed. He crossed the center line into my lane. I tried to avoid him by driving off to the right side of the road but he came right into my car and hit me.

Several attempts were made after in the days after the accident to obtain a written statement from Unit #1. On 06/22/2014, a written statement from Unit #1 was obtained which stated the following. On Tuesday, 17 June 2014, in the evening I left my place of residence on my 05 Honda CBR 600 RR with the town of West Chester as my destination. At the intersection where Street Rd (926) and Westtown Rd meet, I proceeded straight through the light onto Westtown Rd. Following the curvature of the road I made a soft left where I could see the hard right turn that I often make more then once a week. I approached the turn at approximately 25 MPH, following through the turn from the center of my lane, towards the solid white outer line, and exiting the turn returning to the center of my lane. Upon exiting the turn I was faced with a red SUV in my lane with the double yellow lines running down the center of the vehicle. This reminded me of painted racing stripes that are put on vehicles. After realizing this vehicle was on a head to head collision course with my vehicle, I applied both brakes while the driver tired to correct themselves.

Based on the evidence and the location of debris from the accident scene as well as my experience and knowledge of accidents, it was determined that Unit #1 lost control while negotiating a curve/over compensation of curve on the roadway and was struck by Unit #2 after the motorcycle had lost control and crossed the center line into the south bound travel lane of Westtown Rd. This determination was made after viewing physical evidence at the scene during the time of the crash and the location of this evidence in correlation with the curvature of this section of Westtown Rd. Furthermore, it was also determined by evidence collected by TSU Officer Frey that the motorcycle was at a low angle to the roadway at impact. (See supplement by Officer Frey). Myself and four (4) other Westtown East Goshen PD officers could not locate any visible skid marks on the roadway at the time of the accident from either Unit. MVR

Incident No: 67PJ14002772
Reportable: Y

Commonwealth of Pennsylvania
Police Crash Report

Report Number: W0417441
Case Closed: Y

Narrative footage from the vehicles showed the final resting spot for both Units as well as the location of Unit #1 in the roadway.

Incident No: 67PJ15004430
Reportable: Y

Commonwealth of Pennsylvania
Police Crash Report

Report Number: W0499785
Case Closed: Y

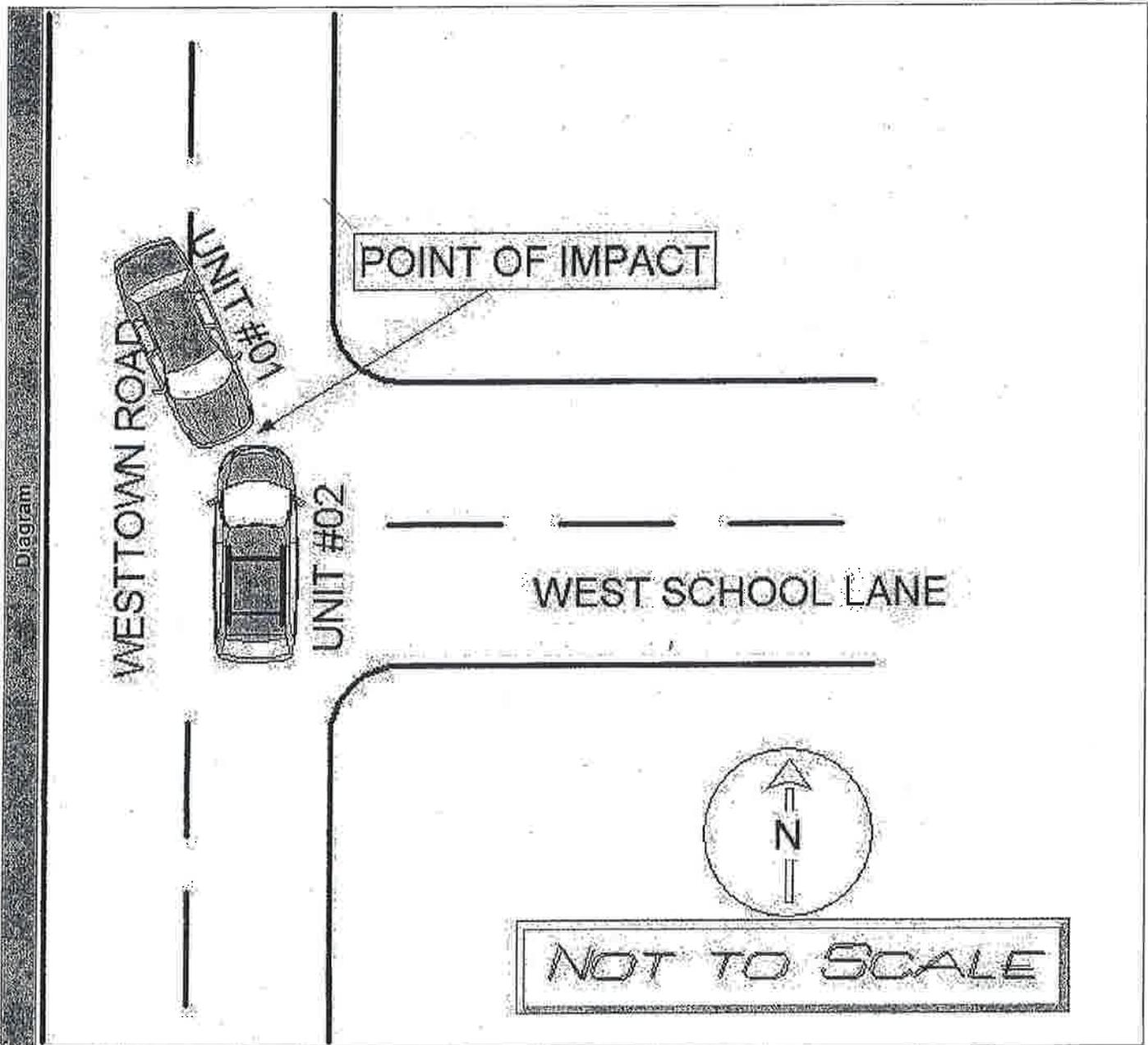
| | | | | |
|---------------|--------------------------------------|-------------|---------------|--------------------|
| Police Agency | Agency | Patrol Zone | Dispatch Time | Arrival Time |
| | Westtown/East Goshen Regional | W | 1455 | 1459 |
| | Investigator | Badge | Precinct | Investigation Date |
| | HERMAN | 97 | | 09-15-2015 |
| | Reviewer | Badge | | Approval Date |
| | SGT. LEO J. KENNEDY | 8 | | 09-16-2015 |

| | | | | | | |
|---------------------|----------------------------------|-----------------------|------------------------------|-------------|-------------------------|----------|
| Crash Data | County/Municipality | | Crash Date | Crash Time | Day of Week | |
| | Chester/Westtown Township | | 09-15-2015 | 1440 | TUESDAY | |
| | Crash Description | | Units | People | Injured | Killed |
| | Head-on | | 2 | 3 | 1 | 0 |
| | Type of Intersection | Special Location | School Bus | School Zone | PennDOT Property Damage | |
| | T intersection | Not applicable | No | No | No | |
| Illumination | | | Road Surface Conditions | | | |
| Daylight | | | Dry | | | |
| Relation to Roadway | | | Weather Conditions | | | |
| On roadway | | | No adverse conditions | | | |

| | | | |
|-----------|--------------------|-----------------|---------------------------|
| Work Zone | Work Zone | Speed Limit | Work Zone Characteristics |
| | No | | |
| | Work Zone Type | Workers Present | |
| | Where in Work Zone | Officer Present | |

| | | | | | |
|---|-------------------------------------|--------------------|-----------------------------|---------------|--------------|
| Location | Principal Road | | | | |
| | Route Signing | Route No. | Segment No. | Speed Limit | Travel Lanes |
| | State highway | | | 35 Mph | 02 |
| | Street | Street Ending | | Orientation | House # |
| | WESTTOWN | Road | | North | |
| | Intersecting Road | | | | |
| | WEST SCHOOL LANE | | | | |
| | GPS Degrees Minutes:Seconds.Decimal | | | | |
| | Latitude : Longitude : - | | | | |
| | Traffic Control Device | | Traffic Control Functioning | | |
| Not applicable | | No controls | | | |
| Lane Closed | Lane Closure Direction | Traffic Detoured | Estimated Time Closed | | |
| Not applicable | | | | | |
| Accident Investigation Notification Issued? | | Property Damage | | | |
| No | | No | | | |

| | | | | |
|-------------------------------|--------------------------|--------------------|--|-------------|
| Crash Events/Factors | First Harmful Event | | Environmental/Roadway/Potential Factor | |
| | Unit: | Event: | 1 | None |
| | 1 | Hit unit 02 | | |
| | Most Harmful Event | | 2 | |
| | Unit: | Event: | 3 | |
| 2 | Struck by unit 01 | | | |
| Indicated Prime Factor Source | | Unit No. | Prime Factor | |
| Driver | | 01 | Driver was distracted | |



Narrative On September 15, 2015 at approximately 1445 hours Unit #01 was traveling South on Westtown Road and attempted to turn left into West School Lane when he struck Unit #02 who was traveling North on Westtown Road. Both vehicles had to be towed from the scene by Thornton's Gulf. Unit #02's front seat passenger was transported by Goshen EMS to Chester County Hospital.

Incident No: P16018674
Reportable: Y

Commonwealth of Pennsylvania
Police Crash Report

Report Number: W0565706
Case Closed: N

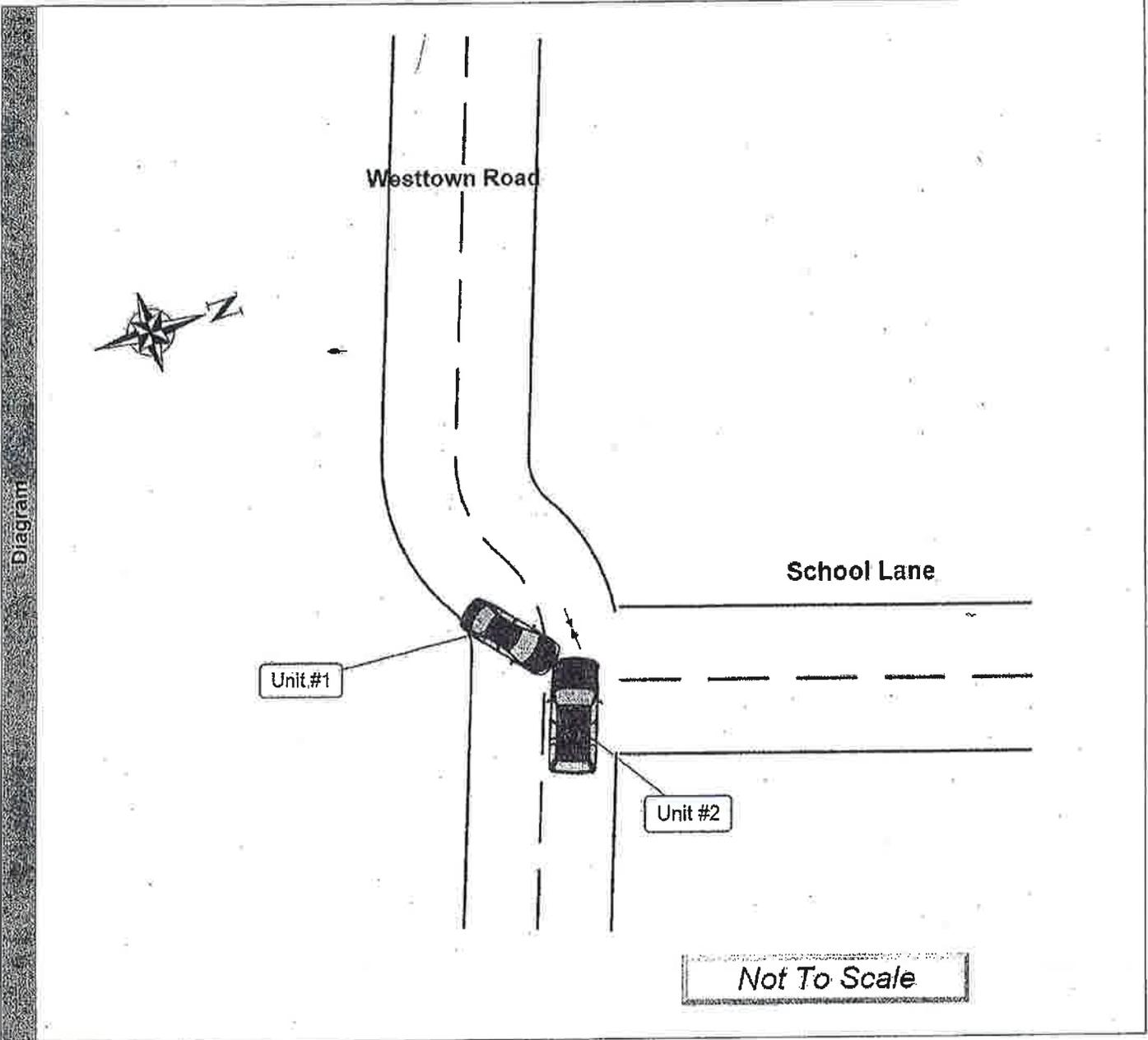
| | | | | |
|---------------|--------------------------------------|-------------|---------------|--------------------|
| Police Agency | Agency | Patrol Zone | Dispatch Time | Arrival Time |
| | Westtown/East Goshen Regional | 40 | 1552 | 1556 |
| | Investigator | Badge | Precinct | Investigation Date |
| | FRASCELLA | 86 | | 09-09-2016 |
| | Reviewer | Badge | | Approval Date |
| | SGT. LEO J. KENNEDY | 8 | | 09-12-2016 |

| | | | | | | |
|---------------------|----------------------------------|-----------------------|------------------------------|-------------|-------------------------|----------|
| Crash Data | County/Municipality | | Crash Date | Crash Time | Day of Week | |
| | Chester/Westtown Township | | 09-09-2016 | 1549 | FRIDAY | |
| | Crash Description | | Units | People | Injured | Killed |
| | Head-on | | 2 | 2 | 0 | 0 |
| | Type of Intersection | Special Location | School Bus | School Zone | PennDOT Property Damage | |
| | T intersection | Not applicable | No | No | No | |
| Illumination | | | Road Surface Conditions | | | |
| Daylight | | | Dry | | | |
| Relation to Roadway | | | Weather Conditions | | | |
| On roadway | | | No adverse conditions | | | |

| | | | |
|-----------|--------------------|-----------------|---------------------------|
| Work Zone | Work Zone | Speed Limit | Work Zone Characteristics |
| | No | | |
| | Work Zone Type | Workers Present | |
| | Where in Work Zone | Officer Present | |

| | | | | | |
|---|-------------------------------------|---------------|--------------------|-----------------------------|--------------|
| Location | Principal Road | | | | |
| | Route Signing | Route No. | Segment No. | Speed Limit | Travel Lanes |
| | Local road or street | | | 45 Mph | 02 |
| | Street | Street Ending | | Orientation | House # |
| | WESTTOWN | Road | | East | |
| | Intersecting Road | | | | |
| | SCHOOL LANE | | | | |
| | GPS Degrees Minutes:Seconds.Decimal | | | | |
| | Latitude : Longitude : - | | | | |
| | Traffic Control Device | | | Traffic Control Functioning | |
| Not applicable | | | No controls | | |
| Lane Closed | Lane Closure Direction | | Traffic Detoured | Estimated Time Closed | |
| Partially | East and West | | Yes | < 30 minutes | |
| Accident Investigation Notification Issued? | | | Property Damage | | |
| Yes | | | No | | |

| | | | | |
|-------------------------------|--------------------------|--------------------------|--|--|
| Crash Events/Factors | First Harmful Event | | Environmental/Roadway Potential Factor | |
| | Unit: | Event: | None | |
| | 1 | Struck by unit 02 | | |
| | Most Harmful Event | | | |
| | Unit: | Event: | | |
| 1 | Struck by unit 02 | | | |
| Indicated Prime Factor Source | | Unit No. | Prime Factor | |
| Driver | | 01 | Driver inexperienced | |



Description of scene/Location:

The location of the incident was Westtown Road and School Lane in Westtown Township, Chester County. The area is the entrance to Westtown School. Westtown Road runs in a east/west direction and School Lane runs north. The area of this incident is a two lane local road with a speed limit of 45 MPH.

Synopsis:

On 9/9/2016 at 15:52 hrs I was dispatched to a two vehicle crash in the area of Westtown Road and School Lane. Upon arrival I found a red Ford Tarsus (Unit #1) bearing PA Registration 16767PD with heavy front end damage blocking the road way. The second involved vehicle, blue Chevy Tahoe bearing PA Registration GGX-6993 (Unit # 2) was stopped on the shoulder of the roadway.

I made contact with the operator of Unit #2, Francis Ely, who advised he was traveling west on Westtown road when the red Ford Tarsus (Unit #1) turned directly in his path.

I made contact with the operator of Unit #1, William Haviland Jr, who advised he was attempting to turn left from Westtown Road on to School Lane when his vehicle was struck by Unit # 2.

Unit #1 and Unit #2 struck head on. Both units sustained heavy damage and were towed from the location.

Incident No: P18292796
Reportable: Y

Commonwealth of Pennsylvania
Police Crash Report

Report Number: W0700532
Case Closed: Y

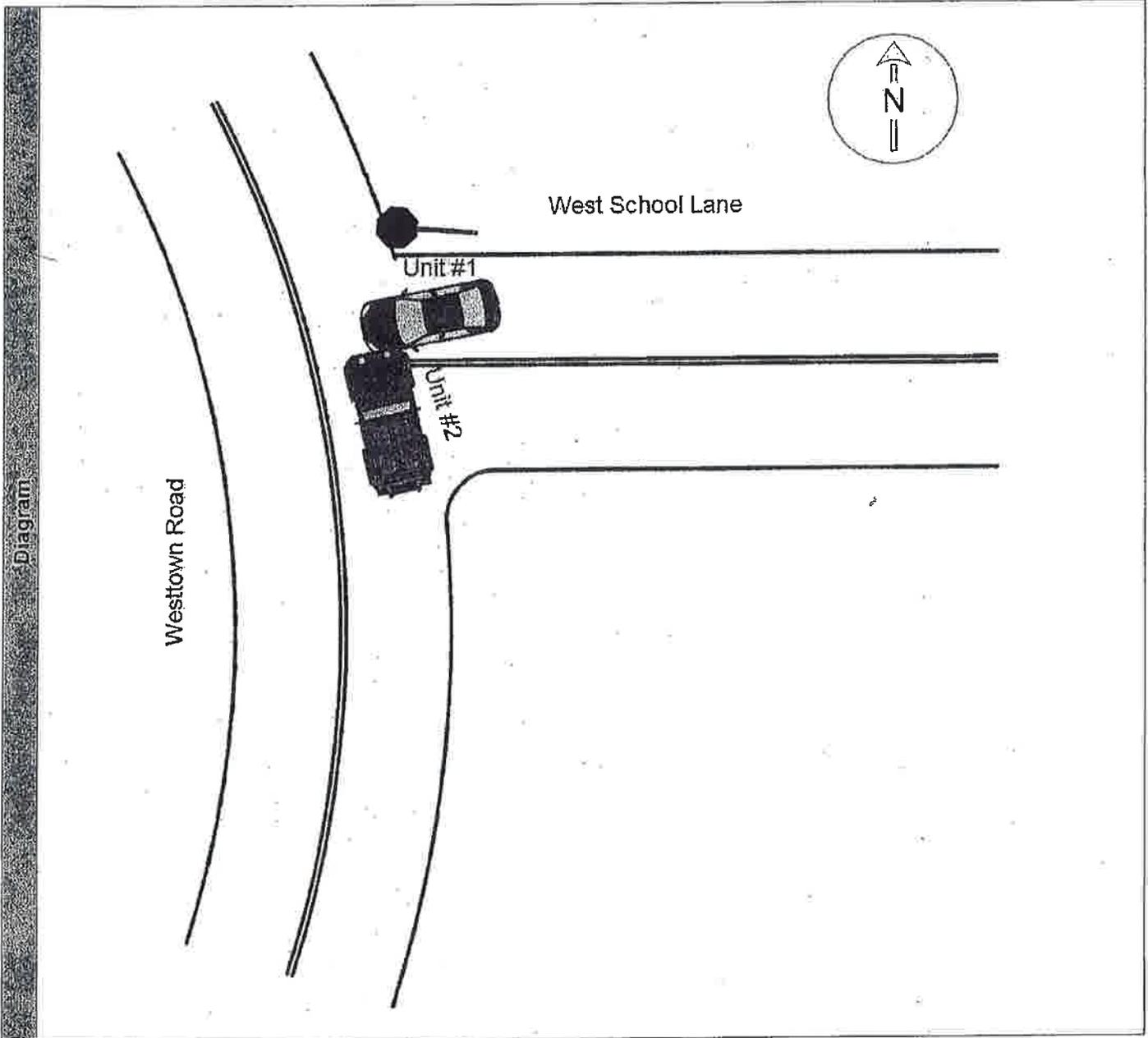
| | | | | |
|---------------|--------------------------------------|-------------|-----------------|--------------------|
| Police Agency | Agency | Patrol Zone | Dispatch Time | Arrival Time |
| | Westtown/East Goshen Regional | W | 1555 | 1600 |
| | Investigator | Badge | Precinct | Investigation Date |
| | OFFICER ARMBRUSTER | 43 | WESTTOWN | 10-16-2018 |
| | Reviewer | Badge | | Approval Date |
| | TED LEWIS | 47 | | 10-17-2018 |

| | | | | | | |
|---------------------|----------------------------------|-----------------------|------------------------------|-------------|-------------------------|----------|
| Crash Data | County/Municipality | | Crash Date | Crash Time | Day of Week | |
| | Chester/Westtown Township | | 10-16-2018 | 1555 | TUESDAY | |
| | Crash Description | | Units | People | Injured | Killed |
| | Angle | | 2 | 2 | 0 | 0 |
| | Type of Intersection | Special Location | School Bus | School Zone | PennDOT Property Damage | |
| | T intersection | Not applicable | No | No | No | |
| Illumination | | | Road Surface Conditions | | | |
| Daylight | | | Dry | | | |
| Relation to Roadway | | | Weather Conditions | | | |
| On roadway | | | No adverse conditions | | | |

| | | | |
|-----------|--------------------|-----------------|---------------------------|
| Work Zone | Work Zone | Speed Limit | Work Zone Characteristics |
| | No | | |
| | Work Zone Type | Workers Present | |
| | Where in Work Zone | Officer Present | |

| | | | | | |
|---|-------------------------------------|------------------------------------|-----------------------------|---------------|--------------|
| Location | Principal Road | | | | |
| | Route Signing | Route No. | Segment No. | Speed Limit | Travel Lanes |
| | County road | | | 35 Mph | 02 |
| | Street | Street Ending | | Orientation | House # |
| | WESTTOWN | Road | | North | |
| | Intersecting Road | | | | |
| | WEST SCHOOL LANE | | | | |
| | GPS Degrees Minutes:Seconds.Decimal | | | | |
| | Latitude : Longitude : - | | | | |
| | Traffic Control Device | | Traffic Control Functioning | | |
| Stop sign | | Device functioning properly | | | |
| Lane Closed | Lane Closure Direction | Traffic Detoured | Estimated Time Closed | | |
| Partially | South | No | < 30 minutes | | |
| Accident Investigation Notification Issued? | | Property Damage | | | |
| Yes | | No | | | |

| | | | | |
|-------------------------------|--------------------------|--------------------------|--|-------------|
| Crash Events/Factors | First Harmful Event | | Environmental/Roadway Potential Factor | |
| | Unit: | Event: | 1 | None |
| | 1 | Struck by unit 02 | | |
| | Most Harmful Event | | 2 | |
| | Unit: | Event: | 3 | |
| 1 | Struck by unit 02 | | | |
| Indicated Prime Factor Source | | Unit No. | Prime Factor | |
| Driver | | 01 | Proceeding w/o clearance after stop | |



Narrative

On October 16, 2018 at 1555 hours this officer was dispatched to the intersection of Westtown Road and West School Lane for an accident.

Upon arrival this officer spoke to the driver of Unit #1 who stated he was attempting to make a left turn from West School Lane into the southbound lane of Westtown Road. The driver stated he did not see Unit #2 who was traveling North on Westtown Road. Both units collided in the northbound lane of Westtown Road causing damage to the front of Unit #2 and the driver's side, front and passenger's side of Unit #1. The driver of unit #1 stated he caused the accident.

Unit #1 was towed to Thornton's Gulf by Thornton's Towing. Both drivers stated they were not injured as a result of the accident. Both driver's were issued exchange forms.

Patrick M. McKenna

From: Albert Federico <albert@federico-consulting.com>
Sent: Monday, November 05, 2018 1:17 PM
To: Will Ethridge
Cc: 'Rob Pingar'
Subject: Re: Westtown School Oak Lane Fields Project - TIS Requirement
Attachments: AFC - Westtown School Traffic Review 20181105.pdf

Will,

Review attached.

Please note:

- A case could be made that a traffic study complying with SLDO should have been submitted. As pointed out in Alex's email from Friday a case can also be made that it's below the threshold. Ultimately I don't expect that a TIS would have shown any meaningful impacts warranting traditional traffic improvements, therefore I'm not pushing this issue.
- Physically the intersection of Westtown Road and Oak Lane just isn't good. The curvature and sight limitation associated with the house are challenges. I expect there will be some pushback if I bring up some sort of road realignment, but that's probably the best option.

See you Wednesday evening.

Albert Federico, P.E., PTOE
Albert Federico Consulting, LLC.
610.608.4336
albert@federico-consulting.com

From: Albert Federico
Sent: Monday, November 5, 2018 10:57:47 AM
To: Will Ethridge
Cc: 'Rob Pingar'
Subject: Re: Westtown School Oak Lane Fields Project - TIS Requirement

Ok, thanks.

Al

Albert Federico, P.E., PTOE
Albert Federico Consulting, LLC.
610.608.4336
albert@federico-consulting.com

From: Will Ethridge <wethridge@westtown.org>
Sent: Monday, November 5, 2018 9:04:46 AM

To: Albert Federico
Cc: 'Rob Pingar'
Subject: RE: Westtown School Oak Lane Fields Project - TIS Requirement

Al,

They dropped off a big packet of materials Friday and buried within it was a traffic report update. See attached

William Ethridge, AICP
Director of Planning & Zoning
Westtown Township
1039 Wilmington Pike | P.O. Box 79
West Chester, PA 19382 | Westtown, PA 19395

P: [610-692-1930](tel:610-692-1930)
F: [610-692-9651](tel:610-692-9651)
E: wethridge@westtown.org
www.westtownpa.org

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From: Albert Federico [mailto:albert@federico-consulting.com]
Sent: Friday, November 02, 2018 5:09 PM
To: Will Ethridge
Cc: Rob Pingar
Subject: Re: Westtown School Oak Lane Fields Project - TIS Requirement

Will,

Did this find it's way to you?

Albert Federico, P.E., PTOE
Albert Federico Consulting, LLC.
610.608.4336
albert@federico-consulting.com

From: Mike Rufo <mrufo@anchormg.com>
Sent: Friday, November 2, 2018 4:15:53 PM
To: Albert Federico
Cc: Meitzler, Alex; Timothy Barnard; Jueds, Tori; Will Ethridge
Subject: Re: Westtown School Oak Lane Fields Project - TIS Requirement

Yes, information was hand-delivered to the township before noon this morning.

Sent from my iPhone

On Nov 2, 2018, at 3:45 PM, Albert Federico <albert@federico-consulting.com> wrote:

Alex,

Appreciate the confirmation.

Have the other materials been provided to the Township yet?

Albert Federico, P.E., PTOE
Albert Federico Consulting, LLC.
610.608.4336
albert@federico-consulting.com

From: Meitzler, Alex <ameitzler@trafficpd.com>
Sent: Friday, November 2, 2018 3:27:55 PM
To: Albert Federico
Cc: Timothy Barnard; 'Mike Rufo'; Jueds, Tori; Will Ethridge
Subject: Westtown School Oak Lane Fields Project - TIS Requirement

Good afternoon Al,

I am responding to your earlier email inquiring if the Westtown School Oak Lane Fields project would fall below the thresholds requiring the preparation of a Traffic Impact Study (TIS).

Because we are not adding a new driveway within the PennDOT right-of-way, we would assume that the Westtown Township SALDO would be the applicable standard (see attached TIS section).

Per the ordinance (Section 149-804.A) per the SALDO, a TIS would only be needed if the project were to generate more than 250 total average weekday trip ends at build-out. Using the weekday evening rate we observed last night (1.17/veh) and applying it to our assumptions of 15 players and 2 coaches/team, which translates to 59 entering and 59 exiting trips per practice session (118 trips). Multiplied by 2 for two sessions, that equates to 236 total trips. Based on this calculation, we do not believe we meet the 250 total average weekday trips. Even if the rate was slightly higher, we would contend that on an annual basis the project would not meet this criteria as the fields are not used during the summer months.

Please let me know if we can be of further assistance in regards to preparing for next week's meeting.

Sincerely,
Alex Meitzler

Alex Meitzler, P.E., PTOE

Senior Project Manager



Traffic Planning and Design, Inc.

111 E. Main Street
Suite A
Elkton, MD 21921

Direct: 610.601.5492
M: 302.430.1140

www.TrafficPD.com

Connect with us!





ALBERT FEDERICO CONSULTING, LLC

Traffic Engineering and Mobility Solutions

133 Rutgers Avenue
Swarthmore, PA 19081

November 5, 2018

via email only

William Ethridge, AICP
Director of Planning & Zoning
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

Re: Westtown School Turf Field Conversion/Lighting
Traffic Engineering Review
Westtown Township, Chester County

Mr. Etheridge:

The Westtown School proposes to redevelop the athletic fields within the section of the Campus immediately east of Westtown Road, south of Oak Lane. Per the previously submitted materials this will include the addition of two multi-purpose turf fields with lighting and a new parking area. Vehicular access will be provided via the existing circulation system, primarily through the intersection of Oak Lane and Westtown Road.

The following supplemental information has been received from the Applicant:

- Westtown Road Traffic Data, collected by Traffic Planning and Design, October 10 through 16, 2018
- Athletic Practice Trip Generation Counts, prepared by Traffic Planning and Design, dated November 2, 2018
- Accident Data, prepared by Traffic Planning and Design, dated November 2, 2018

As requested, these materials have been reviewed for compliance with applicable Township Ordinances, as well as reasonable and customary standards for Traffic Engineering practice.

The following are offered for the Township's consideration:

1. The volumes for Westtown Road presented in the Traffic Data are significantly higher than the volumes presented in the previously submitted Traffic/Internal Circulation/Parking Review; however they do not appear sufficiently different to change the conclusions.
2. Based on vehicle occupancy, the results of the Trip Generation counts are generally consistent with the previously submitted Traffic Review.



ALBERT FEDERICO CONSULTING, LLC

3. As previously stated, and re-confirmed based on the recently submitted materials, the use will significantly increase traffic during what are currently off-peak periods. There are no indications that this will result in or substantially add to traffic congestion in the conventional manner.
4. The collision data obtained from WEGO and provided to the applicant did not indicate any defined pattern of collisions along Westtown Road in the vicinity of the Oak Lane access. It is noted that the intersection geometry, particularly relative to the roadway curvature and sight lines, are sub-optimal and the project as a whole may benefit from improvements to the access and intersection.

Based on the preceding:

- **§170-2009.B(3)(b)** - The additional traffic estimated to generated by the use of the proposed fields as described by the applicant has the potential to exceed 250 trip-ends on specific days; however as a part-time use the average week-day trip-ends is expected to be below the threshold requiring submission of a Traffic Impact Study as part of the Conditional Use Application.
- **§170-2009.D(1)(h)** - While there are certain technical discrepancies in the submitted materials, these do not materially affect the conclusion that that the use will not result in or substantially add to a significant traffic hazard or significant traffic congestion.
- **§170-2009.C(7)** - Consideration of improvements to the Westtown Road and Oak Lane site access and intersection to address current sub-optimal geometry appears warranted.

Please do not hesitate to contact me at 610.608.4336 or albert@federico-consulting.com should you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Federico'.

Albert Federico, P.E., PTOE

Patrick M. McKenna

From: Mila Robinson <mrobinson@westtown.org>
Sent: Friday, October 12, 2018 4:26 PM
To: tbarnard@bmplaw.net; paul.lehmann@westtown.edu; tori.jueds@westtown.edu
Cc: 'Will Ethridge'
Subject: FW: Westtown School Oak Lane, illuminated turf fields proposal & lighting ordinance amendment

Please see the review response from Bill Malin below.

Thank you!
Mila

Mila Robinson
Planning Technician
Westtown Township
1039 Wilmington Pike | P.O. Box 79
West Chester, PA 19382 | Westtown, PA 19395

P: [610-692-1930](tel:610-692-1930)
F: [610-692-9651](tel:610-692-9651)
E: mrobinson@westtown.org
www.westtownpa.org

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From: Bill Malin [mailto:BMALIN@carrollengineering.com]
Sent: Friday, October 12, 2018 12:52 PM
To: 'Will Ethridge' <wethridge@westtown.org>; 'Mila Robinson' <mrobinson@westtown.org>
Subject: RE: Westtown School Oak Lane, illuminated turf fields proposal & lighting ordinance amendment

Wil,

I reviewed the project documents. My comments relate to both the specific conditional use application covering the athletic fields and the broader development of the school campus.

I have not seen the agreements or any plans related to the prior connection of the school and farm house pump stations to the Township's sewer system including sewage planning, pump station design, and purchased capacity. As noted, the small fieldhouse includes several bathrooms and a concession area. Flow projections should be provided to confirm that the School has sufficient capacity for the additional use. The projections should be based on the highest expected use. This would likely be when an athletic tournament is underway, and sewer flows would be in addition to the average daily flow for the school campus.

For development of the school campus as a whole, it would be beneficial for the Township to have time frames and projected wastewater flows to confirm that the School has purchased sufficient capacity for their needs.

Thanks,

Bill

William N. Malin, P.E.
Carroll Engineering Corporation
949 Easton Road
Warrington, PA 18976
(O) (215) 343-5700, Ext. 314
(M) (610) 203-0309
(F) (215) 343-7947



Carroll Engineering Corporation

November 1, 2018

William Ethridge, AICP
Director of Planning & Zoning
Westtown Township
P.O. Box 79
Westtown, PA 19395

Dear Wil:

Subject: Westtown School Oak Lane Fields

This office has reviewed documentation for the above subject project. This is the first submission to Carroll Engineering Corporation for this project and upon review we offer the following comments:

1. Westtown School is proposing improvements to the Oak Lane area of the property (Oak Lane Improvements). The improvements include renovation of athletic fields and relocation of a mini farm, along with related work such as storm water management and lighting. The athletic field improvements include a support building that will include a concession stand and restrooms. The relocated mini farm will include two new shed buildings, one or both of which will have restrooms.
2. We have been in contact with Township Staff to determine if Westtown School has purchased sufficient capacity in the Township's wastewater treatment plant to handle additional flow from the proposed improvements. Township records indicate that Westtown School purchased 34,980 gallons per day (GPD) of capacity and is currently using between 17,000 and 19,000 GPD.

The Applicant's consultant provided a letter stating that the proposed field house (support building) will not increase sewer capacity, because the facility will only serve the students, and spectators would use portable facilities. No mention is made of the restrooms in the proposed mini farm sheds. We do not agree with this conclusion, because it is our understanding that part of Westtown School's proposal is to rent out use of the athletic fields to outside groups. It is reasonable to assume that the proposed restrooms will be used during these events as well as the concession facilities. However, we believe that Westtown School owns more than sufficient capacity to accommodate additional flow from the proposed Oak Lane Improvements.

B-18 pmm 2/13/19

Today's Commitment to Tomorrow's Challenges

Corporate Office:
949 Easton Road
Warrington, PA 18976
215.343.5700

630 Freedom Business Center
Third Floor
King of Prussia, PA 19406
610.489.5100

101 Lindenwood Drive
Suite 225
Malvern, PA 19355
484.875.3075

105 Raider Boulevard
Suite 206
Hillsborough, NJ 08844
908.874.7500

William Ethridge, AICP
Director of Planning & Zoning
Westtown Township
Page Two
November 1, 2018

3. The Conditional Use Order should include a condition that prior to the Applicant submitting for land development approval, documentation be provided in a format satisfactory to the Township that justifies the proposed wastewater flow for the Oak Lane Improvements as well as projections for future improvements at the Westtown School.

Should you have any questions or require additional information, please feel free to contact this office.

Very truly yours,

CARROLL ENGINEERING CORPORATION



William N. Malin, P.E.

WNM:cam

cc: Patrick McKenna, Esquire, Solicitor
Kevin M. Matson, P.E., McCormick Taylor



**BRANDYWINE
CONSERVANCY**

*Preserving Our
Land & Water*

MEMORANDUM

8/31/18

TO: Westtown Township Planning Commission
Westtown Township Board of Supervisors
Robert Pingar, Township Manager
Will Ethridge, Township Planning Director
Pat McKenna, Township Solicitor

FROM: John D. Snook, Senior Advisor

RE: Westtown School Requests for Zoning Amendment and Conditional Use
Approval for Lighted Athletic Fields

I will attend the meeting of the Planning Commission next week and offer the following comments in advance:

Westtown School has submitted a request to amend the Township Zoning Ordinance to permit lighting of athletic fields at greater levels than otherwise permitted. Westtown School has also submitted an application for Conditional Use approval to permit development of lighted athletic fields in accordance with the proposed Zoning amendment. A Land Development Plan to permit the construction of the lighted athletic fields and ancillary facilities will be considered at a later date.

Earlier in the process of initial exploration of these issues by Westtown School with the Township, I met with Township staff and Tim Barnard, solicitor for Westtown School in this regard. We expressed a willingness to suggest, for your consideration, reasonable accommodation of their desires, while seeking to minimize impact to neighbors and the broader community. We iterated to Mr. Barnard our key concerns:

- Lighting on potentially many nights, impacting neighbors' enjoyment of their property, sleep, and elimination of "dark sky" that affords view of stars;
- Noise issues;
- Police and emergency services issues;
- Trash collection;
- Parking and traffic issues.

B-19 Pmm 2/13/19

We suggested that an appropriate Zoning amendment to Section 170-1514,D.5 of the Township Code (Zoning) would retain all of the existing requirements for police detail and trash pickup, etc., and agreed for your consideration to add exceptions for properties over 400 acres to allow private organizational use, more than 20 days of lighting per year (although we did not discuss an ultimate number of days), and two rather than one lighted athletic field, all subject to provision of adequate landscape screening. We also agreed to include the suggestion that the Board of Supervisors may waive or reduce the annual permit requirement subject to conditional use approval. Noise and parking and traffic issues are not currently mentioned in Section 170-1514, but are reasonable considerations under current conditional use standards.

Mr. Barnard submitted a proposed amendment that incorporated all of our suggestions but notably added the limitations of 258 nights per year and up to six per week, only excluding Sunday. This number of lighted events had not previously been specifically discussed with me and Township staff. Later he suggested that night lighting would be limited only to practice sessions; however, the application only states “primarily practice.” The Land Development Plan, to be considered later, includes a substantial structure housing concessions, shaded spectator areas, etc. which leads to believe that major events could be permitted day or night. We suggest the following for your consideration:

- Approval of lighted fields be conditioned on ONLY practice sessions under lights – NO competitions or tournaments! and
- The number of days per week and year for lighted events be reduced to a more reasonable number initially, which can be revised after we see how it works out and how neighbors and community services may be impacted in the first year or two of lighted use.

Mr. Barnard submitted with his applications additional information, including testimonials on parking and traffic impacts and lighting impacts. If lighted events are limited to practice sessions, I agree that the parking and traffic conclusions are reasonable. I do not agree about the lighting impacts. I am not a lighting expert, but I am aware that the “full cutoff” fixtures and LED lighting will reduce impacts (you will not be able to see the actual light fixtures from afar). However, the conclusion that there will be no glare or spill-over effect of light is not entirely accurate. Light will reflect off the fields and, in this humid climate, will fill the moisture-laden air with light, resulting in a glow potentially affecting neighbors’ use of their property at night, or their sleep, despite the purported 1,500-foot distance to the nearest residence.

In considering these issues, it is worth noting that the most significant lighting impacts will be in the Fall. In the Spring, Daylight Savings Time starts early and in the Summer, there will be little issue, while in the Winter, where there would otherwise be the biggest impacts, who wants to play soccer or lacrosse outdoors?!

ORDINANCE NO. _____ OF 2018

WESTTOWN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING CHAPTER 170, SECTION 1514 D (5), OF THE CODE OF WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, REGARDING PERMANENT RECREATIONAL AND SPORTS LIGHTING AND NIGHTTIME EVENTS.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Westtown Township, Chester County, Pennsylvania, that certain provisions of Chapter 170, Section 1514.D (5), of the Code of Westtown Township, as amended, be amended as follows:

SECTION 1.

[Note: Clarify what is permitted by right versus lighting via conditional use approval, including accessory structure issues, day versus night (lighted) uses, and larger versus smaller properties]

Portions of §170-1514. D.(5) "Permanent Recreational and Sports Lighting and Nighttime Events" are amended to read as follows:

(5).(c) An annual permit application shall be required to be submitted to the Township 45 days before the start of each sports and recreation year that a permanent recreational and sports lighting installation is proposed to be utilized. **The requirement for an annual permit may be waived or modified for properties of 400 contiguous acres or more as an element of conditional use approval, [for example requiring less frequency of annual renewal where the approved conditional use provisions are clear and comprehensive but not including reduction in payment of costs to the Township].** A permit fee schedule shall be established by resolution of the Board of Supervisors each year to cover all costs to the Township to include, but not limited to, the following:

[Note: Consider reducing the minimum tract size for exceptions from 400 acres so as not to leave an argument of "spot zoning" since Westtown School is the only property over 400 acres; I do not believe that Crebilly Farm will be able to be purchased by the School District and if so, any lighting issue would still require conditional use approval]

[1] Special police detail from the Westtown East Goshen *Regional* Police Department to control traffic, parking and on-site security for any lighted event as determined by the Board of Supervisors based on type of event.

[2] Trash cleanup by Township Public Works employees on the roads and properties surrounding the campus as soon as possible after the lighted event as determined by the Board of Supervisors based on the type of event.

[Note: Add other potential costs at the discretion of the Board of Supervisors, examples?]

(5).(e).[5] For a recreational or athletic sporting event, such as football, soccer, field hockey, or lacrosse, or marching band cavalcade, the sports lighting system may only be energized in conjunction with any of the following events, and no others:

[a] An event directly related to and under the control of the educational or sports program of the school, university or college where the lights are located **including practice fields**, but, **with the exception of a property comprised of 400 contiguous acres or more**, no private organizations may use the school, university or college facility for lighted events. **Properties of 400 contiguous acres or more may allow use by organizations other than the land owner, only for the following.**

[b] A field practice ~~for such event~~.

[c] A playoff or championship game, *limited to no more than three (3) events per year.*

[Note: the paragraph above deals with limitation to programs related to school events, while the paragraph below allows for lighting for twenty events per year including all kinds of events related to the school; the exception for 400 acre plus sites is for events not related to the school but only for practices; we need to separate these issues into separate paragraphs]

(5).(e).[6] For a recreational or athletic sporting event, such as football, soccer, field hockey, lacrosse or marching band cavalcade, utilization of the sports lighting system is subject to the following restrictions:

[a] **With the exception of properties comprised of 400 contiguous acres or more**, a maximum of 20 lighted events per calendar year will be permitted on any one campus where permanent lighting is provided. Up to three additional lighted events shall be permitted each year for playoffs or championship games not part of a regular schedule of events. **Properties of 400 contiguous acres or more may be allowed to use its lighted field(s) up to a maximum of 258 days annually, but no more than six consecutive days at a time. As a condition of conditional use approval of lighted events, the Board of Supervisors may impose a requirement for adequate landscape screening to mitigate lighting impacts to nearby properties.**

[Note: if all conditions can be met, especially lighting conditions related to newest technology, why limit the number of days except to no more than 6 days per week and no Sundays or religious or federal holidays? Adding days to this proposal would be in the summer when limited lighting would be required.]

(5).(e).[12] The installation of permanent recreational and sports lighting shall be limited to one playing field on any one campus, **except that at a property comprised of 400 or more contiguous acres permanent recreational and sports lighting may be installed at two fields.**

SECTION 2. All provisions of §170-1514. D.(5) not revised or restated above remain in full force and effect.

SECTION 3. If any sentence, clause or section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or validity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisor that this Ordinance would have been adopted had such unconstitutional, illegal, invalid sentence, clause, section or part thereof not been included herein.

SECTION 4. All ordinances or parts of ordinances conflicting or inconsistent herewith are hereby repealed.

SECTION 5. This Ordinance will be effective five (5) days after enactment.

ENACTED AND ORDAINED this _____ day of _____, 2018.

ATTEST:

WESTTOWN TOWNSHIP

Secretary

Carol R. DeWolf, Chair

Scott E. Yaw, Vice Chair

Mike T. DiDomenico



GOSHEN FIRE COMPANY

1320 Park Avenue • West Chester, Pennsylvania 19380

Wednesday, November 07, 2018

Timothy B. Barnard, Esquire
Barnard, Mezzanotte, Pinnie & Seelaus
218 W. Front Street
Media, PA 19063

Re: Westtown School parking lot

Mr. Barnard:

I've reviewed the scale drawing of the plans for a new parking lot that Westtown School would like to construct. After examining the entrance and egress paths to the parking lot, I've found those plans compatible with the needs and expectations of the Fire Company.

Should you require any additional information, please do not hesitate to contact me.

Cordially,

Gerald R. DiNunzio, Jr
Deputy Chief
Goshen Fire Company
Cell: (484) 645-0610
Email: Gerry.dinunzio@goshenfireco.org

B-20 pmm 2/13/19