

**E. VAN RIEKER, AICP**

215 OLD CHURCH ROAD - NORTH WALES - PENNSYLVANIA 19454

AMERICAN INSTITUTE OF  
CERTIFIED PLANNERS

PHONE: 215-699-4000

FAX: 215-699-0200

E-MAIL: vanplan@verizon.net

PLANNER-IN-CHARGE PENNSYLVANIA

REGISTERED PROFESSIONAL PLANNER

VIA E-MAIL

November 11, 2015

Jason Bobst, Manager  
West Norriton Township  
1630 West Marshall Street  
Jeffersonville, PA 19403

**Re: Westover Sporting Complex, West Norriton Township: Application for Preliminary Plan Approval**

Dear Jason:

I have reviewed the following materials relative to the latest submission for the subject project:

Land Development Plan Submission, prepared by Edward B. Walsh & Associates, Inc.  
Latest date 9/28/15 and confined to the following sheets and documents:

- Title Plans, Sheets #1 and #2 of 65;
- Landscape Plan Sheets #44 and #45;
- Memo from Orsatti & Stuart under date 9/14/15 (received this office 10/29/15);
- Letter from Edward B. Walsh & Associates, Inc. by Adam J. Brower, PE, under date 9/28/15;
- Letter from Joseph M. Estock, P.E., under date 11/9/15;
- Letter from Heinrich & Klein Associates, Inc., under date 11/9/15;
- And consideration of my previous review letter, under date 4/17/15.

1. Zoning Issues:

- A. Applicant has acknowledged questions and comments raised in my previous review letter dated 4/17/15 – all 8 of the previous items under Subsection A have been addressed or updated in an acceptable manner.
- B. The 3 items under Subsection B have been addressed but rely upon acceptance from the Township's Traffic Consultant, Mr. Andreas Heinrich and the Township's Engineer, Joseph M. Estock, P.E.
  - Comment: Please see review letter from Andy Heinrich, under date 11/9/15, paragraph #4 under Transportation Impact Study and review letter from Joseph M. Estock, P.E. under date 11/9/15, see Subsections #10 and #11.
- C. Items under Subsection C have been addressed subject to concurrence by the Township Solicitor regarding Sections 1.C.B.(1) and 1.C.B.(2).
  - Comment: It should be further noted that Applicant has stated the following:  
"The project does not propose any outdoor sports lighting or outdoor

amplification systems.” and “The plan has been revised to not propose any outdoor bleachers.”

- Please note that Applicant:
  - ✓ Has revised and upgraded the Landscape Plans to include extensive buffering along specific perimeter length of the property and
  - ✓ Has provided a greater setback and
  - ✓ Has agreed to remove the previous batting cage and relocate all tennis courts to a point at least 100 feet from the boundary line adjacent to the residences on Brandon Road.

2. Discussion of previous review letters including Landscaping recommendations

- A. As previously stated the Landscape Plans have been updated to provide for more intense landscape buffering including “full double-row plantings” along the Westover Townhouse Community and along 1,500 lineal feet of the northwest property line and along approximately 1,000 lineal feet of frontage on South Schuylkill Avenue.
- Comment: Some plant materials such as the three varieties of evergreen trees and deciduous street/parking lot trees listed under “Additional Landscaping” are provided in significant quantities. Perhaps it would be appropriate to provide acceptable alternates at this time in order to avoid the need to submit and review requests from Landscape Contractors in the future.

After you have reviewed this, if there are questions do not hesitate to contact my office.

Very truly yours,

A handwritten signature in black ink, appearing to read "E. Van Rieker". The signature is fluid and cursive, with a prominent loop at the end.

E. Van Rieker, AICP  
Township Zoning Officer and Planning Consultant

Cc: Michael Valyo  
Christen Pionzio  
Joseph Estock  
Andy Heinrich  
Chris Frawley