



WILLISTOWN TOWNSHIP
Planning Commission Meeting
Wednesday, March 18, 2026
7:00 p.m.

Agenda

A. CALL TO ORDER

B. APPROVAL OF MINUTES

1. Approve the Minutes for the regular meeting on March 4, 2026

C. SUBMITTED APPLICATIONS

1. Applicant: Friedman, Z-01-26
Address: 13 Fox Chase Rd
Type: Variance (ZHB)
Description: variance to permit the construction of a pool pavilion within the side yard setback
2. Applicant: Conicella, Z-04-26
Address: 11 Hilldale Dr
Type: Variance (ZHB)
Description: variance to permit a covered porch within the side yard setback of a yard abutting a street

D. DISCUSSION/ACTION ITEMS

1. Westtown Comprehensive Plan Amendment Review/Comments
2. Proposed Code Updates

E. ANNOUNCEMENTS

F. PUBLIC COMMENT

G. ADJOURNMENT

Next Meeting: April 1, 2026 – Township Administration Building

ACTIVE PLAN STATUS

ACTIVE PLAN STATUS								
App No.	Land Development/Subdivision:	Description:	Plan Type:	Application Date:	Expires/Extension:	PC Review:	HC Review:	BOS Review:
S-04-21	Rock Hill Open Space 185 Grubb Rd/2320 S. Valley Rd	22 lot, open space subdivision and land development	Preliminary	July 8, 2022	Extension: April 30, 2026	Reviewed: 08.10.22 Reviewed: 02.15.23 Reviewed: 05.17.23 Reviewed: 08.15.23 Reviewed: 09.06.23 Reviewed: 02.07.24 Reviewed: 08.14.24 To Review: TBD		To Review: TBD
L-02-24	Rock Hill OSC Conventional 185 Grubb Rd/2320 S. Valley Rd	23 lot open space/conventional subdivision and land development	Preliminary	November 14, 2024	Extension: April 30, 2026	To Review: TBD	Reviewed: 11.07.24	To Review: TBD
S-02-24	Christ Memorial Church 89 Line Rd	Lot consolidation, 2 parcels into 1 parcel	Preliminary/Final	July 23, 2024	Extension: April 8, 2026	Recommend: 08.14.24		To Review: 03.23.26
App No.	Zoning Hearing Board:	Description:	Request:	Application Date:	Expires/Extension:	PC Review:	ZHB Hearing:	
Z-14-24	JCL Sterling LP & HK Industrial Blvd LLC 14 Industrial Blvd	Validity challenge of the EPO and variances related to tree removal and replanting to construct an age restricted apartment development	Variance	December 17, 2024	Extension: March 31, 2026	Reviewed: 01.15.25 Reviewed: 06.11.25 Reviewed: 10.01.25 Recommend: 02.18.26	To Review: 03.31.26	
Z-14-25	Ellis 291 Boot Rd	Variance to permit an 8' high fence	Variance	September 2, 2025	Continued	Do Not Rec: 11.05.25	Reviewed: 12.08.25 To Review: 03.25.26	
Z-01-26	Friedman 13 Fox Chase Rd	Variance to permit the construction of a pavilion within the side yard setback	Variance	February 4, 2026	Expires: April 5, 2026	Reviewed: 03.04.26 To Review: 03.18.26	To Review: 03.25.26	
Z-02-26	Yashin 130 Jaffrey Rd	Variance to permit the construction of an in-ground pool within Zone 2 of the RBA	Variance	February 4, 2026	Expires: April 5, 2026	Recommend: 03.04.26	To Review: 03.25.26	
Z-03-26	Garrett Mill Farm, LLC 978 Garrett Mill Rd	Special exception to permit the expansion of a nonconforming structure within the front yard setback, confirmation of Code applicability or variance	Special Exception and Determination or Variance	February 6, 2026	Expires: April 7, 2026	Recommend: 03.04.26	To Review: 03.25.26	
Z-04-26	Conicella 11 Hilldale Dr	Variance to permit a porch addition within the side yard setback abutting a street	Variance	March 4, 2026	Expires: May 3, 2026	To Review: 03.18.26	To Review: 04.22.26	



WILLISTOWN TOWNSHIP
Planning Commission Meeting
Wednesday, March 4, 2026
7:00 p.m.

Minutes

LOCATION: Willistown Township Building, 688 Sugartown Rd, Malvern, PA 19355

Members Present:

Cathy Rubenstone, Chair; George McHugh, Vice Chair (arrived late); Philip Foret, Secretary; Warren Claytor; William Shoemaker

Members Absent:

Erik Hetzel; Ted Leisenring

Township Representatives Present:

Caroline O'Connor, Director of Planning & Zoning; Mike Conrad, Yerkes Associates; John Gaadt, Gaadt Perspectives; Mark Thompson Esq., Lamb McErlane

A. CALL TO ORDER

Ms. Rubenstone called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

B. APPROVAL OF MINUTES

MOTION: To approve the minutes for the regular Planning Commission meeting held on February 18, 2026. (Shoemaker/Claytor)

COMMENTS: None

ACTION: Passed, 4-0 (McHugh was not present for this motion)

C. SUBMITTED APPLICATIONS

1. **Applicant:** Friedman, Z-01-26

Address: 13 Fox Chase Rd.

Application Type: Variance (ZHB)

Description: variance to permit the construction of a pool pavilion within the side yard setback

Present: Ted Friedman (owner), Mike Fisher (contractor)

Mr. Friedman and Mr. Fisher discussed the proposed plan to build a pool within the side yard setback in view of the topography of the property and uniqueness of the shape of the property. The Planning Commission pointed out that the proposed pavilion was located almost entirely within the side yard setback and did not demonstrate the least amount of relief necessary, in their opinion. The Commission suggested potential changes to the location of the pavilion; possibly closer to the house to remove most of the pavilion from the side yard setback. Mr. Friedman agreed to come back to the

Planning Commission with the pavilion structure relocated and with the plan more detailed with topography and stone retention system, as currently located on the property.

No action taken.

2. **Applicant:** Yashin, Z-02-26

Address: 130 Jaffrey Rd.

Application Type: Variance (ZHB)

Description: variance to permit the construction of a pool and pool patio within Zone 2 of the Riparian Buffer Area (RBA)

Present: Dmitry Yashin (owner)

Mr. Yashin discussed the proposed location of a pool and pool patio within Zone 2 of the RBA on the property relative to its topography, setbacks, and easements. The property is significantly encumbered by several different constraints that leave only a small area on the property where a pool and pool patio could be constructed. The Planning Commission discussed potential alternative locations on the property, which there were none viable.

MOTION: To recommend approval of the variance application, as presented, based on there being no other reasonable location for a pool on the property. (Shoemaker/Foret)

COMMENTS: None

ACTION: Passed, 5-0

3. **Applicant:** Garrett Mill Farm, LLC, Z-03-26

Address: 978 Garrett Mill Rd.

Application Type: Special Exception, Determination and/or Variance (ZHB)

Description: special exception to permit the extension of a nonconforming structure within the front yard setback, a determination if §139-90.B(2)(c) applies to this project or, alternatively, a variance from this provision.

Present: Devon Wilkins and Kyle Wichser (owners), John Mezzanotte, Esq. (attorney)

Mr. Mezzanotte discussed the proposed expansion of the nonconforming historic home, which is located within the front yard setback. The expansion would increase the amount of impervious cover located within the front yard setback but would not encroach further into the setback than the original structure. The chosen location for the addition was the result of the hardship associated with the existing conditions of the property. Mr. Mezzanotte indicated that the owners had received plan approval from the Willistown Conservation Trust and a favorable recommendation from the Willistown Historical Commission. They also included letters of support from all their neighbors. Mr. Mezzanotte asked for the extension as a special exception, as he feels that the "area and height" regulations do not relate to "setbacks." The alternative request for the additional structure within the setback is a variance due to hardship. The Planning Commission

discussed the absence of an apparent viable alternative location and that the proposed addition would not disrupt the historical nature of the building.

MOTION: To recommend approval of the special application, as presented, which would include any relief necessary to be determined by the Zoning Hearing Board.
(McHugh/Shoemaker)

COMMENTS: None

ACTION: Passed, 4-0, Claytor recused

D. ANNOUNCEMENTS

1. Ms. O'Connor announced that Westtown Township is in the process of amending their Comprehensive Plan, and they have asked the surrounding municipalities for comments on the amendment. She will send more information out via email, to be discussed at the next meeting.
2. Ms. O'Connor and Mr. Gaadt stated that the first meeting of the Circulation Study Steering Committee went very well. Ms. Rubenstone agreed and stated she felt that there were a lot of different perspectives represented, and that it will be a productive committee for the project.

E. PUBLIC COMMENT – None

F. ADJOURNMENT

Seeing no further business, the meeting adjourned at 7:55 p.m.

Next Meeting: Wednesday, March 18, 2026, 7:00 p.m., at the Township Administration Building

Respectfully submitted,

Philip J. Foret
Secretary



Willistown Township

688 Sugartown Road, Malvern, PA 19355
Phone 610.647.5300 | www.willistown.pa.us

MEMORANDUM

Date: March 17, 2026

To: Planning Commission

From: Caroline O'Connor, Zoning Officer

Re: **Application: Z-01-26**
Address: 13 Fox Chase Road (UPI: 54-4-40)
Applicant: Friedman

REQUEST:

Variance of §139-13.C(2) to permit the construction of a pool pavilion which will have a side yard setback of 36ft where 40ft is required, and §139-94.B to permit an accessory structure with a footprint larger than 150sqft to be located within the required yards, where otherwise is not permitted.

EXISTING CONDITIONS:

Zoning District: RU Rural District
Lot Area: 2 acres – per ChescoViews
Use: residential

The property is located on the north side of Fox Chase Road, in the RU zoning district. The property is generally rectangular in shape, with angled side property lines which make the front yard wider than the rear yard. (see ChescoViews aerial attached). Aerial imagery shows the property to be improved with a single-family dwelling, deck/patio, pool, pool patio, accessory shed, fencing, walkways, and a driveway which connects to Fox Chase Road. There appear to be areas of slope on the property, which would need to be confirmed with an engineered plan, but the project area appears to be fairly level. The property also appears to contain several mature trees; a tree inventory would be necessary to confirm if the parcel meets the definition of Wooded Lot. Apart from potential slopes and woodlands, there do not appear to be any other Natural Resources on the property including floodplain, riparian buffer, or wetlands.

BACKGROUND:

The original subdivision of this street was recorded in 1965 under the White Horse Farms subdivision plan dated March 17, 1959, last revised July 9, 1963. The minimum lot size for the district at that time was 2 acres. Additional zoning requirements can be found on the Zoning Chart (attached). There was a previous Zoning Hearing Board decision for this property, detailed below.

Previous Zoning Decision:

Z-11-00: variance to construct a detached garage within the side yard setback, to be located 25' from the property line.
Decision: GRANTED (see Decision attached)

REQUEST:

The Applicant is requesting a variance from the Zoning Ordinance to permit the construction of a pool pavilion which will be located within the side yard setback. The proposed structure does not qualify for the “yard exception for accessory buildings.” To qualify for the yard exception, the structure is required to be located 50ft behind the rearmost portion of the principal building and be no more than 150sqft in area and 9ft in height. The proposed pavilion is only setback approximately 12ft from the rearmost portion of the principal buildings and is approximately 444.5sqft in area and 10.75ft in height. The proposed structure will be located 36ft from the east side property line, instead of the required 40ft.

ADDITIONAL COMMENTS:

The existing pool is not centered in the backyard. Based on the Applicant’s plot plan, the pool is located approximately 45ft from the east side property line. There is an existing fence that encloses the pool, with established vegetation all along the western boundary for the pool. There is an existing accessory building in the project area which has a 220sqft footprint and is proposed to be removed.

Zoning Chart

Zoning District: RU, Rural District

The data shown below is based upon information provided by the applicant, supplemented with information from Chester County and confirmed by staff. Nonconforming aspects are shown in *italicized bold-faced* type.

Zoning Data: RU District	1965 Zoning (not RU)	Required	Existing	Proposed
Lot Size	2 ac.	4 ac. ¹	2 ac.	No change
Building Coverage	12% max.	10% max.	2,867 sqft. (3.3%)	3,092 sqft. (3.6%)
Total Impervious Coverage	-	13% max.	XX sqft. (%)	8,649 sqft. (9.9%)
Lot Width at Building Line	200 ft. min.	300 ft. min.	ft.	No change
Front Yard	75 ft. min.	75 ft. min.	100 ft.	No change
Rear Yard	40 ft. min.	40 ft. min. ²	300 ft.	No change
Side Yard	40 ft. min.	40 ft. min. ²	80 ft. (E) 94 ft. (W)	36 ft. (E) No change (W)
Building Height	35 ft. max	35 ft. max.	<35 ft.	No change

¹ Developable acreage, which excludes the areas of road and utility rights-of-way and any other easement similarly restricting the owner’s right of use.

² Except that any yard which abuts a street shall be not less than 75 ft. in width.

*The existing pool patio area was not provided. Regardless, the coverage is compliant.

*This figure should be measured to the pool edge. Regardless, the setback is compliant.

*Subject of variance request.



717-702-6498

Project Info

Friedman
Teddy & Barb

13 Fox Chase Rd,
Malvern, PA 19355

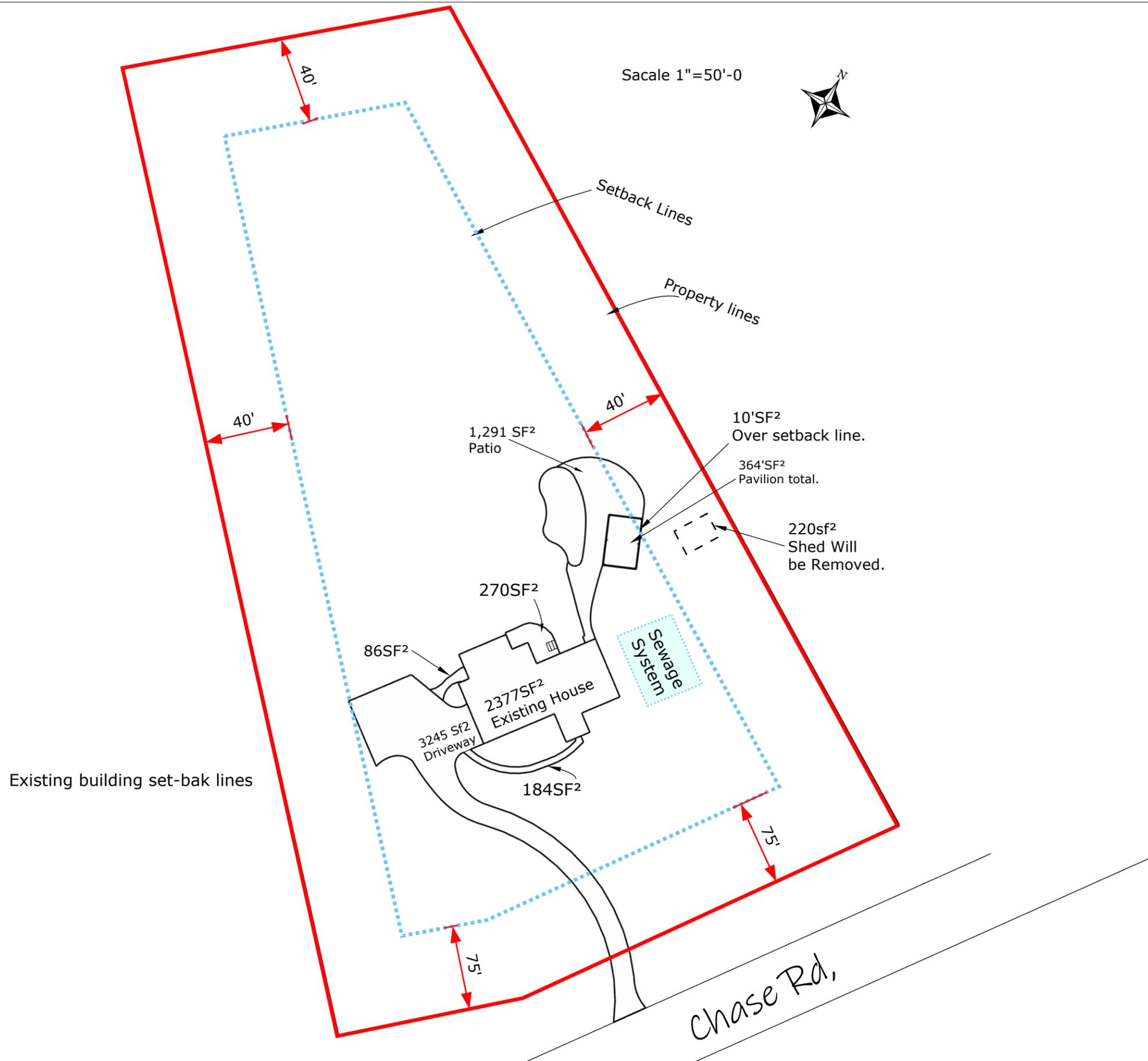
Date:
03/16/2026

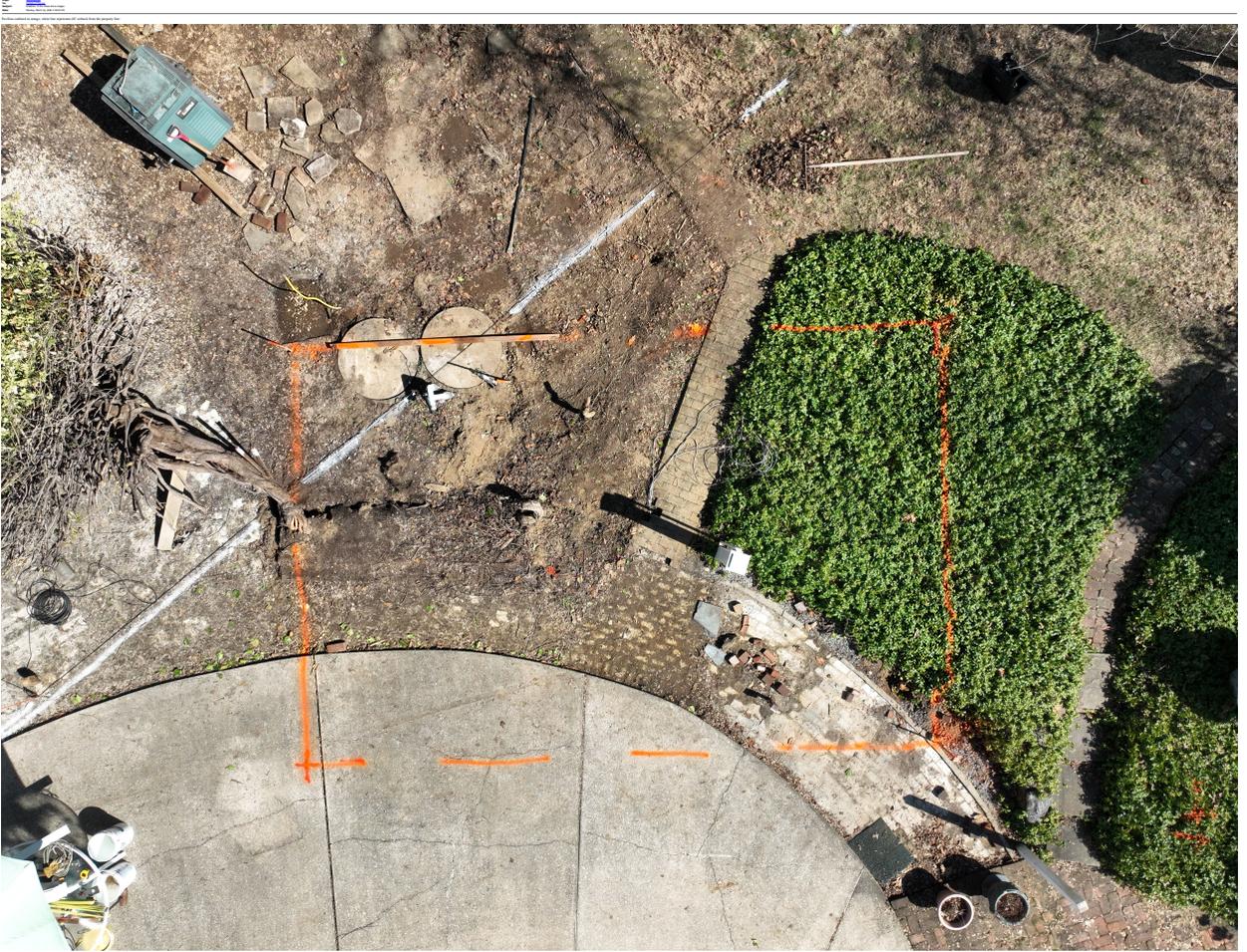
Scale:
1" = 10'-0"

Notes

Setback area

A2







Willistown Township

688 Sugartown Road, Malvern, PA 19355
Phone: 610.647.5300 | www.willistown.pa.us

MEMORANDUM

Date: March 11, 2026

To: Planning Commission

From: Caroline O'Connor, Zoning Officer

Re: **Application: Z-04-26**
Address: 11 Hilldale Drive (UPI: 54-3-163)
Applicant: Conicella

REQUEST:

Variance pursuant to §139-18.C(2) to permit the addition of a covered porch to the existing single-family dwelling within the side yard setback of a yard abutting a street, which was constructed 63ft from the property line, where 75ft is required.

EXISTING CONDITIONS:

Zoning District: RA Residence District
Lot Area: 1.774 acres – per Applicant's Site Plan
Use: residential

The property is located on the southwest corner of the intersection of Hilldale Drive and Laurel Circle, in the RA zoning district. The property is almost perfectly rectangular in shape and, as it is a corner lot, there are two yards (front and side) which abut a street (see ChescoViews aerial attached). Aerial imagery shows the property to be improved with one single-family dwelling unit, one accessory building, a retaining wall, walkways, and a driveway which connects to Hilldale Drive. The adjacent property has areas of FEMA designated floodplain which creates a very small portion of Riparian Buffer Area on the southwestern tip of the subject property. Otherwise, there do not appear to be any other Natural Resources located on the property including floodplain, wetlands, steep slopes, nor woodlands.

BACKGROUND:

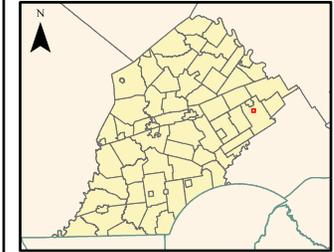
The original subdivision of this property was under the application of Laurel Ridge Farms in 1951. Historic aerial imagery shows that the property used to contain several trees, encompassing approximately 50% of the lot (see Aerial Imagery from Google Pro attached). The Township is currently investigating any potential violations for tree removal on a "wooded lot" and any replanting requirements that may be necessary. Mr. Conicella acquired the property in 2020. During that year, he constructed improvements to the property including the addition of a covered front porch, new walkways, and a new retaining wall. There were no permits issued for this work, and the covered front porch violates the side yard setback.

REQUEST:

The Applicant is requesting a variance from the setback requirement for a side yard abutting a street. This is a retroactive application for a porch that has already been constructed. The current porch is sitting 63ft from the property line, which means it is encroaching 12ft into the 75ft side yard setback.

11 HILLDALE DRIVE

COUNTY OF CHESTER
PENNSYLVANIA



Find Address Information

PARID: 5403 01630000
UPI: 54-3-163
Owner1: CONICELLA ALBERT G
Owner2:
Mail Address 1: 11 HILLDALE DR
Mail Address 2: MALVERN PA
Mail Address 3:
ZIP Code: 19355
Deed Book: 10219
Deed Page: 319
Deed Recorded Date: 07/22/2020
Legal Desc 1: SE COR OF HILLENDALE DR &
Legal Desc 2: 2.1 AC & DWG
Acres: 2.1
LUC: R-10
Lot Assessment: 59280
Property Assessment: 133830
Total Assessment: 193110
Assessment Date: 12/12/2025 9:23:31 AM
Property Address: 11 HILLDALE DR
Municipality: WILLISTOWN
School District: Great Valley

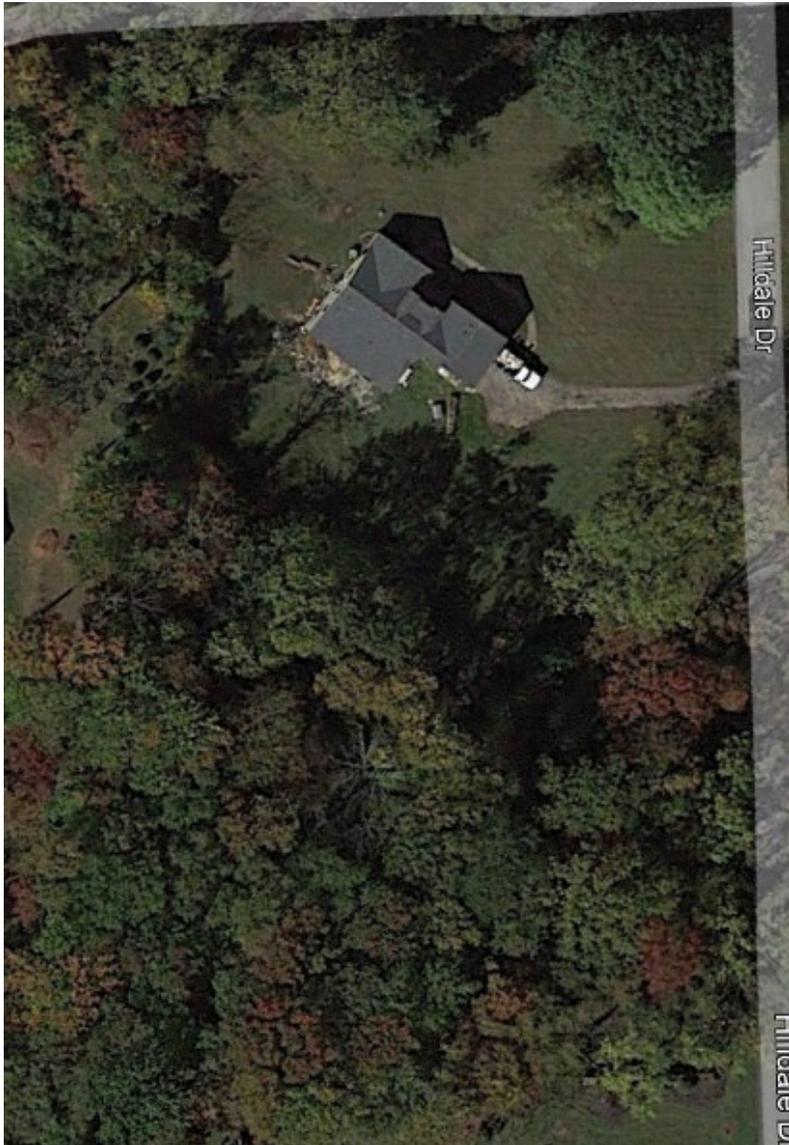
Map Created:
Wednesday, March 11, 2026

County of Chester

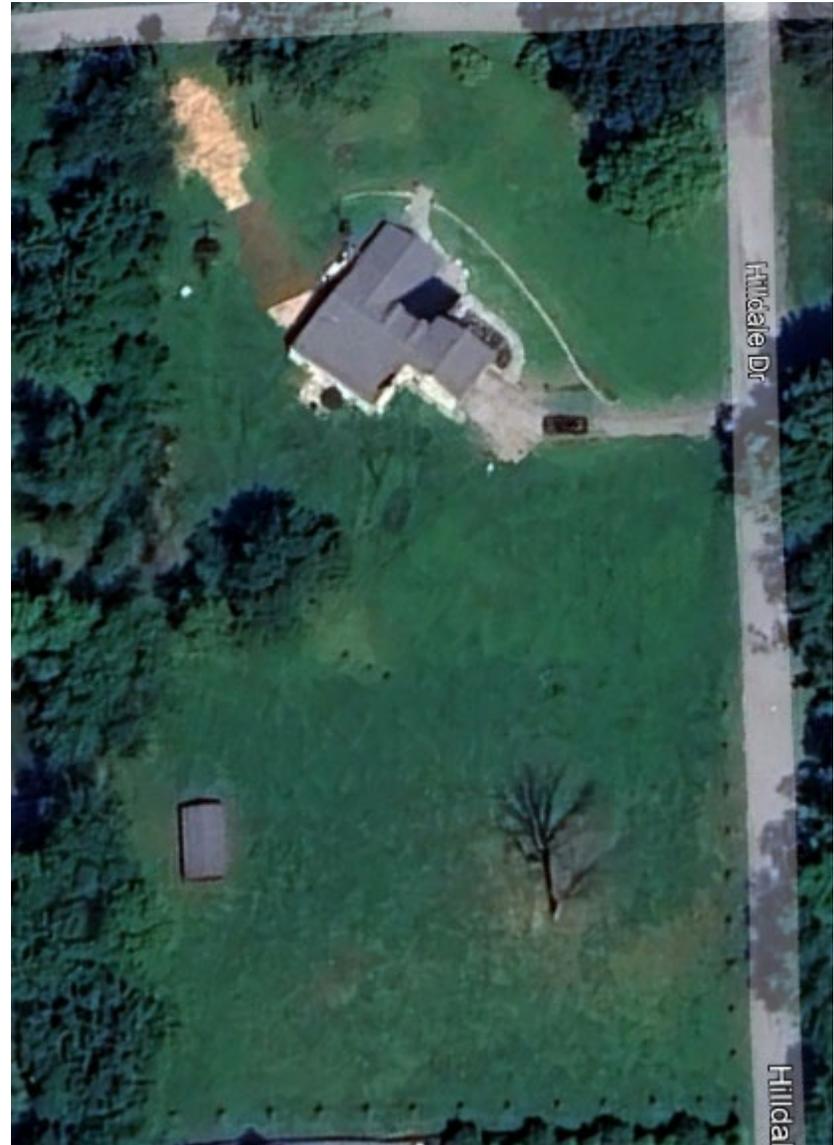
Limitations of Liability and Use:
County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.

Aerial Imagery from Google Earth Pro

10/2020



7/2025



Caroline O'Connor

From: Conicella Inc <[REDACTED]>
Sent: Monday, March 2, 2026 4:09 PM
To: Caroline O'Connor
Cc: Heather Hastings
Subject: Re: Z-04-26: Conicella, 11 Hilldale - INCOMPLETE

Hey Caroline,

Yes, that is exactly the relief I am requesting. Variance from 139-18.C(2) to permit the porch addition at 63ft from the property line.

Thank You for the help with filling this in,
Gib

On Mon, Mar 2, 2026 at 9:50 AM Caroline O'Connor <coconnor@willistown.pa.us> wrote:

Good morning,

I am reaching out regarding the Zoning Hearing Board application you submitted. Per our phone call, I am sending this email for you to confirm which sections of Code from which you are requesting relief. Based on your narrative, you constructed a porch which is encroaching into the side yard setback, which is abutting a street. As such, you are requesting a variance from 139-18.C(2) to permit a porch addition which will be 63ft from the property line, instead of the required 75ft. Please respond to this email confirming this is the relief you are requesting. Once we receive your response, we will be able to "complete" your application, and start the review process.

Thank you,

Caroline

Caroline O'Connor, Director of Planning & Zoning

Willistown Township

688 Sugartown Road, Malvern, PA, 19355

Tel: 610.647.5300 ext 235

Fax: 610.647.8156

Dear Board Members,

I am writing to respectfully request a variance for the existing front porch at my home.

In 2020, during the COVID pandemic, my father and I constructed the porch together. I am a stone mason by trade, and my father is a carpenter, and we took great care to ensure the project was completed properly and in good faith. At the time, I obtained a roof permit and believed I was in full compliance with setback requirements, as the structure is approximately 75 feet from the front road.

In 2025, when I applied for a permit for an addition, I learned for the first time that my property is considered to have two front yards. What I had understood to be a 40-foot side setback is, in fact, classified as a 75-foot front setback. As a result, the porch we built is now deemed noncompliant.

This was an honest misunderstanding of the zoning designation, and there was never any intention to circumvent regulations. I respectfully ask the Board to consider granting a variance for the existing porch. It is a well-constructed improvement that enhances the property and neighborhood, and it was built with care and professionalism.

Thank you very much for your time and consideration.

Sincerely,



Al Conicella

RECEIVED

FEB 24 2026

WILLISTOWN TOWNSHIP

February 19, 2026

Zoning Hearing Board
Willistown Township
Charles E. Coxe Memorial Campus
688 Sugartown Road
Malvern, PA 19355

Re: Letter of Support for Zoning Permits / Variances Related to Patio and Proposed Addition at 11 Hilldale Road, Malvern, PA 19355 (Albert Conicella, Owner)

Dear Zoning Hearing Board Members:

I am writing as a neighboring property owner at 9 Laurel Circle, Malvern, PA 19355, which is directly adjacent to 11 Hilldale Road (“Subject Property”). Several rooms in my home—including two bedrooms, the bathroom, kitchen, and dining area—have windows that directly overlook the Subject Property, giving me a clear, ongoing view of any changes there.

My family and I have resided at 9 Laurel Circle since purchasing it in April 2020. At that time, the Subject Property was listed for sale and appeared neglected and in poor condition. Shortly after Mr. Albert Conicella purchased the property, he began making thoughtful improvements, including the installation of an attractive covered front patio. I personally observed him performing much of this work himself.

The patio has become a beautiful focal point for the home, significantly enhancing the property's overall appearance and curb appeal. It has also created a welcoming space that encourages positive neighborly interactions, including occasional gatherings with nearby residents. These changes have been a clear asset to the neighborhood without any adverse effects on surrounding properties, including mine.

I understand that Mr. Conicella is now seeking the necessary permits, approvals, or zoning relief (such as variances if applicable) for the existing patio and a planned addition to the home. I fully support these efforts and believe the proposed improvements will continue the positive trend of responsible stewardship and enhancement of the property. The changes are compatible with the character of the surrounding area, maintain privacy and views for neighbors, and add value without creating any burdens.

Please consider this letter as strong support for granting the required permits and any associated approvals. I am happy to discuss this further or provide additional information if needed. Feel free to contact me at the phone number or email above.

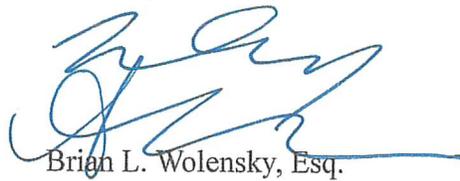
RECEIVED

FEB 24 2026

WILLISTOWN TOWNSHIP

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian L. Wolensky".

Brian L. Wolensky, Esq.
Amy K. Wolensky, Esq.
9 Laurel Circle,
Malvern PA 19355

RECEIVED

FEB 24 2026

WILLISTOWN TOWNSHIP

February 13, 2026

Willistown Township

688 Sugartown Rd

Malvern, PA 19355

Re: Letter of Support of Gib and Jess Conicella at 11 Hilldale Road

Dear Board Members of Willistown Township:

We are writing as the immediate next-door neighbor to Gib and Jess Conicella at 11 Hilldale Road to express our full support for their variance application regarding the front porch setback.

Our property directly adjoins theirs at 13 Laurel Circle, and we have had the opportunity to observe the quality and character of the improvements they have made to their home. The work completed to date, including the front porch in question, has been executed with excellent craftsmanship and attention to detail. The porch enhances the architectural appeal of their home and contributes positively to the overall aesthetic of our neighborhood.

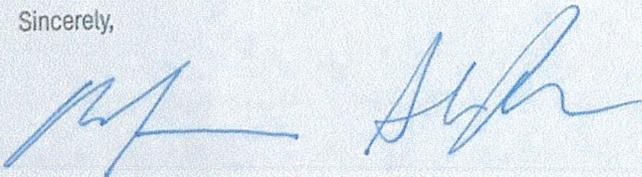
We understand that the front porch is out of compliance with the setback requirements. As the adjoining property owners, we can attest that this minor encroachment has no negative impact whatsoever on our property, our views, our privacy, or our enjoyment of our home. The porch is an attractive addition that complements the neighborhood character.

Furthermore, the improvements our neighbors have undertaken and their planned addition are enhancing property values in our area and contributing greatly to our community. We believe granting this variance would serve the public good while imposing no hardship on neighboring properties.

We respectfully urge the Board to approve the requested variance to allow our neighbors to proceed with their thoughtfully planned home improvement project.

Thank you for your consideration.

Sincerely,



Chuck & Stef Jacobson



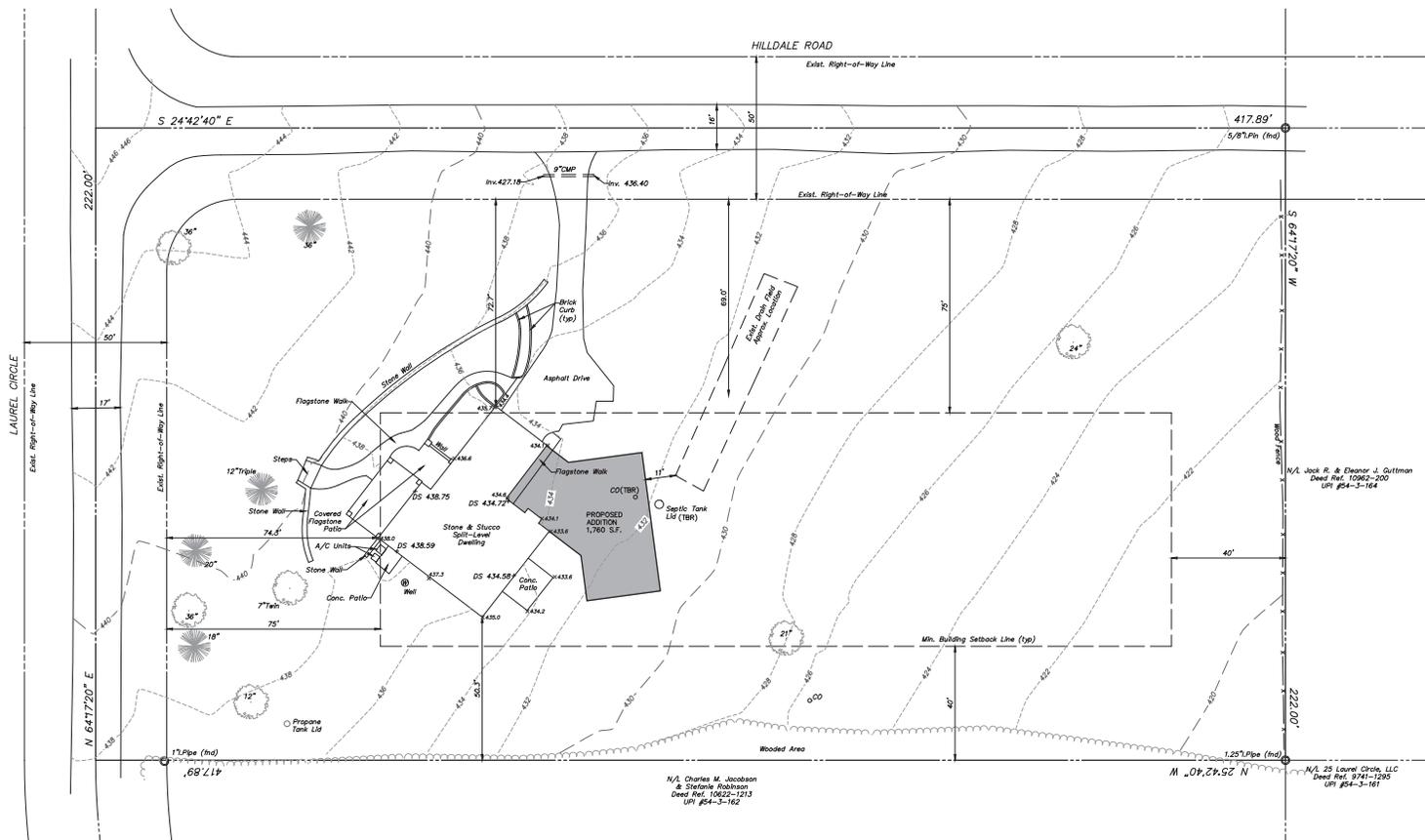
RECEIVED

FEB 24 2026

WILLISTOWN TOWNSHIP



LOCATION MAP NOT TO SCALE



N/A Charles M. Jacobson & Stephanie Robinson
Deed Ref. 10622-1213
UP #64-3-162

N/A Jack R. & Eleanor J. Guttman
Deed Ref. 10969-200
UP #54-3-164

N/A 25 Laurel Circle, LLC
Deed Ref. 9741-1295
UP #64-3-161

- LEGEND**
- 10' CONTOURS
 - 2' CONTOURS
 - EXIST. BOUNDARY LINE
 - EXIST. RIGHT-OF-WAY
 - EXIST. BUILDING SETBACK LINE
 - EXIST. FENCE LINE
 - x 522.1 EXIST. SPOT ELEVATION
 - x 25 522.12 EXIST. DOOR SILL ELEVATION
 - EXIST. IRON PIPE
 - EXIST. WELL
 - EXIST. CLEANOUT
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - PROPOSED ADDITION
 - TO BE RELOCATED

ZONING REQUIREMENT

RA RESIDENTIAL DISTRICT

MIN. LOT AREA	REQUIRED	EXIST.	PROPOSED
2 ACRES	2,130 ACRES	2,130 ACRES	2,130 ACRES
MIN. LOT WIDTH	200 FT.	222 FT.	222 FT.
MIN. FRONT YARD SETBACK	75 FT.	72.7 FT.	72.7 FT.
MIN. SIDE YARD SETBACK	40 FT.	50.3 FT.	50.3 FT.
MIN. REAR YARD SETBACK	40 FT.	258.5 FT.	219.5 FT.
MAX. BUILDING AREA	12%	2.9%	5.2%
MAX. IMPERVIOUS SURFACES	15%	6.7%	9.0%
MAX. BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.

REFER TO WILMINGTON TOWNSHIP ZONING ORDINANCE FOR ANY ADDITIONAL REGULATIONS THAT MAY APPLY.

PROPERTY OWNER
ALBERT C. CONCIELLA
11 HILDALE ROAD
MALVERN, PA 19355

PROPERTY INFORMATION
DEED REF. 10219-319
UP #64-3-162

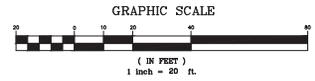
LOT AREA: GROSS: 2.130 ACRES; NET: 1.774 ACRES

IMPERVIOUS COVERAGE

	EXIST.	PROPOSED
DWELLING	2,244 S.F.	4,009 S.F.
DRIVE	1,313 S.F.	1,313 S.F.
PATIO	744 S.F.	744 S.F.
WALLS/WALKS	855 S.F.	855 S.F.
TOTAL	5,156 S.F.	8,921 S.F.

- GENERAL NOTES**
- PHYSICAL FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY PERFORMED BY BIBER LAND SURVEYING COMPANY, LLC, COMPLETED ON AUGUST 16, 2023.
 - HORIZONTAL DATUM IS REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD83. VERTICAL DATUM IS REFERENCED TO NAVD83 HORIZONTAL AND VERTICAL DATUM ESTABLISHED BY GPS OBSERVATION.
 - BOUNDARY LINE BEARINGS ARE REFERENCED TO THE DEED.
 - DRAIN FIELD LOCATION BY OTHERS.
 - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - THIS PLAN IS REPRESENTATIVE OF EXISTING CONDITIONS FOR WHICH BIBER LAND SURVEYING COMPANY, LLC HAS CONTRACTED TO PERFORM, EXCEPT ANY RECORDED OR UNRECORDED EASEMENTS WHICH MAY NOT BE VISIBLE OR SUPPLIED TO BIBER LAND SURVEYING COMPANY, LLC.
 - THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON FIELD SURVEY AND SURFACE OBSERVATION. BIBER LAND SURVEYING COMPANY, LLC (BLS) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. BLS DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, BLS SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN ON THE DRAWINGS IN A LOCATION OTHER THAN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. BLS HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.
 - THIS PLAN HAS BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THE CLIENT OF RECORD OF BIBER LAND SURVEYING COMPANY, LLC. BIBER LAND SURVEYING COMPANY, LLC ASSUMES NO LIABILITY FOR THE USE OR REUSE OF THESE PLANS BY ANY INDIVIDUAL OR ENTITY OTHER THAN THE CLIENT, OR THE USE OF THIS PLAN FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT HAS BEEN PREPARED.
 - ANY REVISION MADE TO THESE PLANS AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION DATE SHALL NOT BE THE RESPONSIBILITY OF BIBER LAND SURVEYING COMPANY, LLC.
 - REFERENCE IS MADE TO A PLAN ENTITLED LAUREL RIDGE FARMS, PREPARED BY PENNELL & CONDRAY, DATED 04/16/1991, LAST REVISED 07/21/1991 AND RECORDED IN CHESTER COUNTY RECORDER OF DEEDS OFFICE PLAN NO. 2 PAGE 123.

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PROPOSED ADDITION	11 HILDALE ROAD	DATE: 10/20/2023	SCALE: 1" = 20'
JOB NO.	23020	DRAWN BY: MCB	CHECKED BY: MCB
SHEET NO.	1 of 1	DATE: 10/20/2023	SCALE: 1" = 20'
DWG. NO.	23020PR2	CLIENT: ALBERT C. CONCIELLA	PROJECT: 11 HILDALE ROAD, MALVERN, PA 19355
BIBER LAND SURVEYING COMPANY, LLC 1001 CEDAR COUNTRY WILMINGTON, PENNSYLVANIA 19400 PHONE: 484.342.4841 FAX: 484.342.4841 WWW: BIBERLANDSURVEY.COM			
NO.	DATE	BY	REVISION

Westtown Township Comprehensive Plan Amendments - 2026

Thank you for allowing Willistown the opportunity to review the proposed Comprehensive Plan Amendments - 2026. The plan amendments describe the desire of Westtown to concurrently revise its Comprehensive Plan, Future Land Use Map, Zoning Ordinance, and Zoning Map to reflect the recent acquisition of Crebilly Preserve and the future use and development of the historic Darlington Inn property and the Westminster Presbyterian Church property, both of which are immediately adjacent to the Crebilly Preserve.

Willistown strongly supports the Township's desire to protect its remaining open space in a manner that respects the needs and desires of its residents. As such, we offer the following comments:

Chapter 7: Open Space, Parks, Recreation and Trails. Revisions to this chapter further recognize strong resident support and approval for dedicated revenue to preserve portions of the Township's remaining open space. Willistown itself uses this mechanism and has found it an important tool by which to preserve land that provides long-term public benefit. The acquisition of Crebilly Farm, using public Investments authorized under Westtown's Act 153 Open Space Referendum, coupled with additional public and private funding and investments, clearly reflects the public's desire to protect open space.

In addition to land acquisition, we applaud the Township's commitment to providing residents with long term access and park programming through the hiring of a Program Coordinator. The Coordinator will help focus Township sponsored recreational programming and give residents a point of contact for open space and recreation issues, including the creation and implementation of a master plan for Crebilly Preserve.

Chapter 11: Future Land Use and Housing. Revisions to this chapter recognize the desire to provide additional development opportunities for the high percentage of institutional uses in the Township, specifically the uses identified along Rt. 202 that are adjacent to Crebilly Preserve (the Darlington Inn property and the Westminster Presbyterian Church property). Context sensitive design, coupled with appropriate adaptive reuse of historic properties, are seen as appropriate tools by which to reimagine community goals such as walkability, improved infrastructure and mixed-use development. While this chapter specifically recognizes the need to provide additional opportunities for institutional uses, there is little discussion as to how the Darlington Inn and the Westminster Presbyterian Church are benefited by rezoning to C-1 Neighborhood and Highway Commercial and R-3 Residence-Office districts, respectively.

We also note that while the Future Land Use Map recognizes Township Facilities (T-District), of which the Crebilly Preserve was recently added, very little about this designation is referenced in Chapter 11. It may behoove the Township to describe what this designation means (in the context of the Township District), and why this designation is appropriate for the Crebilly Preserve.

Thank you again for the opportunity to comment. We wish you success on the adoption and implementation of your Plan Amendments.

Sincerely,