

Proposed PHASE ONE Improvements

BOROUGH OF DOWNINGTOWN

N/F JAG HOLDINGS, LLC
DB 8909... PG 09.32

Copper
Chlor

New
Tracks
& Parking

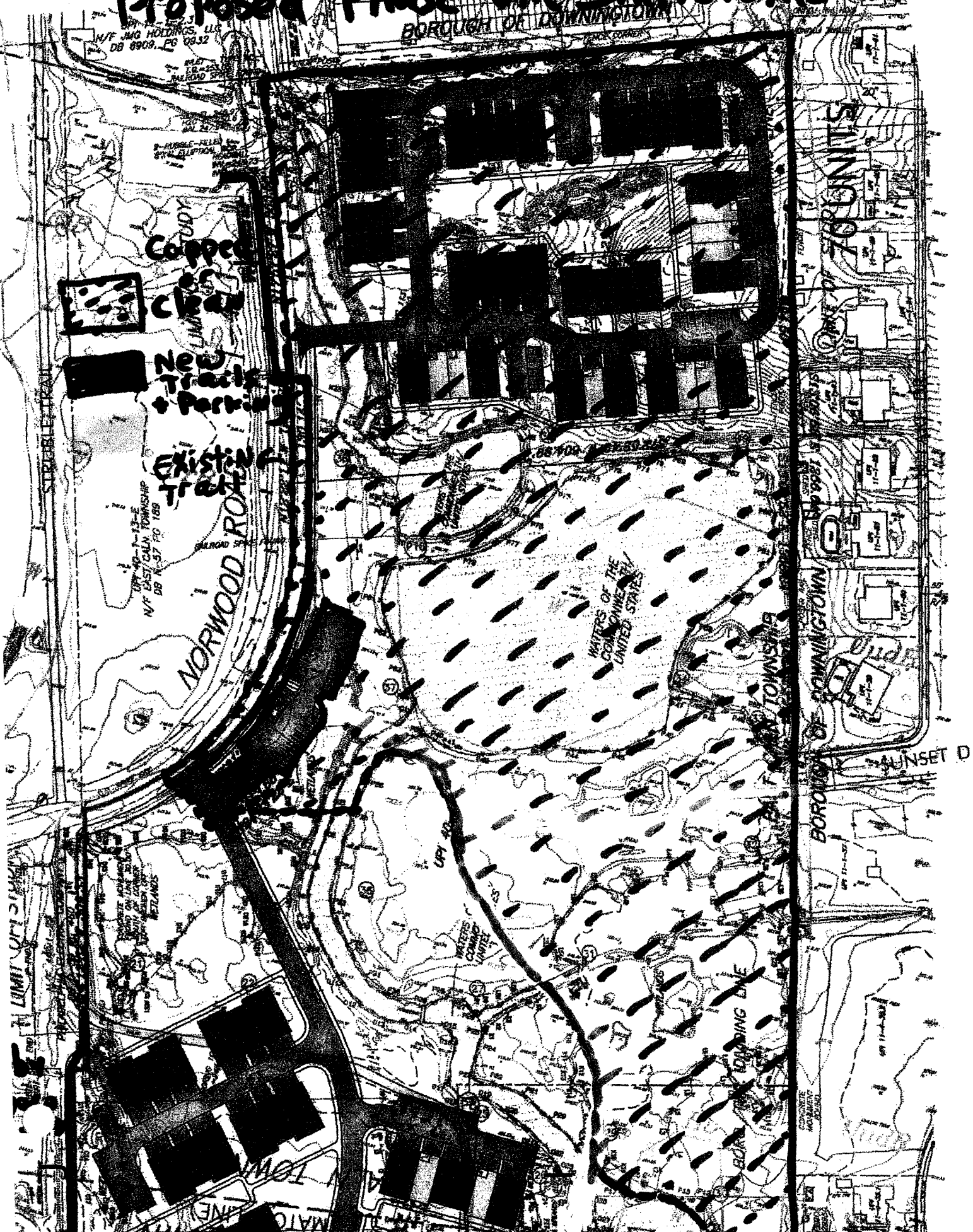
EXISTING
Tracks

NORWOOD ROAD

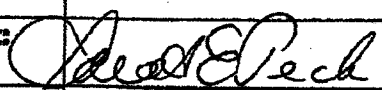

MASTERS OF THE
COMMONWEALTH
UNITED STATES

BOROUGH OF DOWNINGTOWN

SUNSET D



East Cain Township
Application for Conditional Use

Date Submitted:	9/6/09	9/6/09
Signature of Applicant:		
Printed name of Applicant:	Sarah Peck, pres. Progressive Housing Ventures, LLC	STEPHEN SULLINS Manager, Borough of Downingtown

For Municipal Use:

Conditional Use Number:	
Date filed:	
Date accepted by Planning Commission:	
Copy to Township File:	
Copy to Zoning Office:	
Copy to Township Solicitor:	
Copy to Planning Commission:	
Hearing Advertised:	
Notice(s) Posted:	
Notice(s) Mailed:	
Hearing Convened:	
Hearing Concluded:	
Decision Rendered:	
Decision Accepted:	
Escrow Acct #:	
Escrow Established Date:	
Escrow balance released:	

110 Bell Tavern Road ↻ Downingtown, PA 19335
Phone: 610-269-1989 ↻ Fax: 610-269-9183

**EAST CALN TOWNSHIP
PLANNING COMMISSION
AGENDA – MONDAY, OCTOBER 5., 2009
CALL TO ORDER - 7:00 P.M.**

ROLL CALL –

Inge Forlenza
Don Ash
Steve Pizzi
John Beierle

David Bolger
Paul Socorso
Bruce Taylor
Barb Kelly, Sec'ty

MINUTES OF PREVIOUS MEETING – August 3, 2009 and September 14, 2009

PLAN REVIEW –

1. River Station –Possible PC discussion

Inge, Socorso

OLD BUSINESS

1. TND Zoning Amendment –No report
2. Kardon Park

NEW BUSINESS

1. Kardon Park Conditional Use Application Review.

ADJOURNMENT

Oct 26

APPLICANT INFORMATION:

Date of Application:	September 16, 2009
Applicant:	Progressive Housing Ventures, LLC J. Loew and Associates, Inc.
Applicant's Address:	Borough of Downingtown * (See Developer address) * 4 West Lancaster Avenue, Downingtown PA 19335
Contact Numbers:	Office: Sarah Peck 610 935 1100 Fax: 610 983 9669 Cell: 610 212 1718
Applicant affiliation to property:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Lessee <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Other Equitable Owner

PROPERTY INFORMATION:

A copy of the Deed, Lease or Sales Agreement MUST accompany this application, along with any other associated legal documents.

Property location/street address:	South side Norwood Road, southwest of Rt 30 bypass on-ramp
Tax parcel number:	UPI 40-1-23 11-4-23 - Small portion of 40-1-23.1 3 rd Lake property in Borough
Lot size (acreage or square feet)	23.2 acres +/-
Current use:	compost facility, sewer pump station, open space and trails
Current zoning district:	R-1

ATTORNEY REPRESENTING APPLICANT:

Name:	Mary Ann Rossi, Esq.
Firm:	MacElree Harvey
Address:	17 West Miner Street P.O. Box 660 West Chester, PA 19381
Contact Numbers:	<input type="checkbox"/> Office: 610 436 0100 <input type="checkbox"/> Fax: 610 430 7885



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APPLICATION FOR CONDITIONAL USE APPROVAL

THE MILL RACE
AT KARDON PONDS



EAST CALN TOWNSHIP

September 16, 2009



PROGRESSIVE HOUSING VENTURES LLC

September 16, 2009

Barbara Kelly, Township Manager
East Caln Township
110 Bell Tavern Road
Downingtown, PA 19335

RE: Kardon Ponds, Conditional Use Application

Dear Barbara,

Enclosed please find the application for conditional use approval for the Kardon Ponds redevelopment site. Twelve (12) copies are enclosed – three (3) copies for the members of the Board of Supervisors, seven (7) copies for members of the Planning Commission, and one copy each for yourself and Dave Malman.

Also enclosed is a check for seventy two hundred dollars (\$7,200.00) in payment for the \$1200 non refundable application fee plus the required escrow of \$5000 less \$1500 currently outstanding in the escrow fund.

Pursuant to Section 225-35, conditional use requirements, please be advised that the answers to the questions posed will be addressed at one or more public hearings in the futures after consultation with the Planning Commission. Expert consultants will be on hand to testify to these items, as well.

As far as accompanying information required, the application booklet includes a traffic report and subsequent memos regarding traffic from our traffic engineer consultant as well as a proposed landscape plan from our landscape architect consultant. A proposed scaled plan showing the size and location of the proposed use, the location of all proposed buildings and all proposed facilities including access drives and parking areas is enclosed. This plan also shows all streets within 200 feet of the property.

Thank you.

Sincerely,



Sarah E. Peck
President

Encl.

c.c. Stephen Sullins, Borough of Downingtown
Jack Loew, J. Loew and Associates, Inc.

**Kardon Ponds – East Cain Township
Proposed Product by Phase**

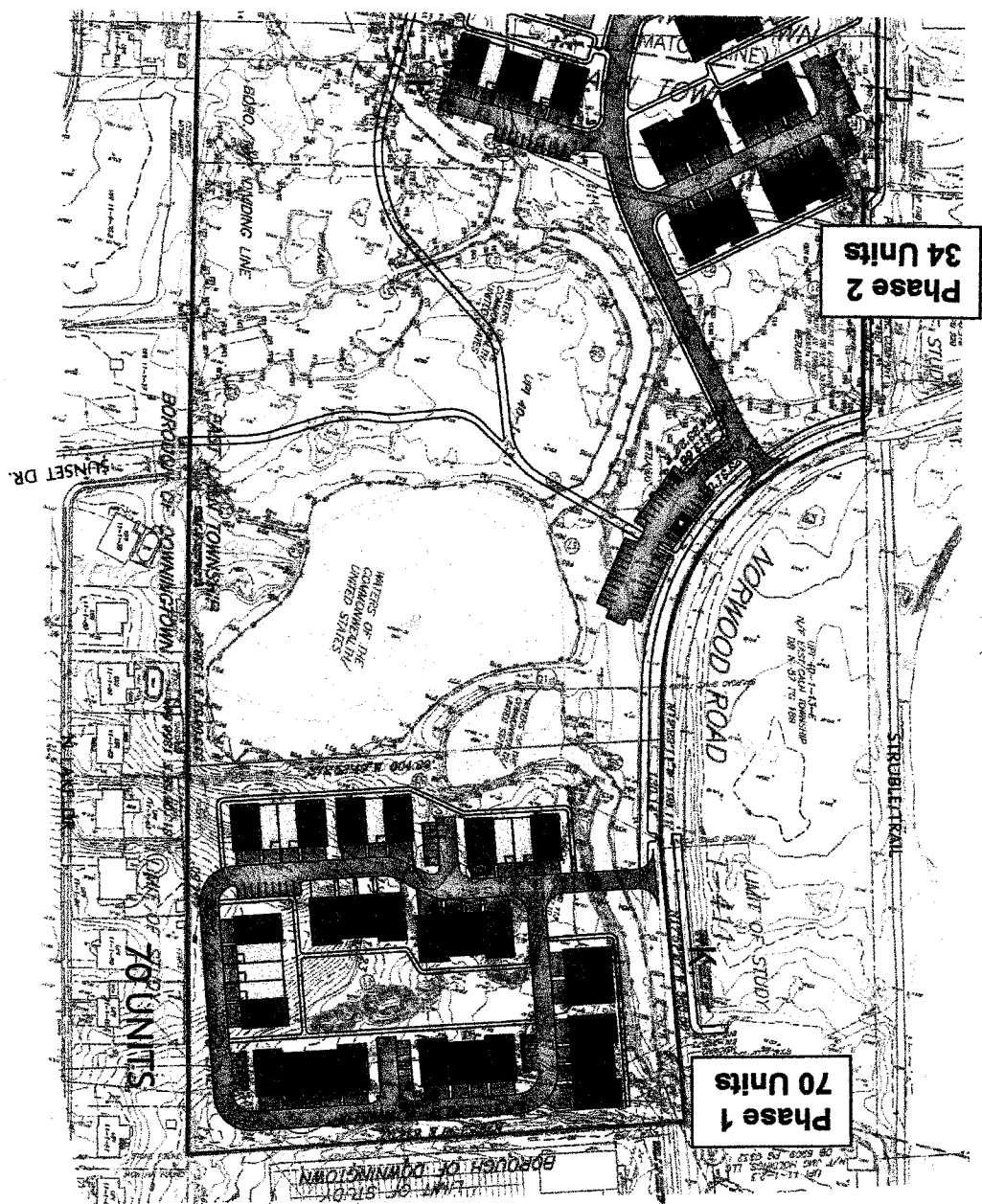
Key:

BLUE: Villa Townhome
above Garden Level Home,
end unit, 36' wide, 3BR with
den with master Bedroom
on living level, 2-12 baths,
2 car garage, 2400 sf,
price projected: \$320's to
\$350's

BLUE: Garden Level Home
beneath Villa Townhome –
2 BR 2b Flat, 1300 sf, end
unit, 1 car garage; price
projected: Low \$200's

PURPLE: 24' wide back to
back townhomes. Front -
facing: 2&3 BR/2b, 1350-
1650 sf, 2 car tandem
garage, projected price:
\$220 to \$240's; Rear -
facing: 2&3 BR/ 2b 1500-
1800 sf, 2 car tandem
garage, projected price:
\$230 to \$250's.

YELLOW: 24' wide, 3 BR 2-
1/2 bath townhome, 1 car
garage, projected price:
low \$300's.



East Caln Township
Application for Conditional Use

The Developer of this application will be:	
Partnership or affiliated name(s):	J. Loew and Associates, Inc. Jack R. Loew, President
Principal of Partnership, etc	55 Country Club Drive, Downingtown, PA and Progressive Housing Ventures, LLC
Address:	Suite 210 5 Great Valley Parkway Malvern, PA 19355
Phone:	610 935 1120 (PHU) 610 873 5584 (JLA)
Fax:	610 983 9669 610 873 7560
Cell:	610 212 1718 N/A
Email:	Sarah@progressivehsg.com JLOEW@JLOEW.COM

The proposed use complies with all requirements of the East Caln Township Zoning Ordinance, except as listed:

N/A

110 Bell Tavern Road ↻ Downingtown, PA 19335
Phone: 610-269-1989 ↻ Fax: 610-269-9183

ADJACENT/AFFECTED PROPERTY OWNERS:

Provide an accurate list of the names and addresses of all property owners located within one hundred feet (100') of the property for which this application is submitted:

Name	Address
Please see attached list	

Kardon Ponds Conditional Use Application				
Property Owners within 110 Feet of Property				
Tax Parcel Number	Name		Address	Address
11-4-35.1	Kevin and Piper	Belmonte	122 Lake Drive	Downingtown, PA 19335
11-4-35.2E	Sunnybrook Park	Downingtown Borough	4 W. Lancaster Ave	Downingtown, PA 19335
11-1-37E	Basketball court	Downingtown Borough	4 W. Lancaster Ave	Downingtown, PA 19335
11-1-38	Geoffrey and Carol	Willis	399 Sunset Drive	Downingtown, PA 19335
11-1-80	Anthony and Yolanda	Diberardinis	202 N. Lake Drive	Downingtown, PA 19335
11-1-81	Robert and Beth Ann	Riffey	204 N. Lake Drive	Downingtown, PA 19335
11-1-82	George Jr. and Holly	Quay	206 N. Lake Drive	Downingtown, PA 19335
11-1-83	Victor and Tina	Bonaldo	208 N. Lake Drive	Downingtown, PA 19335
11-1-84	Peter and Nancy	Duca	210 N. Lake Drive	Downingtown, PA 19335
11-1-89	Ferris and Marjorie	Bryant	212 N. Lake Drive	Downingtown, PA 19335
11-1-90	Manuel Batule	Marisa Kofke	214 N. Lake Drive	Downingtown, PA 19335
11-1-32	Frank and Margaret	Rambo	408 Sunset Drive	Downingtown, PA 19335
11-1-91	David Gracia	Lauren Carr	302 N. Lake Drive	Downingtown, PA 19335
11-1-92	Michael and Kathleen	Bezek	304 N. Lake Drive	Downingtown, PA 19335
11-1-93	Joan	Diberardino	306 N. Lake Drive	Downingtown, PA 19335
11-1-2.4	Park Lane Assoc LP c/o Roberts Automobiles LP	Attn Joe Dwyer	10 Park Lane	Downingtown, PA 19335
11-1-2.3		JGM Holdings LLC	251 Norwood Road	Downingtown, PA 19335
40-1-13-E		East Caln Township	110 Bell Tavern Road	Downingtown, PA 19335
40-1-20-E		Ebenezer Baptist Church	PO Box 114	Downingtown, PA 19335
40-1-19-E		Ebenezer Baptist Church	PO Box 114	Downingtown, PA 19335
40-1-18		Ebenezer Baptist Church	PO Box 114	Downingtown, PA 19335
40-1-21	Stewart Hall LP	147 N. Wallace Avenue	PO Box 405	Downingtown, PA 19335
11-4-11	Stewart Hall LP	147 N. Wallace Avenue	PO Box 405	Downingtown, PA 19335