



TOWNSHIP OF
HAVERFORD
DELAWARE COUNTY

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September 27, 2010
Return Receipt Requested

CERTIFIED MAIL

ACME Markets, Inc.
Attn: Paul Freehart
75 Valley Stream Parkway
Malvern, PA 19355

RE: ACME Markets, Inc., Bryn Mawr Store #7788 – Lancaster Avenue & Penn Street
Preliminary/Final Subdivision and Land Development Plan
Prepared by Nave Newell, King of Prussia, PA
Plan Set dated 7/30/10 and last revised 9/9/10
PLANNING COMMISSION RECOMMENDATIONS

Ladies and Gentlemen:

At the Planning Commission meeting of Thursday, September 23, 2010, a motion was passed recommending that the above-referenced land development plan be approved subject to the following conditions:

The Applicant should address remaining comment noted in the Township Engineer's review letter dated August 25, 2010 and Revised September 27, 2010 to his satisfaction, including:

1. With regard to the waiver sought pursuant to Section 160-4.E(5)(E)[4], the applicant will provide further information on the existing storm sewer on Penn Street south of Lancaster Avenue.
2. Copies of both the February 6, 2009 and June 17, 2010 Zoning Hearing Board Orders (Decisions) should be included on the plans.
3. The plans should include a description of what facilities are to be dedicated to the Township (easements, roads, sewers, rights-of-way) (§160-4.E.5(e)[2])
4. A Drainage Plan Checklist should be provided. (§78-25.A(6,7))
5. The existing storm sewer system located at the intersection of Lancaster Avenue (S.R. 30) and Penn Street does not appear to have the capacity to accommodate the 25-year storm discharge from the site. PennDOT approval is required to tie into and modify the existing storm sewer. (§78-31.D)
6. The applicant should address any concerns of the Township Engineer regarding the proposed underground detention/infiltration facility regarding the sufficient number/location of cleanouts.
7. The applicant should investigate the feasibility of extending the proposed Lancaster Avenue restriping through the intersection with Penn Street in order to provide left turn lanes for Lancaster Avenue at Penn Street.

PLANNING COMMISSION RECOMMENDATIONS

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8. The applicant should also consider striping and/or signage to further delineate the handicap access route from the lot area to the building.
9. A driveway section detailing the thickness, reinforcing and subbase material should be provided for the Penn Street driveway.
10. An easement should be provided for the Penn Street sidewalk where it is outside the right-of-way.
11. The applicant should provide a note on the plan indicating that illumination will be reduced after the close of business to minimum lighting levels necessary for safety and security.
12. The applicant will note whether the existing gas, sanitary sewer lateral and water services will be re-used.
13. Details should be added for several lateral connection or abandonment; proposed brick wall; speed bump and a section for the concrete driveway apron should be provided.
14. All curbs and sidewalks must be installed using 3,750 psi concrete.
15. A Township Trench restoration detail (consisting of 8-inches of base paving and 2-inches of wearing course) should be added to the plan for work within Penn Street.
16. Pedestrian crosswalks will be added from parking areas to the building.
17. The applicant will add the bollards and signage agreed to in discussions at the meeting between the neighbors and applicant regarding restricting traffic in the alley and trucks cutting through.
18. The Planning Commission joins the Township Engineer in reminding the applicant that an Erosion and Sediment Control Permit and an NPDES Permit from the Delaware County Soil Conservation District is required (§160-4.E.5(e)[2]); a Highway Occupancy Permit is required for the various improvements within the right-of way of Lancaster Avenue (§160-5.B.3(k)); a Stormwater Control and BMP Operations and Maintenance Agreement should be signed, notarized and submitted to the Township. (§78-49); a contribution to the Municipal Stormwater Control and BMP Operation and Maintenance Fund is required (§78-51.A.) Notes acknowledging these requirements should be added to the plans.

The Board of Commissioners should approve the waivers requested: Section 160-4.A - to waive the preliminary plan phase and consider the submitted plans for final approval; Section 160-4.E(5)(E)[3] – to waive the requirement to show the location names and widths of streets and property lines within 200-feet of the site; Section 160-4.E(5)(E)[4] – to waive the requirement to locate and identify all storm, sanitary and public water supply lines and owners of such facilities within 400-feet of the site, and Township Design Standards – to waive the requirement for an 8-inch curb reveal to permit a 6-inch curb.

PLANNING COMMISSION RECOMMENDATIONS

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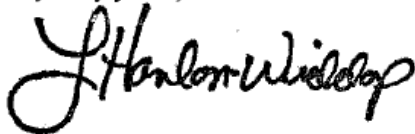
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The required revisions to the plan must be submitted to this office at least two (2) weeks prior to public consideration by the Board of Commissioners. The Board of Commissioners will consider this matter at their public meeting of Tuesday, October 12, 2010, at 8:00 PM, in the Commissioners Meeting Room, 2325 Darby Road, Havertown, PA.

Please feel free to contact this office if you have any questions regarding this notice.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lori Hanlon-Widdop". The signature is written in a cursive, flowing style.

Lori Hanlon-Widdop
Assistant Township Manager/Director,
Community Development

ec: Board of Commissioners
Lawrence J. Gentile, Township Manager
David Pennoni, PE, Township Engineer
James J. Byrne, Township Solicitor
James Bannon, PE, Nave Newell
Gregory Davis, Attorney for Applicant
Joe Russo, Planning Commission
Dennis Derosa, D.C.P.C.

cc: Project file