

## AGENDA

### Smart Growth Committee

February 10<sup>th</sup>, 2016 – 7:30 pm

Committee Members: Diane LeBold (Chair), Bill Scott, Brian Abbott  
Department Head: Mike Perrone

1. Comments, suggestions, petitions by residents in attendance regarding items not on the agenda.
2. Discuss Reverse Subdivision – The Barclay - 501 N. Church Street (4 lots)
3. Discuss recommendation for retaining a professional traffic consultant
4. Discuss zoning violation flow chart
5. Discuss proposed changes to zoning code – Mixed Use District
6. Discuss Dedication of Public Improvements for Paxon Park
7. Discuss creating a new committee; “Historical Commission”
8. Discuss Certificates of Appropriateness:
  - a. 17 W. Gay Street  
Replace 2 building mounted signs  
**Approved as presented**
  - b. 112 S. High Street  
Replace building mounted and hanging sign  
**Approved with conditions: background color of signs be off-white and not stark-white and wall mounted sign be approved but the applicant is encouraged to restore the existing wood frame and fit a sign within**
  - c. 20-22 N. Church Street  
Install a door with 2 window panels with decorative rectangle wood panel underneath  
**Approve with conditions: as amended by the meeting submitted sketch**

- d. 28 W. Prescott Alley  
Install 2 heating and AC units.

Approve with conditions: color will be painted to match the existing stucco wall and no conduit or associated wiring be visible.

- 9. Discuss December minutes



## MEMORANDUM

**TO:** Michael A. Cotter, Borough Manager  
**FROM:** Michael A. Perrone, C.B.O.  
**DATE:** February 1, 2016  
**RE:** 501 North Church Street – Reverse Subdivision

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### Recommendation

**Borough Council accept the recommendation of the Planning Commission to reverse subdivide the 4 parcels at 501 North Church Street into one parcel.**

### Motion

**Move to approve the 4 lot reverse subdivision at High, Marshall and Church Streets for a municipal park.**

### Background

**This parcel was subdivided into 4 parcels in 2013 with the intention to build 4 single family dwellings. The West Chester Borough has subsequently purchased the lots and will reverse subdivide to make the parcel into a park.**

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## APPLICATION

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APPLICATION FEE - \$400.00

BOROUGH OF WEST CHESTER  
Department of Building, Housing & Codes Enforcement

### Sub-Division & Land Development

*To the Commissioners of the Borough of West Chester:*

The undersigned hereby makes application for approval of a Subdivision/Land Development Plan submitted under the provisions of the Subdivision Ordinance of the Borough of West Chester. Please submit eight (8) copies of the plan with this application:

Property Location: ~~535~~ North Church St \_\_\_\_\_ Ward: 1st

Nature of Development:

Approximate Size of Property: 1.33 acres

Number of Lots: 4 lots reverse subdivided into 1 lot

Plan:

Title: \_\_\_\_\_

Date of Plan: \_\_\_\_\_

Revision Dates: \_\_\_\_\_

\_\_\_\_\_

PREPARED BY: \_\_\_\_\_

*Registered Engineer or Surveyor*

(Over)

**Property Owner:**

**Name:** Borough of West Chester

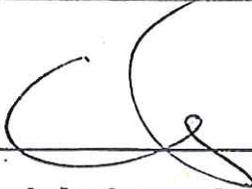
**Address:** 401 East Gay Street; West Chester, PA 19380

**Telephone #:** 610-696-1773 / **Fax #:** 610-692-7958

**Email Address:** mperrone @ west-chester.com

**Applicant:**

Same

A handwritten signature in black ink, appearing to be 'MP', written over a horizontal line.

**Signature:** *(Please indicate whether Owner or Responsible Agent)*

**Address:** \_\_\_\_\_

**Telephone #:** \_\_\_\_\_ / **Fax #:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**NOTICE TO APPLICANT:**

No application will be accepted unless the plans have been prepared by a Registered Engineer or Surveyor. Plans must be 15" x 18", 18" x 30" or 24" x 36" in size.



# THE COUNTY OF CHESTER



COMMISSIONERS  
Terence Farrell  
Kathi Cozzone  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

PLANNING COMMISSION  
Government Services Center, Suite 270  
601 Westtown Road  
P. O. Box 2747  
West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

February 2, 2016

Michael Perrone, Zoning Officer  
West Chester Borough  
401 East Gay Street  
West Chester, PA 19380

Re: Final Subdivision - Future Borough of West Chester Park Property  
# SD-1-16-13215 - West Chester Borough

Dear Mr. Perrone:

A final subdivision plan entitled "Future Borough of West Chester Park Property", prepared by Edward B. Walsh and Associates, Inc., and dated January 7, 2016, was received by this office on January 20, 2016. The plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

## **PROJECT SUMMARY:**

Location – the north side of West Marshall Street, between North Church Street and North High Street

Site Acreage - 1.36 acres

UPI - 1-4-109.2, 1-4-109.4, 1-4-109.3, 1-4-109.1

Landscapes2 Designation - Urban Landscape

Watersheds Designation - Taylor Run subbasin of the Brandywine Creek watershed

## **PROPOSAL:**

The Chester County Planning Commission previously reviewed a subdivision plan proposal for this site, which addressed the creation of five residential lots from the 1.36 acre parent tract (CCPC# SD-2-13-7452, "Hartshorne Manor," dated March 8, 2013). According to our records, West Chester Borough granted final plan approval for the creation of four residential lots on September 17, 2013.

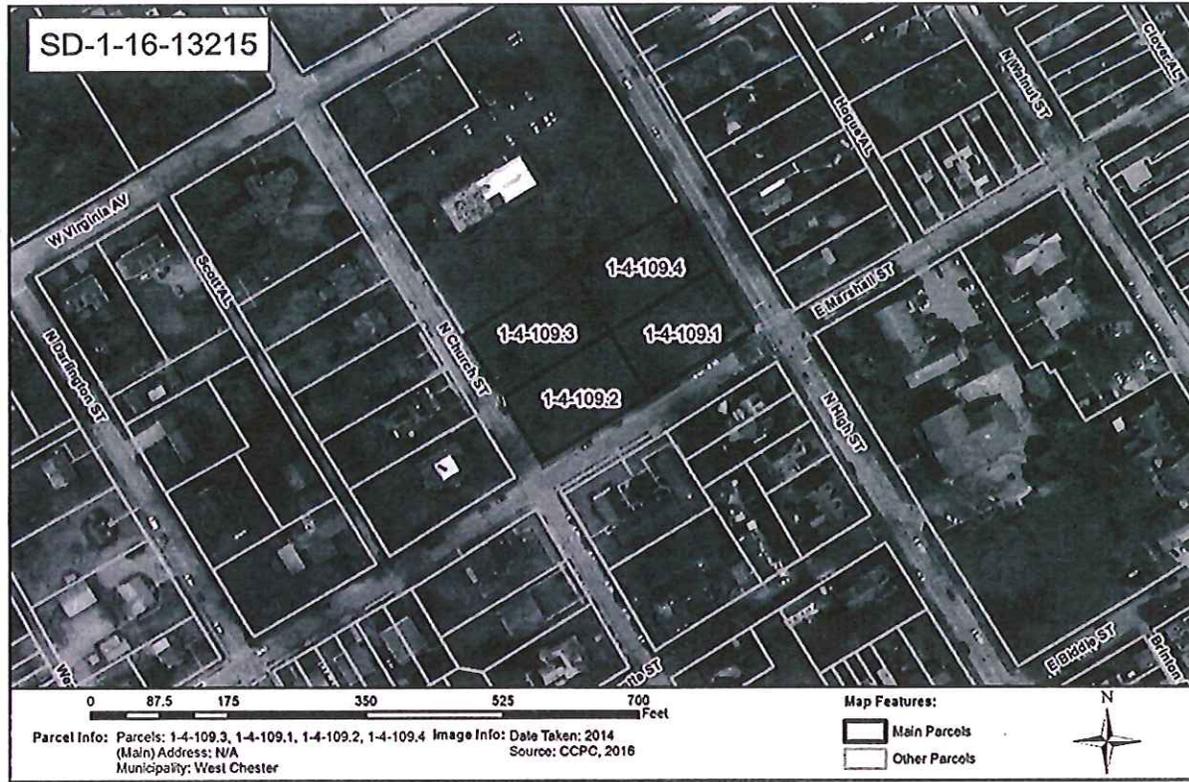
The current plan submission proposes the consolidation of the four residential parcels created by the prior approved subdivision plan into one institutional parcel (future Borough Park property). The project site, which is served by public water and sewer, is located in the NC-1 Neighborhood Conservation (Block Class B) zoning district.

**RECOMMENDATION:** The County Planning Commission recommends that all West Chester Borough requirements be satisfied before action is taken on this subdivision plan.

## **COUNTY POLICY:**

### **LANDSCAPES:**

1. The project site is located within the Urban Landscape designation of *Landscapes2*, the 2009 County Comprehensive Plan. The proposed subdivision is consistent with the objectives of the Urban Landscape.



This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West Chester Borough. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

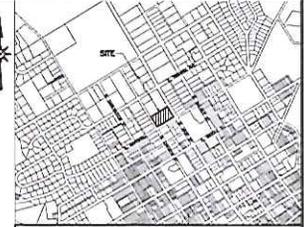
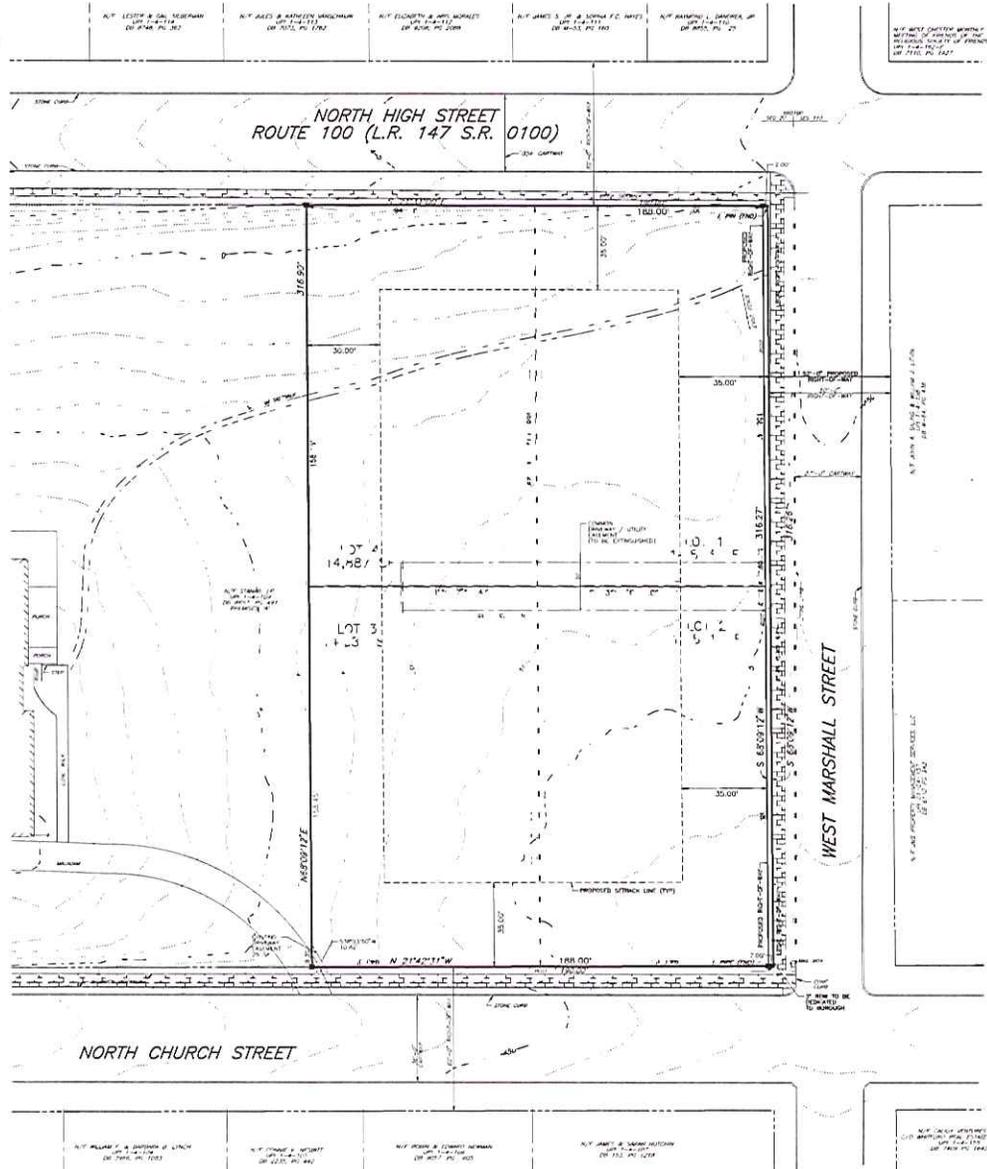
Sincerely,

Paul Farkas  
Senior Planner

cc: Edward B. Walsh and Associates, Inc.

**GENERAL NOTES**

1. REVIEW OWNER / APPLICANT: WEST CHESTER BOROUGHS, ATTN: MICHAEL A. GUTER, BOROUGHS ENGINEER, WEST CHESTER, PA 19380
2. SOURCE OF TITLE: LOT 3, BLOCK 1, PARCELS 109.1, 109.2, 109.3, 109.4 (LOT 3) & 109.4 (LOT 4)
3. CITY & ZONING: LOT 3, BLOCK 1, PARCELS 109.1, 109.2, 109.3, 109.4 (LOT 3) & 109.4 (LOT 4)
4. REFERENCE PLAN NO. 18481, RECORDED 11/8/2013
5. PROPERTY AND TOPOGRAPHY INFORMATION TAKEN FROM: FINAL SUBDIVISION PLAN / PLAN OF SUBDIVISION FOR NORTHWEST QUARTER, PREPARED BY EDWARD B. WALSH AND ASSOCIATES, INC., CIVIL ENGINEER AND LAND SURVEYOR, CHESTER, PA, DATED FEBRUARY 1, 2011 (LAST AMENDED: FEBRUARY 23, 2012, BEING SHEET 1 OF 7 SHEETS TOTAL, PROJECT NUMBER, RECORDED IN CHESTER COUNTY AS 2011-001-001)
6. AND
7. PLAN OF SUBDIVISION FOR THE BOROUGHS, PREPARED BY E. B. WALSH & ASSOCIATES, INC., DATED FEBRUARY 24, 2011 (LAST AMENDED: FEBRUARY 23, 2012, BEING SHEET 1 OF 7 SHEETS TOTAL, PROJECT NUMBER, RECORDED IN CHESTER COUNTY AS 2011-001-001)
8. THE COMMON DRAINAGE / UTILITY EQUIPMENT LOCATED ON THE ABOVE REFERENCED INTERIM/STAFFING RESUBDIVISION PLAN (PLAN NO. 18481) SHALL BE SETBACK FROM THE PROPERTY AND RECORDS OF THIS LOT CONSOLIDATION PLAN.
9. THE PROPERTY CAN BE SERVICED BY PUBLIC WATER AND PUBLIC SANITARY SEWER.
10. UNAPPORTIONED SHOWN ON THIS PLAN IS NOT APPLICABLE AT THE LOCATION INDICATED. SEE THE EXISTING SURVEY RECORDS ON THE PROPERTY FOR THE FULL LIST OF UTILITIES INDICATED THEREON. INDICATED BY EXISTING SURVEY RECORDS ON THE PROPERTY.
11. THE PROJECT IS LOCATED WITHIN THE SLOPE RUN WATERSHED. THE PA DEP WATERWAYS CLASSIFICATION IS TROUT STOCKING FISHERY (TSF).
12. NO WETLANDS OR FLOODPLAIN AREAS EXIST ON-SITE.
13. THE LOT AREA AND THE EASEMENT CORNER AND CORNER DISTRICT ACCORDING TO THE CHESTER COUNTY GEOLOGY SURVEY, PUBLISHED BY THE CHESTER COUNTY PLANNING COMMISSION, JUNE 1970.
14. A SURVEY OF THE PROPERTY IS REQUIRED PURSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW IN ORDER TO OBTAIN ACCESS TO THE PROPERTY. ACCESS TO THE SITE, HOWEVER, SHALL BE ONLY AS AUTHORIZED BY A PERMITTED OCCUPANCY PERMIT.



LOCATION MAP  
SCALE: 1" = 400'

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF CHESTER  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me,  
the undersigned officer, personally appeared \_\_\_\_\_ and  
\_\_\_\_\_ who being duly sworn (swearing in the case of a minor) and being  
in the presence of the undersigned officer, declared that they are the  
owners of the above described property and that they are the persons who  
are the / her estate. That the undersigned officer has read the foregoing and  
that they well understand the nature and contents of the same and that they  
desire that the same be recorded as such according to law.  
I, the undersigned officer, do hereby certify that the foregoing is true and  
correct according to the best of my knowledge and belief.

My Commission Expires: \_\_\_\_\_

WEST CHESTER BOROUGHS ENGINEER  
BY: \_\_\_\_\_

REVIEWED by the Planning Commission of West Chester Borough, Chester County, Pa., this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

APPROVED by the Borough Council of West Chester Borough, Chester County, Pa., this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Secretary \_\_\_\_\_  
President \_\_\_\_\_

REVIEWED by the Chester County Planning Commission, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Secretary \_\_\_\_\_

REVIEWED by the West Chester Borough Engineer, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Date \_\_\_\_\_

Recorded in the Office of the Recorder of Deeds of Chester County of West Chester, Pennsylvania, in Plan Book \_\_\_\_\_, Page \_\_\_\_\_ of \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

[Deputy] Recorder of Deeds \_\_\_\_\_

CERTIFICATE OF CONFORMANCE  
WEST CHESTER BOROUGHS ENGINEER  
MICHAEL A. GUTER  
WEST CHESTER, PA 19380  
BROUHOUGH ENGINEERS  
PROJECT NUMBER: 109.1, 109.2, 109.3 & 109.4  
DATE: 07/11/2014  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

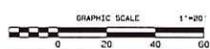
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MICHAEL A. GUTER  
WEST CHESTER, PA 19380  
BROUHOUGH ENGINEERS  
PROJECT NUMBER: 109.1, 109.2, 109.3 & 109.4  
DATE: 07/11/2014  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

WEST CHESTER BOROUGHS ZONING INFORMATION

NC-1 NEIGHBORHOOD CONSERVATION DISTRICT

BLANK GLASS "R"	REQUIRED	PROPOSED
MIN. LOT AREA	12,000 SQ. FT.	25,000 SQ. FT.
MIN. LOT WIDTH AT BUILDING LINE	40 FT.	100.0 FT / 316.36 FT
MIN. LOT WIDTH AT THE STREET LINE	35 FT.	50 FT.
MIN. FRONT YARDS	15 FT.	N/A
MIN. REAR YARDS	10 FT.	N/A
MIN. SIDE YARD, INDIVIDUAL	10 FT.	N/A
MIN. ADJACENT SIDE YARDS	10 FT.	N/A
MAX. BUILDING COVERAGE	20%	N/A
MAX. IMPERVIOUS COVERAGE	30%	N/A
MIN. GREEN AREA	50%	N/A
MAX. HEIGHT	35 FT.	N/A

BY: MICHAEL A. GUTER  
WEST CHESTER BOROUGHS ENGINEER  
WEST CHESTER, PA 19380  
BROUHOUGH ENGINEERS  
PROJECT NUMBER: 109.1, 109.2, 109.3 & 109.4  
DATE: 07/11/2014  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]



LOT CONSOLIDATION PLAN  
OF  
FUTURE BOROUGHS OF WEST CHESTER  
PARK PROPERTY

WEST CHESTER BOROUGHS CHESTER COUNTY, PA  
Edward B. Walsh & Associates, Inc. Project: 109.1, 109.2, 109.3 & 109.4  
DATE: 07/11/2014  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

Professional Engineer  
Edward B. Walsh  
215 Drexel Park Drive  
Chester, Pennsylvania 19381  
Phone: (610) 361-1000  
Fax: (610) 361-0000  
www.edwardwalsh.com

Professional Engineer  
DANIEL B. DALY  
1111 N. 10th Street  
Chester, PA 19380  
Phone: (610) 361-1000  
Fax: (610) 361-0000  
www.edwardwalsh.com

Plan No. 1777016-1 Plan 1 of 7 (109.1, 109.2, 109.3 & 109.4)

ASSESSMENT MAP 1-4, PARCELS 109.1, 109.2, 109.3 & 109.4  
(TWP NO. 1-4-109.1, 109.2, 109.3 & 109.4)



**Planning Commission**  
Borough of West Chester

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February 2, 2016

Borough Council  
430 East Gay Street  
West Chester, Pennsylvania 19380

RE: Reverse Subdivision: 501 N. Church Street (4 lots)  
Borough of West Chester

Dear Council Members,

At its last meeting on January 26, 2016, the Planning Commission discussed this reverse subdivision and voted unanimously to recommend approval contingent upon compliance with any comments received in reviews from the Borough engineer and Chester County Planning Commission.

The discussions are reflected in the minutes of the Planning Commission. Should Council have any questions, please do not hesitate to contact us.

Sincerely,

Allen Burke, Chair  
Planning Commission



## MEMORANDUM

**TO:** Michael A. Cotter, Borough Manager  
**FROM:** Michael A. Perrone, C.B.O.  
**DATE:** February 1, 2016  
**RE:** Traffic Planning and Design, Inc.

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### Recommendation

**Borough Council consider appointing Traffic Planning and Design as the Borough professional traffic consultant.**

### Motion

**Move to appoint T.P.D. (Traffic Planning and Design Consultants) as the Borough traffic engineer for 2016.**

### Background

**The West Chester Borough currently uses Gilmore & Associates on a limited basis. Gilmore & Associates are civil engineers focused on stormwater management.**



TRAFFIC PLANNING AND DESIGN INC.

[WWW.TRAFFICPD.COM](http://WWW.TRAFFICPD.COM)

**November 20, 2015**

Mr. Michael A. Cotter  
West Chester Borough Manager  
401 East Gay Street  
West Chester, PA 19380

**Qualifications for Borough Traffic  
Consultant Services**

***Borough of West Chester, Chester County, PA***

Dear Michael:

We kindly request your consideration of Traffic Planning and Design, Inc. (TPD) as a Borough Traffic Consultant. We look forward to further developing our relationship with the Borough by providing you with engineering solutions tailored to the Borough's transportation engineering needs.

TPD has the necessary experience to serve West Chester Borough based on our comprehensive approach, accounting for operational, environmental, structural, economic, and social aspects of transportation planning and design projects. Through our active involvement with municipal and private clients' transportation projects, our project managers have become accustomed to a high level of interaction and close coordination with PennDOT, DVRPC, Chester County, the public, and the media. TPD is well-versed on all aspects of the new Transportation Bill, as well as the variety of PennDOT/DVRPC grant programs (ARLE, Green Light Go, TAP, MTF, etc.). It is this combined experience that will enable TPD to effectively advise the Borough on its unique engineering needs.

At TPD, we respect our public sector partners and base our recommendations, plans, and designs on the best interest of our clients. Our goal is to assist in reaching your goals, and play a role in your overall vision to improve the quality of life in West Chester Borough.

The attached package further demonstrates TPD's specialized experience in various capacities related to our municipal work. If you have any questions on how TPD can further serve the Borough, please contact me.

Sincerely,

**TRAFFIC PLANNING AND DESIGN, INC.**

**Joseph Platt, P.E.**  
*Senior Project Manager*

JPlatt@TrafficPD.com  
610.326.3100

# Traffic Planning and Design, Inc.

## Firm Profile

Founded in 1989, TPD is a transportation engineering firm that serves the Mid-Atlantic region. We are a client-focused, team-oriented firm that prides itself on providing sustainable engineering solutions for our clients, teaming partners, and ultimately, the traveling public. Working seamlessly as "One Company with Multiple Locations," TPD is able to leverage our local knowledge, continuous investment in technology, and emphasis on individual accountability to provide a high level of responsiveness and solutions appropriate for each individual project on a case-by-case basis.

We take pride in our work, as well as the "road, bridge, or trail" we've taken to get there. TPD has been recognized at a regional and national level for not only our engineering accomplishments, but our corporate practices and dedication to professional development. TPD is currently ranked the #33 Best Civil Engineering Firm to Work for in the Nation by ZweigWhite. Additionally, we have been recognized for our efforts in sustainability, as well as for our support of the National Guard and Military Reserve by the U.S. Government.

We also take our corporate citizenship seriously with numerous employees serving on several volunteer boards, and hold ranking as the #1 engineering firm in the Tri-State area by the Philadelphia Business Journal in terms of Corporate Philanthropy.

### PROFESSIONAL SERVICES



Transportation Planning & Permitting



Complete Streets & Trail Design



Bridge Design & Inspection



Traffic Signal & System Design



Environmental Services & Permitting



Construction Management & Inspection



Highway Design



Expert Witness Support for Crash Investigations

### LOCATIONS

**Pottstown / Headquarters**  
2500 East High Street, Suite 650  
Pottstown, PA 19464  
610.326.3100

**Allentown**  
812 W. Hamilton Street, Suite 402  
Allentown, PA 18101  
610.625.4242

**Doylestown**  
253 W. State Street, Suite B  
Doylestown, PA 18901  
215.622.2525

**Harrisburg**  
1426 N. Third Street, Suite 250  
Harrisburg, PA 17102  
717.234.1430

**Philadelphia** *(Opening Dec. 2015)*  
One Penn Center @ Suburban Station  
1617 JFK Boulevard, Suite 1230  
Philadelphia, PA 19130  
215.622.2525

**Pittsburgh**  
1121 Boyce Road, Suite 2100  
Pittsburgh, PA 15241  
412.765.3717

**West Chester**  
1025 Andrew Drive, Suite 130  
West Chester, PA 19380  
610.326.3100

**Camden**  
2 Riverside Drive, Suite 506  
Camden, NJ 08103  
856.966.4242



# JOSEPH A. PLATT, P.E.

## SENIOR PROJECT MANAGER



### EDUCATION

Widener University  
B.S. / 2001 / Civil Engineering

### REGISTRATIONS

Professional Engineer – PA, VA  
PA License # PE-072525 (2005)  
IMSA Work Zone Safety Specialist  
IMSA Level II Traffic Signal Field Electrician  
IMSA Traffic Signal Inspector

### AWARDS

2015 Top Transportation Demand Management (TDM) Professional Under 40, GVFTMA  
2009 Delaware Valley Young Engineer of the Year  
2008 Philadelphia Young Civil Engineer of the Year

### PUBLICATIONS

Township Engineer. "Planning for Development: Funding Road Improvements Through Transportation Impact Fees." Pennsylvania State Association of Township Engineers Newsletter. Vol. 20, No. 3, Third Quarter 2012

### PROFESSIONAL AFFILIATIONS

Bethel Township Zoning Hearing Board, Member  
Philadelphia Section of American Society of Civil Engineers, President (2014-2015)  
International Municipal Signal Association  
Transportation Research Board  
United States Sign Council

### PERSONAL EXPERIENCE

Mr. Platt has been working with TPD for 15 years and currently serves as a Senior Project Manager overseeing the company's Municipal Services. During this time, he has developed an expertise in the planning and design of transportation infrastructure improvements projects involving grant writing, funding identification and project prioritization for municipal capital improvement projects. This experience includes the preparation and administration of municipal capital improvement plans, project scheduling and budgeting, and work order management. His experience includes the preparation of traffic impact studies, corridor studies, transportation impact fee studies, access analyses, traffic calming studies, signal design and coordination and other transportation related services. In addition, Mr. Platt has been part of several projects that involve the size and placement of on- and off-premise signs as the signs relate to transportation engineering principles and human factors. Mr. Platt has been accepted as an expert witness in the field of transportation engineering and has presented transportation engineering related information at numerous municipal and regulatory agency meetings

### PROJECT EXPERIENCE

#### Municipal Traffic Engineering Services

*Limerick Township, Montgomery County*  
*Penn Township, Lancaster County*  
*Skippack Township, Montgomery County*  
*Montgomery Township, Montgomery County*  
*West Sadsbury Township, Chester County*  
*Phoenixville Borough, Chester County*  
*Chambersburg Borough, Franklin County*

## Oaks Interchange Improvements

*Upper Providence Township, Montgomery County, PA*

Mr. Platt was responsible for the preparation highway design, traffic signal design for improvements along the Egypt Road corridor in Upper Providence Township, Montgomery County. The project involved approximately 1 mile of roadway widening for additional turn lanes and through lanes in both directions around the US Route 422 interchange with Oaks. As part of the project, the existing 5 signalized intersections were upgraded with state of the art communications equipment and interconnected via fiber optic cable. In addition, given the close proximity to the Philadelphia Expo Center, event management timing were developed to handle the large volumes of traffic that coincide with several of the events.

## Lewis Road Corridor Improvements

*Limerick Township, Montgomery County, PA*

Mr. Platt served as the project manager for this Township-led roadway improvement project. Leveraging over \$1.Million in transportation impact fees, Limerick Township was able to construct significant capacity improvements for the corridor. The improvements include the addition of a through travel lane in each direction between Linfield and Cherry Lane through the Route 422 interchange area, left turn lanes at key intersections and the coordination of existing traffic signals along the corridor.

## PennDOT Transportation Planning Services and Implementation

*Statewide Open End Contract*

Mr. Platt's responsibilities as a project engineer include assisting PennDOT with implementing the State's transportation and land use policies and long range transportation planning. He is responsible for providing technical assistance to local government including studies and ordinance development for access management, traffic impact fees, transportation partnerships, and transportation elements of comprehensive plans. One of the work orders consisted of the development of the Access Management Model Ordinances for Pennsylvania Municipalities Handbook.

## Pennsylvania Route 72 Needs & Feasibility Study (I-76 to Route 283)

*Lancaster County, PA*

Mr. Platt was a project engineer on the PA Route

72 Needs Study, which fulfilled Step 3 of the PENNDOT Transportation Project Development Process. Mr. Platt's responsibilities included data collection, analyses, and transportation demand modeling, to assist in development of the project needs.

## McAlevy's Fort Corridor Improvement Project

*Jackson Township, Huntingdon County, PA*

Mr. Platt was a project engineer on the Needs Study for PA Route 26 in McAlevy's Fort, PA. Mr. Platt's responsibilities included data collection and analyses, transportation demand forecasting, report preparation, and assisting with public involvement and agency coordination

## S.R. 4026/S.R. 0422 Interchange Traffic Signal System

*Limerick Township, Montgomery County, PA*

Mr. Platt is a project engineer responsible for the design of five new traffic signals and the integration of one existing traffic signal to create a fiber optic closed loop traffic signal system for six intersections. This project also included emergency vehicle preemption, advanced queue detection on the S.R. 0422 off-ramps, and advanced dilemma zone detection.

## Pottstown Area Closed Loop Signal System

*Pottstown Borough, North Coventry Township, Lower Pottsgrove Township, Chester & Montgomery Counties, PA*

Mr. Platt is a project engineer for this local let project which is developing a closed loop traffic signal system for 52 intersections with the Borough of Pottstown, North Coventry Township, and Lower Pottsgrove Township. This projects includes complete upgrades, emergency and at-grade rail preemption, as well as, developing a closed loop communication system

## Highway Occupancy Permit Review Assistance

*PennDOT Engineering District 6-0*

Project Engineer for the review of plans sets and stormwater management for Highway Occupancy Permit Applications in Bucks, Chester, Delaware, Montgomery, and Philadelphia Counties.

## Church Road Traffic Calming Study

*Tredyffrin Township, Chester County, PA*

## TRANSPORTATION PLANNING

Phoenixville Area Regional  
Comprehensive Plan – Transportation  
Planning

*Chester County, PA*

York County Sustainable Community  
Plan & Transportation Impact Fee Study

*York Township, York County, PA*

Valley Forge Distribution Center

*Upper Providence Township, Montgomery  
County, PA*

Silver Springs Square Study

*Silver Springs Township, Cumberland County, PA*

East Stroudsburg Borough-wide Traffic  
Study

*East Stroudsburg Borough, Monroe County, PA*

Exeter Township Sign Ordinance Review

*Exeter Township, Berks County, PA*

Phoenixville Area Regional  
Comprehensive Plan – Transportation  
Planning

*Chester County, PA*

Limerick Township Transportation  
Impact Fee Study

*Limerick Township, Montgomery County, PA*

Mount Joy Township Transportation  
Impact Fee Study

*Mount Joy Township, Lancaster County, PA*

Old Limestone Road Traffic Calming  
Study

*Upper Oxford Township, Chester County, PA*

York County Sustainable Community  
Plan & Transportation Impact Fee Study

*York Township, York County, PA*

PennDOT Transportation Planning  
Services and Implementation

*Statewide Open End Contract*

West Goshen Township Sign Ordinance  
Revisions

*West Goshen Township, Chester County, PA*

## HIGHWAY DESIGN PROJECTS

Montgomeryville Business Campus

*Montgomery Township, Montgomery County*

Lafayette Square

*Sadsbury Township, Chester County, PA*

Londonderry Meadows

*Londonderry Township, Chester County, PA*

Cowan Estates

*Sadsbury Township, Chester County, PA*

Montgomeryville CVS

*Montgomery Township, Montgomery County,  
PA*

Chik-Fil-A Restaurant

*Ridley Township, Delaware County, PA*

Penn Liberty Bank

*East Whiteland Township, Chester County, PA*

Village at Valley Forge

*Upper Merion Township, Montgomery County,  
PA*

Various Rite Aid Pharmacies

*Montgomery, Delaware, Chester, and Luzerne  
Counties, PA*

Sunoco Gas Station Renovations

*Lower Nazareth Township, Northampton  
County*

## TRAFFIC SIGNAL DESIGN

Village at Valley Forge Closed Loop  
Signal System

*Upper Merion Township, Montgomery County,  
PA, Tredyffrin Township, Chester County, PA*

22 signalized intersections / 7 traffic adaptive  
intersections

Ellis Preserve Closed Loop Signal  
System

*Newtown Township, Delaware County, PA*

14 signalized intersections

Route 252 & Route 30 Roadway and  
Intersection Safety Improvement Project

*Tredyffrin Township, Chester County, PA*

5 traffic adaptive signalized intersections

# LOUIS HUFNAGLE

## PROJECT MANAGER



### EDUCATION

West Chester University  
B.A. / 1999 / Geography and Planning

### PERSONAL EXPERIENCE

Mr. Hufnagle recently began working with TPD and currently serves as a Project Manager in the company's Municipal Services division. Mr. Hufnagle has over 12 years of planning experience, having worked for both Chester and Delaware County Planning Departments. He has diverse experience providing municipal assistance on projects related to highways, roads, bridges, streetscapes, greenways, bicycle/pedestrian projects as well as transit related issues.

Mr. Hufnagle has participated on many project teams for both regional as well as local projects. He has assisted in the preparation of studies and developing recommendations for trails, greenways, streetscape, roadway and intersection improvements on a variety of project types. While working in Delaware County, he served as an advisor to Delaware County Council and the County Executive Director on numerous transportation projects.

### PROJECT EXPERIENCE

**Project Manager, Chester Creek Trail, Phase 1**  
*Middletown & Aston Townships, Delaware County, PA*

Mr. Hufnagle was responsible for overseeing the preliminary engineering and Final Design for Phase 1 of this multi-use trail in Delaware County. His responsibilities included coordination with PennDOT on multiple issues including Shared Use Path Agreement, Trail structure agreement Third Party bridge reviews for non-NBIS bridges as well as programming construction funding. PennDOT also required a value engineering exercise in which both parties agreed to design modifications that saved over \$500,000 dollars in construction without compromising the design of the trail. This project included coordination with SEPTA for numerous issues including the rail salvage operation, bridge inspection requirements, fencing issues related to their transmission lines, and ensuring that the design of the trail was done in accordance with the terms of the lease with Delaware County. Mr. Hufnagle also had to coordinate with the

Townships for Shared Use Path Agreements, Stormwater Management Operation and Maintenance agreements, and Traffic Signal Agreements.

### Community Traffic Safety Project

*Delaware County, PA*

Mr. Hufnagle applied for and received a grant through PennDOT's Bureau of Maintenance and Operations on behalf of Delaware County to improve the safety of roadway and travel conditions. He worked closely with the Delaware County Transportation Management Association implementing these strategies to reduce fatalities throughout the County of both motorists as well as bicyclists and pedestrians.

### East Coast Greenway

*Tinicum Township, Eddystone Borough, Ridley Township, Chester City, Trainer Borough, Marcus Hook Borough, Delaware County, PA*

Mr. Hufnagle was the primary representative for the East Coast Greenway for all segments throughout the County. He assisted in the engineering of the Trainer segment which became the first segment of the Greenway completed in the County. Mr. Hufnagle also worked closely with Marcus Hook Borough, The ECG Alliance and PennDOT to design a segment that worked within funding constraints, and satisfied both the Borough's desire to revitalize the downtown district, yet still fulfilled the ECG's requirements. In Tinicum Township, Mr. Hufnagle worked closely with Tinicum Township and PennDOT on engineering efforts to create a side path adjacent to PA Route 291. He also worked with the Clean Air Council and the Heinz Wildlife refuge to identify and create a connection between the Refuge and the Greenway. Mr. Hufnagle administered a grant funded through the William Penn Foundation to conduct title searches for several parcels along the PA 291 corridor to be potentially used for the Greenway, and worked with Chester City in identifying potential solutions for the greenway through the City.

### PA 320 Sproul Road Signal Retiming Initiative

*Springfield & Marple Townships, Delaware County, PA*

Mr. Hufnagle worked with the Townships and several consultants implementing new traffic signal timings along this highly congested

corridor. The results were profound resulting in improved levels of service and greatly reduced travel times.

### Transportation Elements of Comprehensive Plans

*Prospect Park, Glenolden, Chester Heights, & Media Boroughs, Delaware County, PA*

Mr. Hufnagle's responsibilities as a County Planner included writing the transportation elements of numerous municipal comprehensive plans. He was primary author of the comprehensive plan sections related to transportation issues including, roadways, parking, bridges, bicycle and pedestrian facilities and access to transit. He identified issues and discussed improvements, as well as identified funding sources for the improvements.

### I-476 Hard Shoulder Running

*Delaware County, PA*

Mr. Hufnagle was on the steering committee and participated in the analysis of whether it was feasible to pursue shoulder utilization to accommodate through traffic on I-476. It was determined that there was adequate shoulder width and clearance through overhead structures to continue analysis on converting the congested four-lane section to use the hard shoulder during peak hour use. Mr. Hufnagle worked with the Regional Planning Commission to determine the next steps to implement this improvement.

### DVRPC Committee Participation

*Delaware County, PA*

Mr. Hufnagle was the County liaison on several Regional Planning Commission Committees including the Regional Safety Task Force, Transportation Operations Task Force, Incident Management Task Force, Goods Movement Task Force, Congestion Management Program and the Regional Technical Committee.

### TIP Programming

*Delaware County, PA*

Mr. Hufnagle worked with various municipalities in Delaware County to help secure TIP funding through the Delaware Valley Regional Planning Commission. He sent letters to municipalities seeking information regarding their transportation needs and when appropriate worked with DVRPC to help program and secure those funds. Mr. Hufnagle also was tasked with this responsibility for Delaware County when

programming County Bridges on the TIP and worked closely with the County's bridge engineers to develop cost estimates and sources of funding.

### **Municipal Assistance**

*Various Municipalities throughout Delaware and Chester Counties*

Mr. Hufnagle provided assistance to municipalities on transportation related issues. In Delaware County, this included making recommendations for improvements, forming and guiding steering committees on specific topics, providing technical assistance to local governments, developing and implementing studies, and developing rough cost estimates for projects. Mr. Hufnagle provided overall guidance on any issue related to the road network, bridges, bike/pedestrian facilities, greenways, streetscapes, and multi-use trail projects. In Chester County, his responsibilities were more focused on Roadway and bridge projects.

### **PA Act 247 Reviews**

*Delaware County, PA*

Mr. Hufnagle reviewed subdivision and development plans for consistency with the County and Municipal Comprehensive Plans. He provided comments and recommendations regarding the transportation components of the plans for better conformity with Municipal and County goals.



# Municipal Transportation Engineering Expertise

*Review, Planning and Design Expertise for Municipalities across the Mid-Atlantic Region*

## REVIEW SERVICES

- Traffic Impact Studies
- Parking & Internal Circulation
- Highway Occupancy Permit (HOP) Plans
- Truck Access & Circulation
- Trip Generation Studies
- Traffic Signal Permit Plans
- Construction Oversight/Inspection
- Bridge/Culvert Review & Inspection
- NBIS Bridge Inspections
- Expert Testimony

## TRANSPORTATION PLANNING

- Corridor/Municipal Wide Studies
- Transportation Impact Fee Studies
- Traffic Calming
- Point of Access Studies
- Needs & Feasibility Studies
- Transportation Master/Comprehensive Plans
- Parking Studies
- PennDOT Publication 212 Studies

## MUNICIPAL DESIGN

- Bridge/Culvert/Retaining Walls
- Intersection/Roadways
- Interchanges
- Traffic Signal Systems
- Trails
- Streetscapes
- Design/Build
- PennDOT Local Lead Project Management & Design
- ARLE Grant Administration & Related Services

## MUNICIPAL REPRESENTATION

TPD provides traffic engineering services for over 40 municipalities throughout the Commonwealth of PA:

### Berks County

- Boyertown Borough
- City of Reading
- Saint Lawrence Borough\*
- West Reading Borough

### Bucks County

- Bensalem Township\*
- East Rockhill Township\*
- Middletown Township\*
- Quakertown Borough
- Warminster Township

### Montgomery County

- Abington Township
- Limerick Township\*
- Lower Pottsgrove Township
- Montgomery Township\*
- Plymouth Township\*
- Skippack Township\*

### Franklin County

- Chambersburg Borough
- Washington Township\*

### Snyder County

- Selinsgrove Borough

### Washington County

- Peters Township\*

### Lancaster County

- Manheim Borough\*
- Mount Joy Township
- Penn Township\*
- West Earl Township

### Cumberland County

- Lower Allen Township
- Upper Allen Township\*

### Lehigh County

- City of Allentown

### Westmoreland County

- Municipality of Murrysville\*

### Chester County

- Birmingham Township
- East Fallowfield Township
- East Marlborough Township\*
- East Pikeland Township\*
- London Grove Township\*
- Phoenixville Borough
- Sadsbury Township
- South Coventry Township
- West Whiteland Township\*
- West Sadsbury Township

### Monroe County

- East Stroudsburg Borough
- Mount Pocono Borough\*

### Northampton County

- City of Easton Forks Township
- Lower Nazareth Township
- Palmer Township

### York County

- Fairview Township
- Peach Bottom Township
- York Township

\*TPD is the appointed Municipal Traffic Engineer

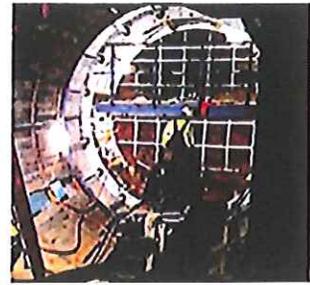




» Schuylkill County Bridge #105



» Brandywine Trail



» Knowles Avenue Pedestrian Underpass

## Construction Services Expertise:

*Ensuring a Seamless Transition from the Design Phase to Project Completion*

### INCREASED KNOWLEDGE

TPD's Construction Services team is proactive about obtaining the latest construction-related qualifications and training. TPD's core group of construction inspectors have obtained the following certificates and training experience:

### CERTIFICATIONS

- » NICET (Levels II – IV)
- » NECEPT / PennDOT Concrete Field Technician
- » NECEPT / PennDOT Bituminous Field Technician
- » CDS / NextGen Operator
- » ACI Concrete Field Testing Technician
- » IMSA Work Zone Safety Specialist
- » IMSA Traffic Signal Inspection

### PENNDOT TRAINING

- » Introduction to Documentation
- » District Winter Schools
- » Material Sampling & Field Testing
- » ECMS II – Wave 5
- » SharePoint
- » Soils & Foundations Workshop
- » Hot Mix Asphalt Construction
- » Advanced Construction Management
- » CPM Schedule Monitoring
- » Managing Highway Contract Claims
- » Geosynthetics Engineering
- » Construction Cost Estimating

### SELECT PROJECT EXPERIENCE

TPD has provided Construction Services for the following projects:

- Schuylkill County Betterment, Schuylkill County, PA
- Shiloh Road Relocation, Berks County, PA
- SR 61 Grand Street Phase II, Berks County, PA
- Washington Township Boulevard Bridge, Franklin County, PA
- Knowles Avenue Pedestrian Underpass, Delaware County, PA
- Tredyffrin Township Sidewalks, Chester County, PA
- Federal Safe Routes to School, Jonestown Borough, PA
- Elizabethtown Regional Traffic Signal Synchronization, Lancaster County, PA
- Edge Hill Road Improvements, Montgomery County, PA
- Huntingdon Pike Traffic Signal Upgrades, Montgomery County, PA
- Marshallton Streetscapes & Traffic Calming, Chester County, PA
- Colonial Road Bridge over Swamp Creek, Montgomery County, PA
- Pottstown Pedestrian Underpass, Montgomery County, PA
- Brandywine Trail, Chester County, PA
- Falls Township Connector Trail, Bucks County, PA
- Main Street Streetscape Phase II, Montgomery County, PA
- County Bridge #106, Mill St. over the Schuylkill River, Schuylkill County, PA
- Bethlehem Township Roadway Improvements, Northampton County, PA
- Lewis Road Corridor Improvements, Montgomery County, PA
- Oaks Area Developments Roadway Improvements, Montgomery County, PA
- Route 422 Corridor Improvements, Berks County, PA
- South Bethlehem Greenway, Phase III, Northampton County, PA
- Applebrook Vehicular Bridge, Chester County, PA
- Lansdowne Gateway Trail, Delaware County, PA
- City of Camden LED Traffic Signal Upgrades, Camden County, NJ
- Battleship New Jersey Repaving, Camden County, NJ





» Shiloh Rd Relocation, Maintenance & Resurfacing



» Colonial Rd. Bridge over Swamp Creek



» Schuylkill County Betterment

## Construction Services Expertise:

*Ensuring a Seamless Transition from the Design Phase to Project Completion*

### CONSTRUCTION SERVICES

- » Construction Management and Administration
- » Construction Oversight/Inspection
- » Scheduling
- » Traffic Signal Inspection
- » Bidding and Contract Document Preparation
- » Shop Drawing Review
- » Bidding Services
- » Payment and Change Order Review and Processing
- » Cost Estimates and Quantity Takeoffs
- » Project Constructability Review

### OVERVIEW

TPD's Construction Services (CS) Team is comprised of fully-qualified and certified individuals throughout the firm's eight office locations. The Team possesses specialized construction oversight and inspection expertise, design experience, and highly developed management systems to provide our clients with a complete project resource.

Our inspectors have experience with roadway, structures, streetscape, and trail construction projects. This experience includes federally funded, locally-sponsored, and state projects.

The CS Team is led by Anthony Dougherty, P.E., who has over 20 years of experience in transportation engineering. As Principal-in-Charge of the CS Team, Mr. Dougherty manages the company's construction projects, functioning as the main point of contact, providing our clients with superior customer service. Additionally, Andrew Stasek, P.L.S. serves as a resource to the TPD CS Team. Mr. Stasek is a 40-year PennDOT veteran, with vast knowledge of construction techniques. He previously held the position of Assistant District Construction Manager at PennDOT, managing major projects such as the \$550 million, 32-mile I-78 project through the Lehigh Valley. Our experience and knowledge of the discipline enables TPD's CS Team to complete projects efficiently and to the satisfaction of our clients.



## Traffic Signal System Expertise:

*Certified Professionals Providing Innovative, Safe Signals Solutions*

### SIGNALS KNOWLEDGE

TPD is proactive about obtaining the latest traffic signals technologies knowledge and serving as industry experts by hosting and participating in training sessions. Recently, TPD panelists have participated in multiple traffic signals training seminars, including the following:

### LEADING

- » Moderator: PennDOT District 6-0 "Signals ADA Summit," the incorporation of ADA ramps with new signal pole foundations and pushbutton locations, particularly in design/build projects, 2011

### LEARNING

- » Rhythm Engineering "GroupSync Pennsylvania," regional two-day conference on the topic of traffic adaptive signals, covering its application to State and local municipal projects, challenges and issues with traffic adaptive signal systems, user expectations, and a review of related PennDOT policies, 2013
- » PennDOT District 6-0 "Interconnection and Preemption Workshop," a traffic signal and highway-rail grade crossing workshop on parameters that are critical for proper design of railroad preemption of traffic signals interconnected with highway-rail grade crossing warning systems, 2012

### PROJECT OVERVIEW

Since the firm's inception in 1989, TPD has established itself as an expert in traffic signal design, intimately familiar with the broad range of services required to successfully complete signals-related projects timely and efficiently. TPD's Traffic Signal Design Team has the manpower and specific knowledge to provide prompt response and expert service for any traffic signal modernization project. Our 15-member Traffic Signal Design Team is comprised of engineers and designers with proven expertise in every aspect of traffic signal plan review, design, structural analysis, coordination, and inspection.

In the area of traffic signal design, TPD has invested a great deal of resources to make certain that our team is fully trained in the use of Synchro and SimTraffic to efficiently and effectively develop traffic signal phasing and timing plans to minimize congestion while controlling the speed of the corridor. Our staff members are trained in the use of the most current versions of software packages used in the design and coordination of traffic signal systems. TPD's three signals managers are IMSA Level II certified and possess specialized knowledge in the differing aspects of traffic signal projects.

TPD has provided traffic signal system design services for projects ranging over 50 signalized intersections. TPD has also incorporated the use of adaptive signal control technologies and Ethernet-based fiber optic communications systems to allow for the interconnection of signals for better synchronization and information access.





## Traffic Signal System Expertise:

*Certified Professionals Providing Innovative, Safe Signals Solutions*

### SELECT PROJECT EXPERIENCE

TPD's Signals Experts have completed designs for the following recent Traffic Signals projects:

Middlesex County Signal Upgrades (5 signals) – Middlesex County, NJ (in progress)

City of Camden LED Signal Upgrade (29 intersections) – City of Camden, Camden County, NJ

City of Scranton CBD Closed Loop Signal System (49 signals) - Lackawanna County, PA

Pottstown Area Closed Loop Signal System (61 signals) –Montgomery County, PA

Route 30 Closed Loop Traffic Signal System (24 signals) - Montgomery & Delaware Counties, PA

North Gulph Rd./Swedesford Rd. Interconnected Signal System (19 signals) – Montgomery County, PA

Elizabethtown Regional Traffic Signal System (15 signals) – Lancaster County, PA

Route 3/Route 252 Interconnected Signal System (14 signals) – Delaware County, PA

Welsh Rd. (Route 63)/Blair Mill Rd. Interconnected Signal System (12 signals) – Montgomery County, PA

Route 422 Interconnected Signal System (11 signals) – Berks County, PA

Route 11/15 Interconnected Signal System (11 signals) – Snyder County, PA

Route 1 Closed Loop Traffic Signal System (10 signals) - Delaware County, PA

Saucon Valley Rd/Route 378/Route 78 Interconnected Traffic Signal System (8 signals) – Lehigh County, PA

Bellfield Avenue Closed Loop Signal System (8 signals) – Philadelphia County, PA

Lancaster Avenue Traffic Signal Modernization (8 signals) – Philadelphia County, PA

Township Line Road Interconnected Signal System (7 signals) – Montgomery County, PA

Lancaster Avenue Interconnected Signal System (7 signals) – Chester County, PA

Route 611 Willow Grove Signal System (7 signals) – Montgomery County, PA

Route 29 Interconnected Traffic Signal System (6 signals) – Montgomery County, PA

Route 29/Matthews Road Interconnected Signal System (6 signals) –Chester County, PA

Mall Boulevard (King of Prussia Mall) Interconnected Signal System (6 signals) – Montgomery County, PA

MacDade Boulevard Closed Loop Signal System (5 signals) - Delaware County, PA

Erie Avenue Interconnected Signal System (12 signals) – Philadelphia County, PA





## Trails & On-Road Bicycle Facilities Expertise:

*Supporting Active Transportation Alternatives for Communities*

### EXPERIENCE OVERVIEW

TPD works with our local municipal clients and trail planning partners on a regular basis to provide all levels of planning and engineering for active transportation and complete streets projects throughout the Mid-Atlantic region.

TPD also supports non-profit agencies in the region, working to implement intermodal connections, complete streets solutions and active transportation (walking and biking) facilities. In addition, our Bicycle and Pedestrian lead expert serves on the Board of Directors for PA Walks and Bikes and has provided Complete Streets and Safe Routes to School Training for statewide, regional and local audiences. TPD has worked with many communities and trail partners to plan and design key on-road and off-road bicycle links throughout the region.

TPD's trail experience includes a range of projects from trail crossing treatments and on-road facilities to off-road alignments. TPD has completed various project-related tasks including:

- » Bicycle and Pedestrian Network Planning
- » Conceptual Planning and Cost Estimating
- » Public Meetings/Graphics
- » Preliminary Feasibility Studies
- » Grant Writing and Funding Source Identification
- » Environmental and Right-of-Way Impact Analysis
- » Permitting
- » Design
- » Construction Management
- » Construction Inspection

### SELECTED EXPERIENCE

TPD's recent trail and on-road bicycle accommodation projects include:

**Schuylkill River Trail (SRT) in Reading, PA** Alternatives Analysis for Trail and Pedestrian Crossing Design for the SRT missing link along River Road from RACC to the Buttonwood Bridge

**Bensalem Greenway – East Coast Greenway (ECG) Sections 6-9** Preliminary Planning and Engineering Tasks

**Cross County Connector Trail at Germantown Pike, Plymouth Township, Montgomery County, PA** Trail Crossing Plan, Bridge Feasibility Evaluation, Permitting Steps and Cost Estimate

**Doylestown to New Hope Connector Trail Segment, Bucks County, PA** Trailhead and Trail Final Design (PS&E), PennDOT Section S01

**D&L Trail, Middleburg Road Obstruction, Luzerne County, PA** Preliminary and Final Trail Design and PUC, DCNR and PennDOT Coordination

**West Chester Pike, Center Bikeway Planning, Delaware County, PA** Conceptual Planning, Cost Estimating, Consensus Building

**Pottstown School Bicycle Routes, Montgomery County, PA** Preliminary Designs and Concepts, Schedule and Cost Estimating

**East Coast Greenway (ECG), Green Lane Obstruction, Bucks County, PA** Preliminary Design (Final Design in process), Cost Estimating, Consensus Building

**Black Rock Road Trail, Bucks County, PA** Grant Writing, Planning, Preliminary and Final Design, Environmental, Permitting and Construction Inspection



## Trails & On-Road Bicycle Facilities Expertise:

*Supporting Active Transportation Alternatives for Communities*



### SELECTED EXPERIENCE

**East Coast Greenway Trail, Bucks County, PA** Crossing Designs, Trail Design Consultation and On-Road Design Consultation

**Spring Garden Street ECG Philadelphia, PA** On-Road Greenway Design Consultation

**Hopewell Bigwoods Trail, Berks and Chester Counties, PA** Trail Alignment and Crossing Treatment Study

**Skippack Township Trail Design, Montgomery County, PA** Preliminary and Final Design of Crossings & Flashing Signals at various locations along this Township-wide trail

**Chester Valley Trail, Chester County, PA** Design of Crossing, Construction Management & Inspection

**Horsham Township Trail, Montgomery County, PA** Design of Crossings & Flashing Signals

**Perkiomen Trail, Montgomery County, PA** Highway Occupancy Permit Review of Crossings

**Pottstown Bike Lane – Road Diet, Montgomery County, PA** Schuylkill River Trail Connection via Hanover Street, Road Diet including Bike Lane Design and Parking Modifications, Final Design

**Market Street Lemoyne, Cumberland County, PA** On-Road Bicycle Facilities Alternatives Analysis and Pedestrian Crossing Improvements, Final Design (PS&E)

**Brandywine Trail, Chester County, PA** Construction Management & Inspection

**Falls Township Connector Trail, Bucks County, PA** Construction Management & Inspection

**E. Bethlehem Greenway, Phase III, Northampton County, PA** Construction Management & Inspection



**Traffic Planning and Design, Inc. (TPD)**  
**Schedule of Charges for Services and Expenses - 2015-2016**

*TPD's charges for professional services are based on the following rates:*

President	\$250	Design/Construction Manager	\$140
Senior Vice President	\$195 <b>Matthew Hammond, P.E.</b>	Sr. Construction Manager	\$125
Vice President	\$195	Construction Manager 2	\$120
Senior Project Manager 2	\$175	Construction Manager 1	\$105
Senior Project Manager 1	\$155 <b>Joseph Platt, P.E.</b>	Asst. Construction Manager	\$90
Project Manager 4	\$135	Transp. Construction Manager 2	\$90
Project Manager 3	\$130	Transp. Construction Manager 1	\$85
Project Manager 2	\$120	Transp. Constr. Insp. Supervisor 2	\$85
Project Manager 1	\$110	Transp. Constr. Insp. Supervisor 1	\$80
Design/Planning Specialist 5	\$105 <b>Louis Hufnagle</b>	Transp. Construction Inspector 3	\$75
Design/Planning Specialist 4	\$100	Transp. Construction Inspector 2	\$65
Design/Planning Specialist 3	\$95	Transp. Construction Inspector 1	\$60
Design/Planning Specialist 2	\$90	Construction Services Technician	\$55
Design/Planning Specialist 1	\$80	Environmental Services Manager	\$105
CADD Manager	\$115	Senior Analyst	\$95
CADD Designer 4	\$85	Technician	\$55
CADD Designer 3	\$70	Clerk	\$55
CADD Designer 2	\$65		
CADD Designer 1	\$60		

*TPD's charges for typical expenses are based on the following:*

Copies (black & white)	\$0.11 per copy
Copies (color)	\$0.33 per copy
Plan Print (22"x34", black & white)	\$0.50 per square foot
Plan Print (22"x34", color)	\$1.00 per square foot
Mylar Originals	\$5.00 per sheet
Presentation Boards	\$25.00 per board
Mileage	At current IRS-approved rate
Tolls	At cost to TPD
Meals & Lodging	At cost to TPD
Mail & Overnight Delivery	At cost to TPD
ATR Equipment	\$30 per counter per day, up to a max of \$120 per deployment
ATC Equipment (Full Intersection)	\$50 per hour
ATC Equipment (Per Lane Hour)	\$6 per lane hour per unit deployed
Trimble Geo 7X GPS Unit	\$20 per hour up to a max of \$100 per day
Noise Meter	\$30 per device per day up to a max of \$180

*TPD Corporate Headquarters:*  
 2500 E. High Street, Suite 650  
 Pottstown, PA 19464

*Phone: 610-326-3100*  
*Fax: 610-326-9410*  
[www.trafficpd.com](http://www.trafficpd.com)



## MEMORANDUM

**TO:** Michael A. Cotter, Borough Manager  
**FROM:** Michael A. Perrone, C.B.O.  
**DATE:** February 1, 2016  
**RE:** Resolution of Zoning Complaints – Flow Chart

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### **Recommendation**

**Borough Council review the attached zoning violation flow chart, created to assist residents to understand the process of zoning enforcement.**

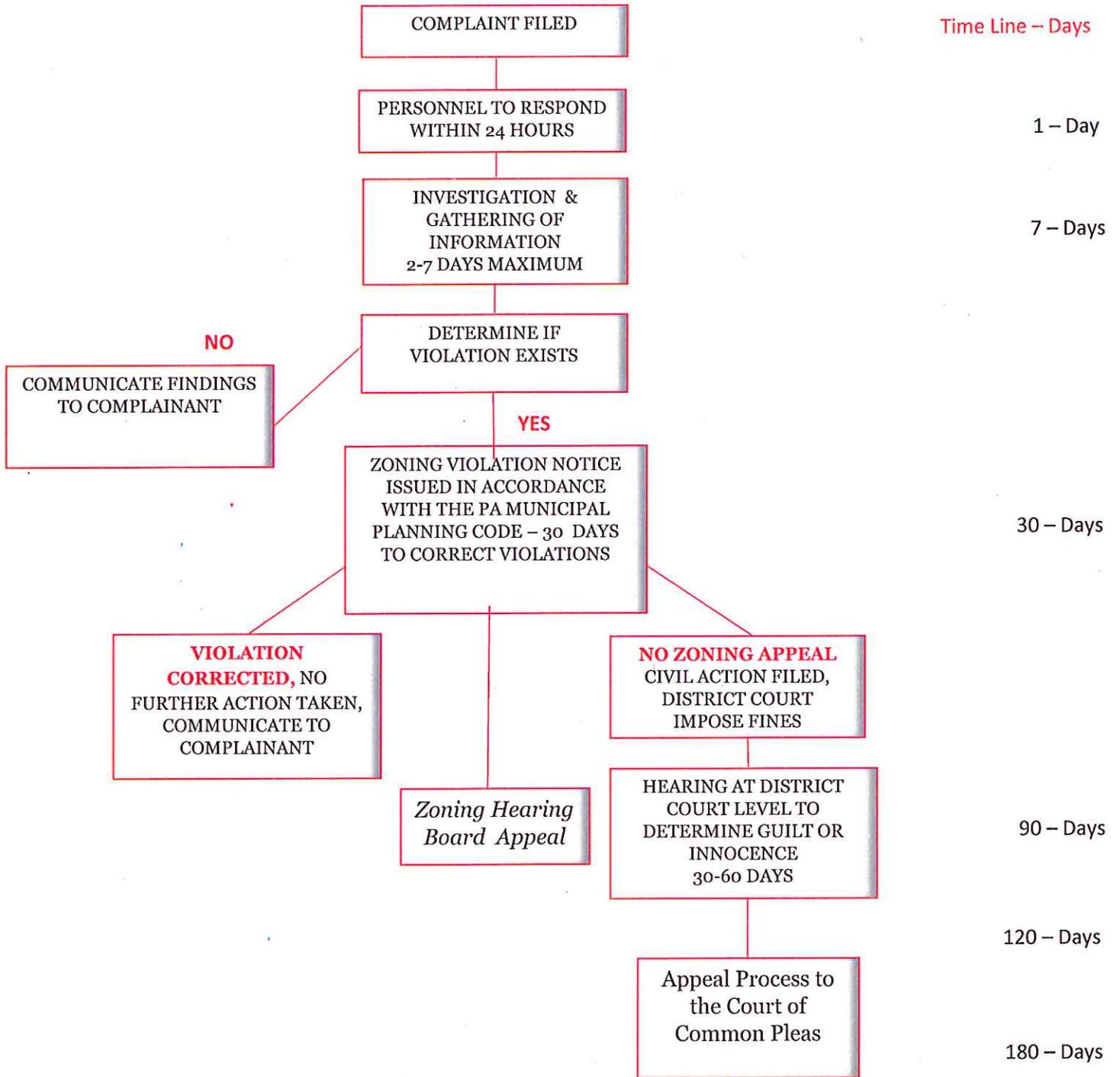
### **Motion**

**No Action**

### **Background**

**This is a learning tool created to assist complainants better understand the zoning enforcement process.**

# PROCEDURES TO RESOLVE ZONING COMPLAINTS





## MEMORANDUM

**TO:** Michael A. Cotter, Borough Manager  
**FROM:** Michael A. Perrone, C.B.O.  
**DATE:** February 1, 2016  
**RE:** Zoning Amendment to Mixed Use District – Sections 112-134 and 112-36

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### Recommendation

**Borough Council to instruct the solicitor to prepare an ordinance with the following changes to the zoning code on the attached sheet.**

### Motion

**See recommendation**

### Background

**The mixed use zoning district currently allows all future developments in the NC1 and NC2 districts as a permitted principal use in the Mixed Use zoning district, including multi-family dwellings as a special exception.**

ARTICLE XXI  
**Mixed Use District**  
 [Added 11-28-2001 by Ord. No. 15-2001]

§ 112-133. Purpose.

The Mixed Use District is designed to promote the development of residential, office, and light industrial uses as a transition from industrial to residential development in the southeast portion of the Borough.

§ 112-134. Use regulations.

A building may be erected, altered or used and land may be used or occupied, subject to the provisions of Articles XII and XXIII, for any of the following uses and for no other:

A. Permitted principal uses.

- (1) ~~Any principal permitted uses permitted in the NC-1 and NC-2 Districts.~~ *TND*
- (2) Live-work units, consisting of an office, artisan studio, or ~~personal service shop~~ on the first floor, and a dwelling unit ~~or dwelling units~~ on the second floor and above.
- (3) Offices.
- (4) Light industrial uses involving manufacturing or assembly of parts, equipment and machinery.
- (5) Flex space.
- (6) Municipal use.
- (7) Places of amusement. [Added 6-18-2003 by Ord. No. 11-2003]
- (8) Arcades. [Added 6-18-2003 by Ord. No. 11-2003]
- (9) Educational use. [Added 3-17-2004 by Ord. No. 5-2004]

*112-16 OPEN SPACE  
 112-15; F. DESIGN STANDARDS*

B. Permitted accessory uses.

- (1) Accessory uses on the same lot and customarily incidental to the principal uses permitted in § 112-134A and subject to Articles XV and XVI.
- (2) Parking, in accordance with Article XIII.
- (3) Signs, in accordance with Article XIV.

C. Uses by special exception.

- (1) Any use by special exception in the NC-1 and NC-2 Districts.

*- EXCEPT MULTI-FAMILY DWELLINGS AND STUDENT HOMES*

D. Conditional uses.

- ~~(1) Any conditional use in the NC-1 and NC-2 Districts.~~
- (2) Retail store or shop.

**§ 112-135. Height regulations.**

The maximum height of all nonindustrial buildings and other structures erected, enlarged or used shall be 45 feet, except as provided in Article XV. The maximum height of any industrial buildings and structures shall be 45 feet, except as provided in Article XV; provided, however, that such building and structure height may be increased to 60 feet as a conditional use.

**§ 112-136. Area and bulk regulations.**

- A. ~~The area and bulk regulations for uses that are permitted in the NC-1 and NC-2 Districts shall be the same as the area and bulk regulations of §§ 112-14, 112-15 and 112-21. However, in the case of a traditional neighborhood development, the regulations of § 112-136C shall apply.~~
- B. The area and bulk regulations for offices and light industrial uses shall be the same as the area and bulk regulations of § 112-42.
- C. The area and bulk regulations for live-work units, ~~and for traditional neighborhood developments~~ shall be as follows:

Regulation	Feet or Percentage
Minimum lot area (square feet)	2,500
Minimum lot width at the building line (feet)	.20
Minimum lot width at the street line (feet)	20
Minimum front yard (feet)	<del>0</del> 10
Minimum rear yard (feet)	<del>10</del> 25
Minimum side yard	
Individual (feet)	0
Aggregate (feet)	0
Maximum building coverage (percent)	<del>90</del> 60
Maximum impervious coverage (percent)	95 75
Minimum green area (percent)	<del>5</del> 25

- D. The area and bulk regulations for retail store or shop shall be the same as the area and bulk regulations of § 112-37A.

**§ 112-137. Design standards.**

- A. All green areas shall be in accordance with the special regulations for landscaping set forth in Article XVI.
- B. The design standards of §§ 112-15F, 112-16, and 112-17 shall apply to traditional neighborhood developments, as well as the definitions of § 112-15A.
- C. Manufacturing activities shall be restricted to completely enclosed buildings.
- D. All lighting, signage, fencing, pavements, storage, traffic and other environmental controls shall be in accordance with the provisions of Articles XIV, XV and XVI.
- E. Buildings and uses related to offices, light industrial, and manufacturing shall not create adverse impacts on adjoining residential development with respect to noise, glare, vibration, dust, odor, or other nuisances.
- F. Any outdoor storage of equipment and materials shall be screened by a six-foot high opaque fence
- G. Parking for all buildings shall be to the rear or side of buildings, not in front of buildings, except for on-street, curbside parking.

**ARTICLE XXII****TRANS Transportation Corridor Overlay District****[Added 11-28-2001 by Ord. No. 15-2001]****§ 112-138. Purpose.**

The purpose of the Transportation Corridor Overlay District is to promote the continued use of the SEPTA right-of-way for mass transportation use, especially for rail transportation.

**§ 112-139. Applicable districts.**

The Transportation Corridor Overlay District shall apply to the ID, MU and TC Districts, as shown in the Transportation Corridor Overlay District Map in the Appendix.<sup>88</sup>

**§ 112-140. Special design and development standards.**

- A. No development with buildings shall be permitted within the Overlay District that would prevent the operation of rail transportation or other mass transportation.
- B. No development with parking lots, fences, gates, walls, driveways, curbs, or other like structures or barriers shall be permitted within the Overlay District that would prevent the operation of rail transportation or other mass transportation.

<sup>88</sup> Editor's Note: The Transportation Corridor Overlay District Map is on file in the Borough offices.



**BUCKLEY BRION**  
MCGUIRE & MORRIS LLP

KRISTIN S. CAMP

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118 W. Market Street, Suite 300  
West Chester, PA 19382-2928

February 2, 2016

Michael A. Cotter, Borough Manager  
BOROUGH OF WEST CHESTER  
Municipal Building  
401 East Gay Street  
West Chester, PA 19380

Re: Dedication of Public Improvements for Paxon Park

Dear Mac:

I am following-up from my Memorandum to you dated January 8, 2016 on the above matter. I sent you four copies of the Deed of Dedication and the Maintenance Security Agreement submitted by the developer of Paxon Park. I now enclose the original Letter of Credit issued by Bryn Mawr Trust Company dated January 26, 2016 in the amount of \$46,691.42. The term of this Letter of Credit is a period of 18 months from the date of the next Council meeting on February 17, 2016.

Assuming that Council accepts dedication on February 17, 2016, please have them sign the Resolution accepting the Deed, sign the Maintenance Security Agreement and return the signed copies of the Resolution, Deed and Maintenance Security Agreements. I will record the Deed with the Recorder of Deeds and Clerk of Courts and return time stamped copies to you and Ed Foley, as developer's counsel.

If you have any questions, please contact me.

Very truly yours,

Kristin S. Camp

KSC/akf  
Enclosure

cc: Edward M. Foley, Esquire

# The Bryn Mawr Trust Company

January 26, 2016

Irrevocable Letter of Credit No. 929

Beneficiary: Borough of West Chester  
205 Lacey Street  
West Chester, PA 19382  
Attn: Board of Supervisors

Applicant: Paxson Park, L.P.  
121 West Miner Street, Suite 1W  
West Chester, PA 19382

Term: January 26, 2016 through August 16, 2017

Amount: Forty Six Thousand Six Hundred Ninety One Dollars and Forty Two Cents  
(\$46,691.42)

Gentlemen:

The Bryn Mawr Trust Company ("Lender") is pleased to inform you that it has opened, in your favor, this Irrevocable Letter of Credit No. 929 for the account of Paxson Park, L.P., in the amount of Forty Six Thousand Six Hundred Ninety One Dollars and Forty Two Cents (\$46,691.42).

Drafts drawn must be marked "Drawn under The Bryn Mawr Trust Company Letter of Credit No. 929" and be presented, together with the original advice hereof, at the Lender's corporate offices, located at 801 Lancaster Avenue, Bryn Mawr, PA 19010, between the hours of 9:00 A. M. and 3:00 P.M. Monday through Friday, not later than August 16, 2017. Drafts will not be negotiated on any weekday that is a Bank holiday. Partial drawings are permitted. This credit shall be available during the term covered under this Letter of Credit, said term being January 26, 2016 through August 16, 2017. Drafts must be accompanied by a statement signed by an authorized representative of the Borough of West Chester indicating that invoices have not been paid, along with copies of said invoices. Under no circumstances shall this Letter of Credit be extended beyond August 16, 2017.

The Lender's only obligation is to honor properly negotiated Drafts drawn against this Letter of Credit, which in total do not exceed the amount stated above. Drafts presented for payment must bear original signatures unless otherwise agreed to by the Lender in writing. The Lender will not determine questions of law or fact at issue between the Lender's customer and parties with whom it deals.

Any inquiries about this Letter of Credit and any notices of reduction to or draws against this Letter of Credit should be sent to **Loan Operations Dept., (Attn: Letter of Credit Unit) The Bryn Mawr Trust Company, 801 Lancaster Avenue, Bryn Mawr, PA 19010.**

Except so far as otherwise expressly stated, this credit is subject to the Pennsylvania Uniform Commercial Code and, to the extent consistent therewith, the Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.

Very truly yours,

The Bryn Mawr Trust Company

By:   
\_\_\_\_\_  
Andrew Stump,  
Senior Vice President

**EXHIBIT A**

**Demand for payment under Irrevocable Letter of Credit No. 929**

Re: Letter of Credit issued on January 26, 2016 by The Bryn Mawr Trust Company  
in the original amount of \$46,691.42 to the Borough of West Chester,  
for account of Paxson Park L.P.

Gentlemen:

Please pay, upon sight hereof, the amount of \$ \_\_\_\_\_ for account of the above Letter of Credit.

We certify that (1) the above amount is properly and legally due to the Commonwealth by the Letter of Credit Applicant; (2) the amount previously drawn is \$ \_\_\_\_\_, and (3) after payment hereof, the balance available under the Letter of Credit is \$ \_\_\_\_\_.

BOROUGH OF WEST CHESTER

By: \_\_\_\_\_  
Borough Manager

By: \_\_\_\_\_  
Borough Secretary

# MINUTES

## Smart Growth Committee

December 9<sup>th</sup>, 2015

Committee Members: Bill Scott (Chair), Stephen Shinn, Don Braceland  
Department Head: Mike Perrone

1. Comments, suggestions, petitions by residents in attendance regarding items not on the agenda.

**Tom Walsh asked for a Historic Commission Committee to be appointed at the next Smart Growth Committee Meeting.**

2. Boards & Commission Interviews

**The Smart Growth Committee conducted interviews for openings on several Boards and Commissions. Their recommendations will be forwarded to Borough Council.**

3. Discuss Final Land Development and proposed Sharpless Hall Redevelopment – The Hickman

**Patrick McKenna, Esquire presented an overview of changes in regard to the sidewalks for the Sharpless Hall Redevelopment project. Motion 2-1 to approve the land development.**

4. Discuss Food Truck Permit Application Process

**Tabled/No Action**

5. Discuss Certificates of Appropriateness:

- a. 27/29 S. Darlington St.  
Replace south side, two vehicle parking space with asphalt; repair damaged concrete sidewalk with repairs to be made in kind; remove existing granite paver parking spot on north side and replace with concrete; replace rotted porch flooring with azak boards.

**Approve with the following conditions; approve as presented except that both the driveways/parking spots be replaced with concrete.**

- b. 116 S. High Street  
Replace existing hanging sign  
**Approve as presented and supplemented with scalloped corners, blue border and off-white in color.**

- c. 234/236 W. Market Street  
Install cedar wood fence between neighboring properties  
**Approve as presented**

**Motion to approve 3-0**

6. Discuss approving November Meeting Minutes

**Motion to approve 3-0**