

**BEFORE THE SUPERVISORS OF BOARD OF
WEST BRADFORD TOWNSHIP**

In Re: FINAL MINOR SUBDIVISION PLAN

1000 Marshalltown – Thorndale Road / Highland Orchards / Appleville

APPLICANT'S NARRATIVE IN SUPPORT OF SUBDIVISION APPLICATION

I. INTRODUCTION

Applicant, Winesap, LLP (“Applicant”), through its Sole Member, Eric Hodge, is the leasehold tenant and equitable owner of certain parcels within the area commonly known as the Highland Orchards/Appleville property located on and along 1000 Marshallton-Thornton Road, West Bradford Township, Chester County, Pennsylvania, being UPI #s 50-5-160, 50-6-39 and 50-6-45 (the “Property”). This vast Property consists of approximately 311.7 +/- acres across multiple Zoning Districts and is presently in multiple lawful uses with various improvements across the parcels comprising the Property. As reflected in the Deed to the Property submitted with the Application, the entire property is currently owned by W.H. Handsel, Ltd. (“Owner”). Applicant now seeks Final Approval of its Minor Subdivision Plan proposed by Chris Daily, P.E., of Howell Engineering dated 05/29/2024, attached hereto. No improvements of any kind are proposed as a result of this Subdivision Plan.

Pursuant to a Lease Purchase Agreement dated November 1, 2020 (“Agreement”) between Applicant and Owner, Applicant has the right to use, occupy and purchase the portion of the Property known as Appleville through November 1, 2025. A Memorandum of Lease between Owner and Applicant reflecting those rights, as well as the consent and approval of Owner to grant Applicant standing to seek all zoning reflect sought by this Application is attached hereto. Applicant, in an effort to clarify current lawful and non-confirming uses, zoning districts and boundaries applicable to the Property, has already sought and obtained Zoning Approvals for this

Minor Subdivision from the West Bradford Township Zoning Hearing Board. Copies of those Orders, dated February 8, 2024 and February 28, 2024 are attached hereto.

At present, the Property is comprised of three essential components: the Highland Orchards, Inc. leased/operating premises; the Appleville Mobile Home Park premises leased and operated by the Applicant; and the W.H. Handsel, Ltd. operated premises, consisting of a small portion of the entire Property. To facilitate a better understanding of the general layout of the Property and the entities operating thereto, Page 2 of 5 of the Howell Engineering Plans provides the Existing Conditions, and Page 3 of 5 provides an Aerial View of same. The entities and operations on the Property are depicted on Page 4 of 5, the Leasing and Operating Plan.

II. PROPERTY BACKGROUND AND HISTORY

The Property is now and has for many years been under common ownership of W.H. Handsel, Ltd., with a number of uses and improvements across the expansive 311+ acre tract. A truly unique characteristic of the Property is the multitude of zoning districts governing it, with existing lawful, non-conforming uses. Accordingly, Applicant's Zoning Hearing Exhibit has been included as Page 5 of 5 in the Howell Engineering Subdivision Plans.

Applicant hereby requests subdivision approval from the Board of Supervisors to effectuate the proposed parcel boundary changes set forth on Page 1 of the Plans, per the depictions, General Notes and Area and Bulk calculations table contained therein.

III. SUMMARY OF RELIEF REQUESTED / WAIVERS

The subdivision approval requested is set forth on Page 1 of 3 of the Final Minor Subdivision Plan of Howell Engineering dated 05/29/2024. No zoning relief or relief from the SALDO's area and bulk regulations is required, as Applicant has already secured the required relief

from the West Bradford Township Zoning Hearing Board as set forth in the attached Decisions and Orders.

However, due to the fact that this Minor Final Subdivision Plan essentially effectuates only some lot line boundary changes, the Applicant requests Waivers from some of the Application filing requirements that are not applicable to an Application of this nature.

For example, as no improvements or earth disturbance of any kind are proposed, Applicant hereby requests waivers from providing the following documents, studies and submissions; Preliminary Plans and their accompanying requirements; Storm Drainage, Sanitary Sewer, Water Supply and Erosion and Sedimentation Control Plans; Improvements Guarantees; Grading, Lighting and Landscaping Plan Sheets; Environmental and Traffic Impact Studies; public dedication documents; Stormwater Management Plans and Soils Narratives.

Applicant will submit Chester County Act 247 and Act 537 documents (the DEP sewage facilitates planning module letter/waiver request is attached hereto); evidence of sufficiency of existing water for the newly subdivided lots, and a Land Planning Module / DEP mailer.

Applicant will present expert engineering and factual information in support of its request for approval before the Supervisors at the public meeting to consider this matter.

Respectfully submitted,

DATED: June 28, 2024

By:



Brendan P. Burke, Esq.
Law Offices of Brendan P. Burke, LLC
1450 E. Boot Road – Building 400
Suite D (Second Floor)
West Chester, PA 19380
(610) 994-9799
Attorney for Applicant