



LTL CONSULTANTS, LTD. • ENGINEERS & CODE OFFICIALS

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May 16, 2008

Franklin Township
Attention: Steve Ross
20 Municipal Lane
Kemblesville PA 19347

Dear Board Members:

The Zoning Officer and Building Inspector conducted the following activities for the period of March 24 to April 21, 2008.

PERMITS PROCESSED

Permit No.	Applicant	Address	Use	Building Fee	Recreation, Openspace, Impact Fees	Misc. Fees
08-022	Wilkinson Regal	207 Thorau Court	New Home	\$ 2,450.35	\$ 5,340.19	\$ 412.50
08-023	Keith and Megan Lange	404 Constitution Circle	Deck	\$ 346.50		\$ 50.00
08-024	Keystone Custom Home	101 Janine Way	New Home	\$ 1,751.40	\$ 4,764.34	\$ 412.50
08-025	Keystone Custom Home	101 Janine Way	Electrical			\$ 55.00
08-026	Paradox Vineyard	1833 Flint Hill Road	Commercial	\$ 2,000.00	\$ -	\$ 2,900.00
08-027	Christina Workman	12 Quail Drive	Inground Pool	\$ 546.70		\$ 180.00
08-028	John Gontarz	546 Chesterville Road	Renewal of Deck	\$ 30.00		\$ -
08-029	David Mann	135 Borden Way	Deck	\$ 200.00		\$ 75.00
08-030	Wilkinson Regal	212 Thoreau Court	New Home	\$ 2,682.40	\$ 5,340.19	\$ 412.50
08-031	Wilkinson Regal	North Bank	Renewal of Temp Trailer	\$ 30.00		\$ -
08-032	Alan Coward	117 Pheasant Hill Lane	Renewal of Garage	\$ 30.00		\$ -
08-033	Don Bowman	1 Picket Lane	Basement Finish	\$ 100.00		\$ 50.00
08-034	Ronald and Julie Myers	130 Carriage Run Road	Inground Pool	\$ 597.45		\$ 155.00
08-035	Denise McFoy	15 Quail Drive	Inground Pool	\$ 621.60		\$ 155.00
08-036	Eric Brindle	1728 New London Road	Roof			\$ 50.00
08-037	Chris Cochran	3106 Appleton Road	Addition	\$ 100.00		\$ 266.00
08-038	David and Lisa Nerion	9 Pennbrook Drive	Inground Pool	\$ 315.00		\$ 155.00
08-039	Carol and David Hoffman	464 Chesterville Road	Addition	\$ 2,656.85		\$ 372.50

Totals : \$ 14,458.25 \$ 15,444.72 \$ 5,701.00

BUILDING INSPECTIONS

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
08-002fra	Thomas Reed	160 Hess Mill Road	3/25/2008	Final
08-017fra	Avon Grove Charter School	1769 New London Road	3/26/2008	Vapor Barrier
07-136fra	Valeria Ocampo	306 Hyatt Lane	3/27/2008	Deck Footers
07-037fra	Deborah Charlton	3315 Appleton Road	3/28/2008	Final
08-026fra	Paradox Vineyard	1833 Flint Hill Road	4/1/2008	Concealed
08-027fra	Christina Workman	12 Quail Drive	4/3/2008	Stakeout
08-025fra	Keystone Custom Homes	101 Janine Way	4/4/2008	Final
06-025fra	Karen Linnell	16 Peter Christopher Drive	4/8/2008	Pool Fence Final
08-023fra	Keith and Megan Lange	404 Constitution Circle	4/8/2008	Footer
08-018fra	Kathleen Makowski	9 Ways Run	4/8/2008	Footer
07-129fra	Chris Cochran	3106 Appleton Road	4/8/2008	Footer
08-020fra	Keystone Custom Homes	Lexington Pointe	4/8/2008	Site
06-052fra	Tina and Nancy Chromey	20 Bullock Road	4/9/2008	Clean up
04-101-Z	Badaracco	29 S. Hunting Hill Dr.	4/9/2008	Final
08-023fra	Keith and Megan Lange	404 Constitution Circle	4/10/2008	Frame Rough
07-021fra	Wilkinson Regal	107 Leopold Court	4/10/2008	Final
06-114fra	Geoffrey Turnbull	3141 Appleton Road	4/10/2008	Final
07-027fra	Ed DeStadney	103 Walker Road	4/10/2008	Site visit
08-022fra	Wilkinson Regal	207 Thoreau Court	4/15/2008	Footer
06-135fra	Susannah Walker	137 Thompson Circle	4/15/2008	Final
08-022fra	Wilkinson Regal	207 Thoreau Court	4/15/2008	Footer
07-114fra	David Haag	400 Constitution Circle	4/15/2008	Re-Final
06-068fra	Lynn Bell	207 Willow Way	4/15/2008	Final
08-029fra	David Mann	135 Borden Way	4/17/2008	Footer
08-020fra	Keystone Custom Homes	Lexington Pointe	4/17/2008	Service
08-017fra	Avon Grove Charter School	1769 New London Road	4/17/2008	Electric Rough
08-017fra	Avon Grove Charter School	1769 New London Road	4/17/2008	Site
08-030fra	Wilkinson Regal	212 Thoreau Court	4/17/2008	Stakeout/footer
07-114fra	David Haag	400 Constitution Circle	4/18/2008	Final

ZONING TASKS

101 Stonegate Drive – The new owner has an attorney who submitted a Zoning Hearing Board application, but the appeal has been continued for ninety (90) days. We will take no further action until the ZHB has made a decision. No decision has been made as of May 15, 2008.

651 New London Road – An Enforcement Notice was sent to Mr. Gallo on May 15, 2008. I telephoned Mr. Gallo to request that the lawn be mown no later than Friday, May 16, 2008. During our conversation, I mentioned the items that need to be cleared from the property, including the concrete blocks and woodpiles. A recent inspection indicated that he might have moved the firewood from the front yard area to the rear yard, which is wetlands.

HISTORICAL ARCHITECTURAL REVIEW BOARD ACTIVITY

None.

ZONING SITE VISITS, INSPECTIONS, MISC.

The Avon Grove Charter School Project is underway at the former Kemblesville Elementary School. Construction has begun at the site. Some of the activity includes the following: a new roof is being installed; and electrical, plumbing and HVAC work is well underway. A meeting is scheduled for Tuesday, May 20, 2008 at 2 p.m. to review the proposed septic system repairs.

ZONING SITE VISITS, INSPECTIONS, MISC. CONTINUED

116 Borden Way – I have received a complaint concerning water runoff across the driveway. Both contracting firms involved at the site are currently discussing remediation and have remained in contact with the Engineer, Grant Hitchens.

If there are any questions concerning the monthly report, please do not hesitate to contact me.

Respectfully submitted,

Duane J. Brady
by llr

Duane J. Brady
LTL Consultants, Ltd.
Franklin Township Zoning Officer

cc: John C. Theisen, Township Engineer
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