

LTL CONSULTANTS, LTD. • ENGINEERS & CODE OFFICIALS

PO BOX 241 • ONE TOWN CENTRE DRIVE • OLEY, PA 19547
(610) 987-9290 • FAX: (610) 987-9288

March 4, 2009

RECEIVED
MAR 05 2009

Franklin Township
Attention: Jeff Eastburn
20 Municipal Lane
Kemblesville PA 19347

BY: _____

Dear Board Members:

The Zoning Officer and Building Inspector conducted the following activities for the period of January 26 to February 24, 2009.

PERMITS PROCESSED

Permit No.	Applicant	Address	Use	Building Fee	Recreation, Openspace, Impact Fees	Misc. Fees
09-007	Maurice Smith	45 Parsons Road	Demolition	\$ 100.00		
09-008	Scott Fausel	844 Pennock Bridge Road	Renewal	\$ 30.00		
09-009	Bryan and Joan Eldreth	478 Auburn Road	Renovation	\$ 100.00		\$ 156.00
09-010	AT&T/Cingular	Parsons Road	Replace Antennas			\$ 500.00
09-011	Keystone Custom Homes	153 Janine Way	New Home	\$ 1,523.20	\$ 4,764.34	\$ 492.50
09-012	Sean and Joyce McCormick	301 Dawnwood Drive	Shed			\$ 100.00
09-013	Suzi Desmarias	28 Kimbelot Lane	Electrical			\$ 82.50
09-014	Wade Godfrey	132 Hess Mill Road	Renewal	\$ 30.00		
Totals :				\$ 1,783.20	\$ 4,764.34	\$ 1,331.00

BUILDING INSPECTIONS

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
08-039fra	Carol and David Hoffman	464 Chesterville Road	1/27/2009	Site
07-104fra	Christopher Novak	407 Constitution Circle	1/29/2009	Site Meeting
08-122fra	Wilkinson Regal	209 Thoreau Court	2/3/2009	Underslab/Low.
08-097fra	Wilkinson Regal	111 Leopold Court	2/3/2009	Final
06-092fra	Paradocx Vineyards	1833 Flint Hill Road	2/5/2009	Final-Commercial

BUILDING INSPECTIONS

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
08-077fra	John and Stephanie Doyle	406 Vixen Place	2/5/2009	Drywall
09-003fra	Sycamore Creek Ventures	101 Sycamore Knoll Lane	2/5/2009	Backfill
08-041 fra	Cornerstone Presbyterian Church	Corner of Rte. 896 & Gypsy Hill Road	2/10/2009	Partial Rough
09-007fra	Maurice Smith	45 Parsons Road	2/10/2009	Final
08-126fra	Avon Grove Charter School	1769 New London Road	2/10/2009	Final
05-099fra	Sylvan Pools	307 Dawnwood Drive	2/10/2009	Final
08-097fra	Wilkinson Regal	111 Leopold Court	2/10/2009	Final/Settlement
08-122fra	Wilkinson Regal	209 Thoreau Court	2/10/2009	Service
08-041 fra	Cornerstone Presbyterian Church	Corner of Rte. 896 & Gypsy Hill Road	2/12/2009	Sidewalks
07-104fra	Christopher Novak	407 Constitution Circle	2/12/2009	Re-Re-Final
09-007fra	Maurice Smith	45 Parsons Road	2/12/2009	Final
09-009fra	Bryan and Joan Eldreth	478 Auburn Road	2/12/2009	Footer
09-013fra	Suzi Desmarias	28 Kimbelot Lane	2/17/2009	Final
09-011 fra	Keystone Custom Homes	153 Janine Way	2/19/2009	Stakeout/Footer
08-122fra	Wilkinson Regal	209 Thoreau Court	2/24/2009	Drywell
09-003fra	Sycamore Creek Ventures	101 Sycamore Knoll Lane	2/24/2009	Service
09-003fra	Sycamore Creek Ventures	101 Sycamore Knoll Lane	2/24/2009	Drywell
09-011 fra	Keystone Custom Homes	153 Janine Way	2/24/2009	Underslab
09-011 fra	Keystone Custom Homes	153 Janine Way	2/24/2009	Damp
08-110fra	Kay (Paisley) Hoover	559 Church Hill Road	2/24/2009	Final
08-126fra	Avon Grove Charter School	1769 New London Road	2/24/2009	Re-Final

ZONING TASKS

104 Borden Way – I received a complaint regarding someone dumping and utilizing the open space area for storage. A letter is to be sent to the alleged violator.

Rte 896 and Gypsy Hill Road – I am sending a letter to Cornerstone Church to inform them that the \$18,105 impact fee is due. The fee should have been remitted at the time the Building Permit was issued.

420 Auburn Road – Gourmet's Delight Mushroom Company has withdrawn its inquiry regarding requirements for processing mushroom substrate.

101 Stonegate Drive – I am awaiting a status update from the Township Zoning Hearing Board Solicitor.

ZONING TASKS continued

121 Castlebay Lane – The builder has renewed the permit, but no additional work or inspections have occurred to date.

Avon Grove Charter School, 1769 New London Road – A temporary Certificate of Occupancy was issued until June 19, 2009 as a result of the Board of Supervisors February 11th meeting.

Paradox Vineyard – The owners have requested that we issue a Certificate of Occupancy for the structure. Currently, we are working with the Solicitor to obtain the revised Final Development Plans indicating the modifications to the structure as well as changes in zoning use. There is concern that the owners have recently advertised large functions, which the septic system is not designed to accommodate. The Certificate of Occupancy request form has been created and will be sent to the owners for completion.

381 School House Road – No action has been taken at this time since we await Planning Commission approval of the final Land Development Plan.

Lexington Point –The plan for the second house has been reviewed and the permit application issued.

I am working on closing out old files and organizing property files by parcel identification number.

ZONING SITE VISITS, INSPECTIONS, MISC.

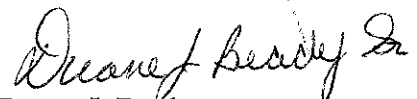
Nothing new transpired this month.

HISTORICAL ARCHITECTURAL REVIEW BOARD ACTIVITY

A HARB meeting is scheduled for March 3, 2008 to hear Insignia Construction discuss plans for the construction of new homes in the historical district.

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

Respectfully submitted,



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

cc: John C. Theisen, Township Engineer
File: W:\franklin\monthly reports\2009\MONTH BUILDING RPT FEBRUARY 022409.doc
0405-0117