

LTL CONSULTANTS, LTD. • ENGINEERS & CODE OFFICIALS

PO BOX 241 • ONE TOWN CENTRE DRIVE • OLEY, PA 19547
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October 8, 2009

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

Dear Board Members:

The Zoning Officer and Building Inspector conducted the following activities for the period of August 25 to September 28, 2009.

PERMITS PROCESSED

Permit No.	Applicant	Address	Use	Building Fee	Recreation, Openspace, Impact Fees	Misc. Fees
09-079	David Paul Snyder	103 Jefferson Blvd	Shed			\$ 100.00
09-080	Keystone Custom Homes	151 Janine Way	New Home	\$ 1,677.55	\$ 4,764.34	\$ 492.50
09-081	Michael Makowski	1611 New London Way	Ag Building			\$ 50.00
09-082	Danny Milano	100 Queen Lane	AC Unit	\$ 100.00		
09-083	Helen Worcester	9 Beechwood Drive	Heat Pump	\$ 100.00		
09-084	Richard Mashe	13 Lizanne Lane	Renovations	\$ 100.00		
09-085	Michael Makowski	1611 New London Way	Deck <30" High			\$ 50.00
09-086	Michael Makowski	1611 New London Way	Demolition			\$ 100.00
09-087	Peter Lipstas	214 Zephyr Lane	Deck	\$ 344.40		\$ 151.00
09-088	Dave and Marlene O'Reilly	124 Bordan Way	Deck	\$ 297.15		\$ 50.00
09-089	Alan and Keim Hubbell	526 Auburn Road	Addition	\$ 100.00		\$ 50.00
09-090	Paul Overton	469 Church Hill Road	Renovations	\$ 100.00		
09-091	Leo McCarthy III	7 Hunting Hill Drive	2 Temp Tents			\$ 100.00
09-092	John Cotler	187 Hilltop Road	Re-roofing	\$ 100.00		
09-093	Frederick Hetrick	220 Highland Drive	Detached Garage	\$ 747.60		\$ 212.50
09-094	Dale and Linda Binkley	106 Glenlock Drive	Solar Panels			\$ 132.50
09-095	Patti Lyons and Dave Haag	400 Constitution Circle	Porch	\$ 100.00		\$ 50.00
09-096	J. Toby Towbion	491 Church Hill Road	Garage			\$ 50.00
09-097	Sara Samuel	122 Stonegate Drive	Renewal	\$ 30.00		
				\$ 3,796.70	\$ 4,764.34	\$ 1,588.50

BUILDING INSPECTIONS

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
09-015fra	Michael Makowski	1611 New London Road	8/25/2009	Final
09-065fra	Doutrich Homes	381 School House Road	8/25/2009	Footer
09-073fra	Edward Fosbenner	202 Jess Pusey Drive	8/25/2009	Final
09-069fra	Adam and Judy Stroud	212 Thoreau Court	8/25/2009	Footer
09-021fra	Scott Ferroni	103 Carriage Run Road	8/27/2009	Re-Final
09-011fra	Keystone Custom Homes	153 Janine Way	8/27/2009	Re-Final
09-062fra	Keith Lange	404 Constitution Circle	8/27/2009	Final
09-063fra	Kevin and Diane Klinger	7 Kathleen Drive	8/27/2009	Final
08-057fra	Richard Basciani Jr.	219 Chesterville Road	8/27/2009	Final
09-015fra	Michael Makowski	1611 New London Road	8/27/2009	Re-Final
07-093fra	Louis Pietschmann	131 Den Road, Lincoln	8/27/2009	Final
08-072fra	Jeffrey and Kathleen Willard	110 Partridge Way	8/28/2009	Closout
08-065fra	Graylin and Helcu Worcester	9 Beechwood Drive	8/31/2009	Final
09-069fra	Adam and Judy Stroud	212 Thoreau Court	9/1/2009	Final
09-065fra	Doutrich Homes	381 School House Road	9/1/2009	Foundation
09-062fra	Keith Lange	404 Constitution Circle	9/1/2009	Final
09-074fra	Megan Lange	404 Constitution Circle	9/1/2009	Final
09-030fra	Richard and Angela McGeown	300 Independence Circle	9/1/2009	Final
09-078fra	Dave Giacomini	111 Preakness Court	9/1/2009	Footer
09-031fra	Alan and Therese Mirah	5 Berkshire Road	9/3/2009	Final
09-077fra	Cornerstone Presbyterian	109 Gypsy Hill Road	9/8/2009	Footer
09-077fra	Cornerstone Presbyterian	109 Gypsy Hill Road	9/9/2009	Footer
09-072fra	H. Shah	215 Armitage Court	9/10/2009	Final
09-055fra	Wilkinson Regal, LLC	112 Leopold Court	9/10/2009	Electric
09-056fra	Natural Lands Trust	157 Peacedale Road	9/10/2009	Site/stakeout
09-052fra	Cornerstone Presbyterian Church	109 Gypsy Hill Road	9/10/2009	Final
09-043fra	Cornerstone Presbyterian Church	109 Gypsy Hill Road	9/10/2009	Final
08-118fra	James Johnston Jr.	260 N. Creek Road	9/10/2009	Final
09-032fra	Dave Haag	400 Constitution Circle	9/10/2009	Final
08-020fra	Keystone Custom Homes	Lexington Pointe	9/10/2009	Final
09-055fra	Wilkinson Regal, LLC	112 Leopold Court	9/15/2009	Combo Rough
09-059fra	Avon Grove Charter School	1769 New London Road	9/17/2009	Final
09-054fra	Cornerstone Presbyterian Church	109 Gypsy Hill Road	9/17/2009	Above Ceiling
09-058fra	Graylin Worcester	9 Beechwood Drive	9/17/2009	Electric Rough
09-065fra	Doutrich Homes	381 School House Road	9/17/2009	Recharge Bed

09-080fra	Keystone Custom Homes	151 Janine Way	9/22/2009	Footer
08-051fra	Donald Crain	3 Hidden Springs Lane	9/22/2009	Site Visit
09-089fra	Alan and Kcim Hubbell	526 Auburn Road	9/22/2009	Stakcout/Footer
08-121fra	Dr. Neil and Bess McAneny	1860 Flint Hill Road	9/22/2009	Site Visit
09-040fra	John Cowan	24 Ways Run	9/22/2009	Site Visit
09-061fra	Bryan Eldreth	478 Auburn Road	9/22/2009	Final
08-021fra	Frederick Taylor	47 Pembroke Drive	9/22/2009	R. Frame/ Final
09-046fra	Robert Raimo	118 Waterfall Lane	9/22/2009	R. Framc/ Final
09-044fra	Sheric Jenkins	102 Borden Way	9/22/2009	Site Visit
09-088fra	David and Marlene O'Reilly	124 Borden Way	9/22/2009	Footer
09-087fra	Peter Lipstas	214 Zephyr Lane	9/22/2009	Footer
09-055fra	Wilkinson Regal, LLC	112 Leopold Court	9/22/2009	Combo Rough
09-033fra	Daniel Shilkitus	1 Wigfall Court	9/22/2009	Final
09-044fra	Sherie Jenkins	102 Borden Way	9/24/2009	Final
09-088fra	David and Marlene O'Reilly	124 Borden Way	9/24/2009	Frame Rough
09-055fra	Wilkinson Regal, LLC	112 Leopold Court	9/24/2009	Insulation
09-041fra	C. Dale Hendricks	1834 Flint Hill Road	9/24/2009	Foundation

ZONING TASKS

101 Stonegate Drive – The property owners' attorney is working with Brandywine Conservancy and the Home Owners Association to revise the plan and get it approved. The Zoning Hearing Board Solicitor will be sending me an update via e-mail next week.

Paradocx Vineyard – Several items need to have final inspections before any Certificates of Occupancy can be issued. We need to request that Sharon provide us with the recorded agreement.

121 Castlebay Lane – The builder has renewed the permit, but no additional work or inspections have occurred to date. The structure was further vandalized recently. An Enforcement Notice was sent to the owner ordering the securing of all windows and doors on the basement and first levels and the securing of any broken windows on the second floor. A recent inspection revealed that the builder has complied.

Franklin Chase Development – A Violation Notice was sent to the developer notifying them to trim the vegetation on 11 of the vacant building lots. All but two lots have been trimmed. In addition, the contractor was notified that he neglected to replace fill that he had removed from an easement area in the rear of 139 Conard Mill Road. As a result, the area fills with stormwater during a steady rainfall, thus posing a hazard. He has also neglected to install a safety fence around a stormwater inlet where a considerable height difference exists. Several vehicles and building materials remain at the site. Civil Complaints regarding the vegetation have been issued. The issue regarding the fill violation is included in the improvements agreement and should be addressed by the Solicitor. We have written Enforcement Notices regarding the safety fence, which has been determined to be a building code violation, and the vehicles and building materials, which are zoning violations.

ZONING TASKS continued

500 Auburn Road – The owner was notified to cease any grading activity until a permit was obtained.

505 Church Hill Road – An Enforcement Notice was sent to the property owner notifying him of violations, which occurred at the site. A considerable amount of grading was done without a grading permit or an E & S plan. The owner is currently working with the Township and PA DEP to rectify the situation.

I have begun identifying home occupations in the Township and notifying the owners of the need to renew their permits annually.

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

ZONING SITE VISITS, INSPECTIONS, MISC.

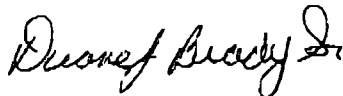
Nothing new transpired this month.

HISTORICAL ARCHITECTURAL REVIEW BOARD ACTIVITY

Nothing new transpired this month.

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
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0405-0117