

**FRANKLIN TOWNSHIP**

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# Memorandum

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Date: 5/15/2024

To: Board of Supervisors

From: Mark Gordon, Township Zoning Officer

Re: **Code Dept. Activity Report – April 2024**

Board Members,

Please see the summary of code department activity for the month of April 2024. The Township issued 5 permits in April.

**PERMIT SUMMARY**

Permits issued in 2024	Jan	Feb	Mar	April	Total (YTD)
Zoning	0	1	0	0	1
Building	0	4	1	3	8
Mech, Elec, Plumb (MEP)	4	5	1	2	12
Driveway	0	0	0	0	0
SWM	0	0	0	0	0
			<b>Total (YTD)</b>		<b>21</b>

**PERMITS ISSUED**

Permit #	Address	Street	Application	Project Description	Issue Date	Cost	Escrow	Fees
2024-017	100	Walnut Glen	Building	Finish bonus room above garage.	4/2/2024	\$15,000.00	N	\$404.50
2024-018	206	Thoreau Ct.	Building	New Kitchen alteration and 5x7 side entrance stoop	4/11/2024	\$50,000.00	N	\$854.50
2024-019	3	Wigfall Ct.	Elec.	New EV Charger in Garage	4/11/2024	\$5,500.00	N	\$300.00
2024-020	146	Peacedale Rd	Building	Replace existng deck with same footprint	4/11/2024	\$39,200.00	N	\$462.70
2024-021	3300	Appleton Rd	Mech.	Install new HVAC	4/30/2024	\$20,000.00	N	\$400.00
								<b>\$2,421.70</b>

**INSPECTIONS PERFORMED BY BUILDING INSPECTION UNDERWRITERS, INC. (BIU)**

PERMIT #	ADDRESS	INSPECTION DATE	INSPECTION TYPE	PASS/FAIL	INSPECTOR
2023-67	3 Haslam Lane	4/3/2024	Electrical bonding	Pass	B. Whitlock
2023-90	46 Pennbrook Drive	4/3/2024	Final Electrical on generator	Pass	S. Sahm
2023-90	46 Pennbrook Drive	4/3/2024	Final generator	Pass	S. Sahm
2023-91	9 Ways Run	4/8/2024	Final electrical on generator	Pass	S. Sahm
2023-91	9 Ways Run	4/8/2024	Final generator	Pass	S. Sahm
2024-012	1625 New London Road	4/19/2024	Final Electrical on generator	Pass	S. Sahm
2024-012	1625 New London Road	4/19/2024	Final generator	Pass	S. Sahm
2024-019	3 Wigfall Court	4/19/2024	Final electric charging station	Fail	S. Sahm
2023-063	173 Walker Road	4/19/2024	Final Building	Fail	S. Sahm
2023-089	636 South Guernsey Road	4/22/2024	Final generator	Pass	S. Sahm
2023-089	636 South Guernsey Road	4/22/2024	Final electric on generator	Pass	S. Sahm
2023-059	12 Good Hope Road	4/25/2024	Pool Final	Pass	S. Sahm
2024-015	7 Hunting Hills Drive	4/26/2024	Final for electric vehicle	Pass	S. Sahm
2024-011	10 Berkshire Road	4/30/2024	Final Building	Pass	S. Sahm
2024-011	10 Berkshire Road	4/30/2024	Final electrical	Pass	S. Sahm
2024-009	141 Janine Way	4/30/2024	Pool trench & bonding	Pass	S. Sahm

**ZONING AND CODES:**

**20 McMaster Blvd (Deveraux):** The WGFC (west Grove Fire Co.) was dispatched to this property for a monitored fire alarm activation and found that a child had pulled a fire alarm pull station. The Fire Company silenced the alarm and reset the pull station. The property does not have a Knox Box. The Twp. has requested that the tenant (Deveraux) install a Knox Box so the FC can access the building and Fire Alarm system in the event of future fire alarm calls. Deveraux has agreed to install a Knox Box.

**Lexington Point On- Street Parking Concern:** The Township received a concern from a resident regarding the restricted drive lane width of Janine Way when on-street parking occurs along the portion of Janine Way with the Boulevard Islands. The Township has scheduled a meeting with the Lexington Point development team to discuss it on Thursday 5/16/2024. Staff will update the Board of Supervisors after this meeting.

**50 Walnut Glen Rd:** This property has a large area of Bamboo which grows right up to the guardrail on Walnut Glen Rd. The Township sent a letter to the property owner on 5/25/2023 advising them of the safety issue that this bamboo causes and along the roadway and the ordinance violation that is occurring with the encroachment of the Bamboo into the road ROW. We never received a response.

When we get snow, the bamboo falls into the street and blocks the entire westbound lane of Walnut Glen Rd.

**UPDATE 2/22/2024:** The property owners have been sent a Bamboo Encroachment Violation Notice and have until March 23, 2024, to remove all the bamboo in accordance with the ordinance. I also urged the property owner to contact me so that we can discuss their options; I haven't heard back yet.

**UPDATE 4/2/2024:** The property owner requested an extension of time to remove the Bamboo. Jeff and I agreed that a 30-day extension was appropriate. The Amish community is organizing an effort to assist the property owner with the removal of the bamboo. The date to remove the Bamboo is now 4/22/2024. I have communicated to the owner that additional extensions will not be granted due to the Public Safety implications of the bamboo encroaching into the road ROW.

**UPDATE 5/15/2024:** The property owner has made good progress removing the Bamboo and is very close to compliance at this point. I will continue to monitor this until the bamboo on this property complies with the zoning ordinance.

**3327 Appleton Rd:** Township Staff met with The property owner, Chris Pachuillo and his attorney to discuss the NOV issued to the property owner for the unauthorized commercial vehicle storage use being conducted on the property. The Township agreed to provide the property owner with an extension of time (7/19/2024) to prepare a sketch plan and detailed description of the proposed use for the Township to consider. Once the township receives this information it will be forwarded to the Board of Supervisors for consideration during a public meeting. This will most likely be on the August public meeting agenda.

**101 Walker Rd:** The Township has identified a dead tree within the Township Road ROW and has notified the property owner that the tree needs to be removed. The property owner has until March 31, 2024, to remove the tree, I also urged the property owner to contact me so that we can discuss the tree removal.

**UPDATE 4/2/2024:** The Owner is working with a tree service to schedule the removal of the dead Oak tree within the ROW on or Before 4/30/2024.

**UPDATE 5/9/2024:** The property owner has removed the dead tree limbs that were hanging over Walker Rd. **This issue is CLOSED.**

**3310 Appleton Rd.:** Dumping yard waste onto the Township property. The Twp sent another letter to the owner of 3310 Appleton Rd. on 3/28/2024 instructing them to remove the wood piles and yard waste that they have piled on the Twp. property. At the time of this memo some of the debris has been removed but there is still work to be done. We'll stay on the owner to remove all the debris from the Township property

**UPDATE 5/9/2024:** The property owner has removed all the yard waste that was dumped on the Township property. **This Issue is CLOSED**

Please don't hesitate to contact me to discuss any of the above information or any other zoning, planning, or code questions you may have.

-MG