

**Willistown Township Planning Commission  
Minutes of the Meeting of  
January 19, 2011**

**Present:** R.E. Reves, Chairman  
W. Bowers III, Vice-Chairman  
F. Houder  
W. Shoemaker

**Also:** J. Gaadt, Consultant to the WPC  
T. Kummer, Yerkes Associates

**Absent:** D.E. Watt, Secretary  
G.Bucaccio  
A. E. Newbold

**Minutes:** The minutes of the meetings of January 05, 2011 were approved as submitted.

***Subdivision:***

**S-2-10** West First Associates, L.L.C. – 27 Duffryn Avenue  
The applicant was represented by Nicholas Vastardis, P.E. who referred the WPC to the review letter of January 17, 2011 from Yerkes which the WPC had not yet received. After sharing the letter with the members, the Planning Commission agreed with the applicant that the letter constituted a “clean letter” and therefore recommended that the subdivision be forwarded to the Board of Supervisors for their approval and signatures.

***Land Development:***

**L-2-09** Blank Aschkenasy Properties – 2 and 4 Industrial Boulevard  
Joel Dellicarpini, RLA represented Mr. Aschkenasy who was also in attendance. In the process of regrading and landscaping, the proposed berm was constructed two feet higher than was shown on the plans, therefore it was necessary to increase the proposed landscaping. Tom Kummer from Yerkes has agreed that the new landscaping will meet the Township’s requirements. However, the shields on the outside lighting fixtures do not meet the Township standards and therefore, until the light fixtures are altered to meet standards, no Certificates of Occupancy will be issued.

**L-1-10** Applebrooke Meadows – Line Road at Paoli Pike  
Alyson Zarro, Esq. represented the applicant and explained that many of the points in the review letter from Yerkes dated January 13, 2011 had been resolved or were in the process of being resolved. The legal documents are being reviewed by our Solicitor and the latest Landscape Plan has been altered to reflect the additional plantings and the requirement to leave the topsoil intact.

Respectfully submitted,  
William Bowers, III, Acting Secretary

