

LOUIS J. COLAGRECO, JR.  
Lou@rrhc.com  
Extension: 203



March 6, 2020

**VIA HAND DELIVERY**

Ray Stackhouse  
Director of Building and Life Safety  
Caln Township  
253 Municipal Drive  
Thorndale, PA 19372

**RECEIVED**

**MAR 06 2020**

**CODES DEPARTMENT  
CALN TOWNSHIP**

RE: JLLAR, LLC – 4575, 4533 and 4531 Lincoln Highway  
Zoning Hearing Board Application – Special Exception

Dear Ray:

This firm represents JLLAR, LLC (“Applicant”), the equitable owner of 4575 Lincoln Highway, comprised of approximately 23.1 acres, having UPI No. 39-5-10.3, located within the R-2 Low to Medium Density Residential District, 4533 Lincoln Highway, comprised of approximately 2.2 acres, having UPI No. 39-5-9, located within the C-1 Highway Commercial District and the Lincoln Highway Overlay District Zone 2, and 4531 Lincoln Highway, comprised of approximately 1.7 acres, having UPI No. 39-5-9.1, also located within the C-1 Highway Commercial District and the Lincoln Highway Overlay District Zone 2 (collectively the “Properties”), in Caln Township (“Township”).

The Applicant is proposing to consolidate the Properties into a single Property approximately 27 acres in size. Applicant is proposing to continue to utilize the existing buildings on the Property for recreational use, while also expanding the Chester County Sports Arena building, introducing a turf field between the existing buildings and replacing the mini-golf facility with a tennis and basketball court. The proposed recreational use is permitted through Conditional Use in both the R-2 and C-1 Zoning Districts. As part of the proposed improvements to the Property, Applicant seeks a Special Exception pursuant to §155-35(E), to permit a sanitary sewer line within the fifty-foot riparian buffer zone of a wetland.

Enclosed for filing in connection with the Application are the following materials:

1. One (1) Zoning Hearing Board Application;
2. Seven (7) copies of a Plot Plan or Tax Map;
3. Seven (7) copies of Erosion and Sedimentation Control Plan, prepared by DL Howell & Associates, Inc., dated November 15, 2019, last revised March 6, 2020
4. Seven (7) copies of Photographs of the property;

5. Seven (7) copies of the first page and signature page of the Purchase Agreement for UPI No. 39-5.9.1;
6. Seven (7) copies of the Deed for UPI Nos. 39-5-10.3 and 39-5-9;
7. Application Fee in the amount of \$3,000.00, check made payable to Caln Township; and
8. Electronic copy of all enclosed documents.

Please forward the Application and enclosed documents to the Zoning Hearing Board for review. It is my understanding that this matter will be scheduled for a hearing before the Zoning Hearing Board on April 2, 2020. It is also my understanding that the Township handles all applicable notice requirements including the publication, individual notice and posting of the property. If this is not the case, please advise at your earliest convenience.

As always, please feel free to contact us with any questions. Thank you for your attention to this matter.

Very truly yours,

  
LOUIS J. COLAGRECO, JR.

LJC, JR./LBA  
Enclosures

cc: James Didomnico (via email, w/ enclosures)  
Edward Weingartner (via email, w/ enclosures)  
Laurence Kagan (via email, w/ enclosures)  
Christopher Daily, P.E. (via email, w/enclosures)  
Amanda J. Sundquist, Esquire (via email, w/ enclosures)  
Gina M. Gerber, Esquire (via email, w/ enclosures)  
Leonard B. Altieri, III, Esquire (via email w/ enclosures)