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December 24, 2024

VIA EMAIL ONLY
Kristin S. Camp, Esquire
Buckley Brion McGuire & Morris, LLP
118 W. Market Street
Suite 300
West Chester, PA 19382-2928

Re: Bondsville Road Apartments LD 2013
Preliminary Subdivision and Land Development Plan
Proposing a Fifty-Seven (57) Unit Senior Independent Living Facility
Caln Township, Chester County, PA

Dear Kristin:

It was a pleasure catching up with you last week. I represent Bondsville Road Realty Ventures, LLC ("Landowner") with respect to the above-referenced development. Enclosed are seven (7) copies of the Landowner's revised subdivision and land development plan ("Plan"), which has been revised to meet the requirements of Caln Township's ("Township") stormwater management ordinance ("SWM Ordinance").

As we discussed, I visited the Township last Friday to conduct a comprehensive review of the Township's Zoning Ordinance ("Ordinance") and Subdivision and Land Development Ordinance ("SALDO") to determine whether any amendments to either ordinance since 2013 had any impact on the Plan. After reviewing all amendments to the Ordinance and SALDO since 2013, I concluded that only the changes to the SWM Ordinance had an impact.

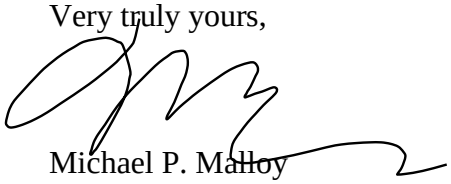
The enclosed is a letter from Commonwealth Engineers, Inc. to the Township explains the changes made to the Plan to comply with the SWM Ordinance. The revisions to the SWM Ordinance also resulted in adjustments to the requested waivers, which are detailed in the enclosed revised waiver request letter.

The Landowner estimates that discussions with the Township on the proposed "land swap" delayed the project by approximately seven (7) months. Accordingly, please accept this letter as the Landowner's request to further extend the expiration date for the conditional use decision related to this project to December 29, 2025, which is the date that is seven (7) months from the current extended date of May 29, 2025.

Please let me know if you have any questions and the Township's decision on the Landowner's request to further extend the conditional use expiration date.

Thank you.

Very truly yours,



Michael P. Malloy