



September 29, 2015

VIA HAND DELIVERY

Jason Bobst, Township Manager
Township of West Norriton
1630 West Marshall Street
Jeffersonville, Pennsylvania 19403

Re: VRJ Associates, L.P.
Application for Preliminary Land Development Approval
Tax Map Parcels Nos. 63-00-07744-00-5 & 63-00-07745-00-5

Dear Mr. Bobst:

This Firm represents the owner of the subject properties (collectively, the "Property"), VRJ Associates, L.P. ("VRJ Associates"), with regard to the redevelopment of the Property.

In that regard, **and without prejudice in any manner or form whatsoever to any rights asserted under or pursuant to the land use appeal now pending in the Court of Common Pleas of Montgomery County and styled as *VRJ Associates, L.P. v. Board of Commissioners of the Township of West Norriton, et al., Civil Action No. 2012-26522***, VRJ Associates hereby submits to the Township of West Norriton (the "Township") the following enclosed materials pursuant to Section 508 of the Pennsylvania Municipalities Planning Code (the "MPC"), 53 P.S. § 10508, and Part 4 of the Township Subdivision and Land Development Ordinance (the "SLDO"). This submission is in response to comments which the Township's Professional Consultants issued in March and April of this year.

1. Twenty-one (21) copies of the sixty-five (65) sheet plan set by Edward B. Walsh & Associates, Inc. ("E.B. Walsh") dated December 23, 2014, last revised September 28, 2015, and entitled *Land Development Plan for Westover Sporting Complex*, which such plan set includes Landscaping Plans prepared by Orsatti & Stuart Associates, Inc. ("Orsatti & Stuart").
2. Twenty-one (21) copies of a rendering of the Proposed Banquet, Meeting & Special Events Facility prepared by Orsatti & Stuart dated May 8, 2015, and last revised May 15, 2015.
3. Three (3) copies of the report by E.B. Walsh dated December 23, 2014, last revised September 28, 2015, and entitled *Hydrological Study for Westover Sporting Complex*.
4. Twenty-one (21) copies of a letter by E.B. Walsh dated September 28, 2015, pursuant to which E.B. Walsh sets forth VRJ Associates' responses to certain comments which the Township's Professional Consultants issued in March and April of this year.



5. Twenty-one (21) copies of a memorandum by Orsatti & Stuart dated September 14, 2015, pursuant to which Orsatti & Stuart sets forth VRJ Associates' responses to certain comments which the Township Land Planner issued in April of this year.
6. Three (3) copies of the report by McMahon Associates, Inc. ("McMahon") dated September 28, 2015, and entitled Transportation Impact Study for the Westover Sporting Complex.
7. Three (3) copies of a letter by McMahon dated September 28, 2015, pursuant to which McMahon sets for VRJ Associates' responses to certain comments which the Township Traffic Engineer issued in April of this year.

Kindly accept and distribute the enclosed materials in accordance with the MPC and the SLDO. Please, also, inform us of the date and time at which any Township board or commission will consider the subject redevelopment project.

Thank you for your courtesies.

Very truly yours,

Michael S. Gill

/msg
Enclosures

cc: Michael Valyo, Director of Public Works & Planning (*via electronic mail, without enclosures*)
Christen G. Pionzio, Esquire (*via electronic mail, without enclosures*)
Daniel J. Piazza, Esquire (*via electronic mail, without enclosures*)
Richard Orlow, Esquire (*via electronic mail, without enclosures*)
Adam Brower, P.E. (*via electronic mail, without enclosures*)
Joseph P. Orsatti, Jr., RLA (*via electronic mail, without enclosures*)
Patrick J. Stuart, RLA, MCRP (*via electronic mail, without enclosures*)
Chris Williams, P.E. (*via electronic mail, without enclosures*)
Joseph E. Brion, Esquire (*without enclosures*)