

**LOWER CHICHESTER TOWNSHIP  
PUBLIC HEARING**

**JOINT MEETING BETWEEN BOARD OF COMMISSIONERS  
AND PLANNING COMMISSION**

**March 20, 2023, 6:30 PM**

**Hearing on Conditional Use Application from Applicant Pen-Del Blueball L.P. per  
Hearing Notice.**

**Order of Proceeding:**

1. Introduction of LCT Commissioners.
2. Introduction of Planning Commission members.
3. Introduction of Exhibits.

**Township Exhibits:**

1. January 19, 2023 Application for Conditional Use submitted by Applicant Pen-Del Blueball L.P. for the property located at 1501 Blue Ball Avenue, Folio Number 08-00-00034-00.
2. Notice which ran in the Delaware County Daily Times on March 3, 2023 and March 10, 2023.
3. February 23, 2023 letter from Francis J. Catania to Craig R. Lewis, Esquire regarding the January 19, 2023 Application for Conditional Use.
4. Township review letter or oral comments.
5. Affidavit of Posting with attachments.
6. Copy of Notice of Land Use Appeal filed in *Lower Chichester Township v. Lower Chichester Township Zoning Hearing Board*, Dkt. CV-2022-005473, regarding 1501 Blue Ball Avenue.
7. Other.

**Applicant's Exhibits: As presented**

4. Relief requested per Application for Conditional Use, page 5:

***Statement of Relief Sought:***

- *Request Conditional Use to Permit a Storage House in the BP District*

***State of Grounds for Application or Appeal:*** *“As will be demonstrated by Testimony and guidance[sic] at the hearing in this matter, the proposed use satisfies all objective criteria set forth in Sections 1004 and 1604 as well as all applicable general criteria.*

5. Comments from Township Engineer, if any.
6. Comments from Township Fire Marshall, if any.
7. Comments from Code Enforcement Officer/Building Inspector, if any.
8. Comments from Applicant, if any.
9. Comments from Public, if any.
10. Names and addresses of speakers:
11. Planning Commission and Board of Commissioners discussion.
12. Hearing concludes.