



KRISTIN S. CAMP, ESQUIRE

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118 W. Market Street, Suite 300

West Chester, PA 19382-2928

September 12, 2025

Via Hand Delivery & Electronic Mail

Dale Barnett, Township Manager
West Brandywine Township
198 Lafayette Road
West Brandywine, PA 19320

Re: Conditional Use Application of Horseshoe Village Associates, LP
Wawa Convenience Store at 1616 Horseshoe Pike ("Application")

Dear Mr. Barnett,

As you are aware, this Firm represents Horseshoe Village Associates, LP ("Applicant"). We hereby submit the enclosed Conditional Use Application for the subject matter. Accordingly, enclosed please find the following:

1. Conditional Use Application, together with the referenced exhibits.

Exhibit A – Deed

Exhibit B – Aerial Tax Map of Property

Exhibit C – Conditional Use Plan

Exhibit D – Site Analysis Plan

Exhibit E – Transportation Impact Study (*separately submitted*)

Exhibit F – Landscaping Plan

Exhibit G – Lighting Plan

2. Application fee in the amount of Two Thousand Three Hundred Eighteen (\$2,318.00) Dollars.

3. List of names and address of all owners of property adjoining and/or across public or private road from Property.

Kindly inform us of the date on which the Planning Commission will review the Application, and the Board of Supervisors will hold the conditional use hearing.



Dale Barnett, Township Manager
West Brandywine Township
September 12, 2025
Page 2

As always, we appreciate your courtesies.

Very truly yours,

A handwritten signature in black ink that reads 'Kristin S. Camp'.

Kristin S. Camp

KSC/rac

Enclosures

cc: via electronic mail

Stephen B. Janiec, Janiec Associates (steve@janiecassociates.com)

Joseph Schorn (joe@schornconstruction.com)

Jim Bannon, P.E. (jbannon@navenewell.net)

Matthew Hammond, P.E., TPD (mhammond@trafficpd.com)

Michael Spiegel, Real Estate Project Engineer, Wawa, Inc. (Michael.spiegel@wawa.com)



APPLICATION FOR CONDITIONAL USE HEARING

DATE _____

NAME OF APPLICANT Horseshoe Village Associates, LP

ADDRESS OF APPLICANT 1518 Meadowbrook Lane, West Chester, PA 19380

TELEPHONE NUMBER OF APPLICANT 610.656.6285

OWNER OF PROPERTY Same as Applicant

ADDRESS OF OWNER Same as Applicant

TELEPHONE NUMBER OF OWNER 610.656.6285

GIVE EXACT LOCATION OF PROPERTY 1620 Horseshoe Pike, West Brandywine Township

TAX PARCEL NUMBER(S) 29-4-133

PRESENT ZONING CLASSIFICATION RM-Rural Mixed Use & General Commercial Overlay Districts

PRESENT USE OF PROPERTY Vacant Land

A HEARING IS SOUGHT TO (describe proposed use) See attached Addendum.

LIST NAMES AND ADDRESS OF ALL OWNERS OF PROPERTY ADJOINING AND OR ACROSS PUBLIC OR PRIVATE ROAD FROM PROPERTY FOR WHICH HEARING IS BEING SOUGHT (attach another sheet of paper if more space is needed).

- 1. See attached.
- 2.
- 3.
- 4.

STATE THE ARTICLES, SECTIONS AND SPECIFIC PROVISIONS OF THE WEST BRANDYWINE TOWNSHIP ZONING ORDINANCE INVOLVED IN THIS HEARING.

See attached Addendum.

UPON REQUEST OF A CONDITIONAL USE HEARING, THE APPLICANT SHALL PROVIDE ALL DOCUMENTATION AS PRESCRIBED IN SECTION 200-171 THROUGH SECTION 200-176 OF THE TOWNSHIP ZONING ORDINANCE. THIS DOCUMENTATION SHALL BE SUBMITTED ALONG WITH THE CONDITIONAL USE HEARING APPLICATION.

** A cashier check or certified check shall be made out to West Brandywine Township and submitted with the application for a Conditional Use Hearing. Please note that a cashier check or certified check will be required for each and every hearing afterward until a decision is rendered.

Please find attached Section #200-171 through #200-176. Please see current Fee Schedule located on Web

DO NOT FILL OUT BELOW THIS LINE

Date Received:		Received By:	
Date Reviewed for Completeness		Reviewed By:	
Comments:			

**BUCKLEY, BRION,
McGUIRE & MORRIS LLP**
By: Kristin S. Camp, Esquire
Attorney I.D. No. 74593
118 West Market Street, Suite 300
West Chester, Pennsylvania 19382
610.436.4400

**ATTORNEYS FOR APPLICANT
HORSESHOE VILLAGE ASSOCIATES, LP**

IN RE: APPLICATION FOR	: BEFORE THE BOARD OF SUPERVISORS
CONDITIONAL USE APPROVAL	:
OF HORSESHOE VILLAGE	: WEST BRANDYWINE TOWNSHIP
ASSOCIATES, LP	:
1620 HORSESHOE PIKE	: CHESTER COUNTY, PENNSYLVANIA
(TAX PARCEL NO. 29-4-133)	

ADDENDUM TO APPLICATION FOR CONDITIONAL USE HEARING

Horseshoe Village Associates, LP, ("Applicant"), by and through its undersigned counsel, Kristin S. Camp, Esquire, and Buckley, Brion, McGuire & Morris LLP, hereby submits this Addendum to the form Application for Conditional Use Hearing ("Application") to the Board of Supervisors of West Brandywine Township and in support thereof states as follows.

1. Applicant is a Pennsylvania limited partnership having an address at 1518 Meadowbrook Lane, West Chester, Pennsylvania 19380.
2. Applicant is the owner of an undeveloped tract of ground located on the south side of Horseshoe Pike, consisting of approximately 10.15 acres, having a mailing address of 1616 Horseshoe Pike and identified as Chester County Tax Parcel No. 29-4-133 (the "Property").
3. The deed to the Property is attached hereto as Exhibit "A" and an aerial tax map of the Property is attached hereto as Exhibit "B".
4. The Property is located in the RM-Rural Mixed Use District and General Commercial Overlay District.

5. Applicant proposes to develop the Property with a 6,557 square foot Wawa convenience store, retail sale of fuel from eight (8) fueling positions under a canopy, various signs, 50 off-street parking spaces and a drive-by window as generally depicted on the Conditional Use Plan prepared by Nave Newell, dated August 15, 2025 which is attached hereto as Exhibit "C" (the "CU Plan").

6. The CU Plan includes the criteria that must be included on the development plan as set forth in Section 200-174.B of the Ordinance.

7. Also attached hereto as Exhibit "D" is a three-sheet plan prepared by Nave Newell dated August 15, 2025, titled, "Site Analysis" which includes the Base Plan, Engineering Data and Natural and Cultural Resources.

8. Applicant has not prepared a market analysis but will confirm at the conditional use hearing that there is a demand for the Wawa convenience store with retail sale gasoline on the Property.

9. Applicant has retained Traffic Planning and Design, Inc. ("TPD") as its traffic engineer. TPD prepared the Transportation Impact Study dated August 25, 2025 which has been separately submitted and is incorporated herein by reference as Exhibit "E".

10. Also attached hereto as Exhibit "F" is a one-sheet landscaping plan prepared by Nave Newell dated September 3, 2025.

11. Also attached hereto as Exhibit "G" is a one-sheet lighting plan prepared by Red Leonard Associates dated September 9, 2025.

12. Applicant seeks a conditional use pursuant to Section 200-55.C(6) of the West Brandywine Township Zoning Ordinance (the "Ordinance") to develop the

Property with a convenience store as defined in the Ordinance as amended in Ordinance 2025-04 adopted on August 7, 2025.

13. Applicant seeks a conditional use pursuant to Section 200-83.B. of the Ordinance as amended in Ordinance No. 2025-04 to allow the gasoline canopy associated with the convenience store to be located in the front yard a distance of at least 60 feet from the legal right of way of Horseshoe Pike to the closest point of the canopy and at a height of 21' 2" measured from the grade of the supporting columns to the highest point of the canopy structure.

14. Applicant shall present proof that the design and location of the canopy: (a) is protected from traffic through use of adequate buffering (e.g., bollards), if deemed necessary by traffic or safety consultants; (b) does not impair sight distance of traffic; (c) does not create glare or light pollution onto adjacent residential properties; and (d) is compatible with the design of the façade of the principal building.

15. Applicant seeks a conditional use pursuant to Section 200-83.B. of the Ordinance as amended in Ordinance No. 2025-04 to allow an enclosed area for the storage of trash receptacles or dumpsters to be located in the front yard.

16. Applicant shall present proof that: (a) the front yard is the only feasible location due to the operation of the site; (b) the trash receptacle or dumpster is set back a minimum distance of 20 feet from the legal right of way of Swinehart Road as relocated; and (c) the trash receptacle or dumpster is enclosed on three sides by a fence or wall which is compatible in design with the façade of the Wawa convenience store.

17. At the Hearing, Applicant will present compliance with all applicable criteria in the Ordinance including the criteria set forth in Section 200-176.

WHEREFORE, Applicant respectfully requests that the Board schedule and hold a hearing with respect to the Application and this Addendum thereto, in conformity with the provisions of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10913.2, and Section 200-175 of the Zoning Ordinance.

Respectfully Submitted,

Buckley, Brion, McGuire & Morris, LLP

/s/ Kristin S. Camp

Kristin S. Camp, Esquire

Attorneys For Applicant,
Horseshoe Village Associates, LP

EXHIBIT "A"

Deed to the Property

Return to: Prepared by:
Manito Abstract Company, Inc.

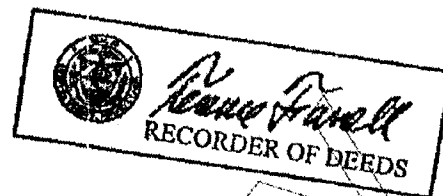
100 West Market Street

West Chester, PA 19382

(610) 436-4767

73030-M

UPI # 29-4-133 ✓



THIS DEED, made this 19th day of June, 2007.

BETWEEN, Balderston Family Limited Partnership, a Pennsylvania Limited Partnership (hereinafter called the "Grantor"), of the one part, and Horseshoe Village Associates, L.P. (hereinafter called the "Grantee"), of the other part.

WITNESSETH, That in consideration of [REDACTED] and 00/100 Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, his heirs and assigns,

ALL THAT CERTAIN lot or parcel of ground, situate in the Township of West Brandywine, in the County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision, Lot Line Change Plan, prepared for Pine Hill Associates, Inc., by Herbert E. MacCombie, Jr., P.E., Consulting Engineers and Surveyors, Inc. (Broomall, PA) dated 9/3/99, revised 2/15/00 and subsequently recorded as Chester County Plan #15306 as follows, to wit:

BEGINNING at the point formed by the intersection of the title lines in the beds of U.S. Route 322 and Swinehart Road (LR 15235); thence along the said title line in the bed of Swinehart Road, South 00 degrees 41 minutes 00 seconds East 525.19 feet to a point a corner of Lot 1 as shown on the above mentioned plan; thence along Lot 1 the 2 following courses and distances: (1) North 89 degrees 16 minutes 40 seconds West crossing the westerly side of Swinehart Road 576.26 feet to a proposed pipe and (2) North 47 degrees 27 minutes 00 seconds West 601.39 feet to a proposed pipe in line of land now or late of Edward H. and Norma Jean Plank; thence along said Plank's land North 07 degrees 45 minutes 45 seconds East 121.59 feet to a pin found in line of land now or late of Walter E. and Cora M. Watters; thence along said Watters' land South 47 degrees 27 minutes 00 seconds East through a wooded area 359.97 feet to an axel found; thence still along said Watters' land North 42 degrees 33 minutes 00 seconds East 223.14 feet to a point; thence still along said Watters' land South 47 degrees 27 minutes 00 seconds East 35.00 feet to a point; thence still along said Watters' land, North 40 degrees 00 minutes 20 seconds East crossing the southwesterly side of Route 322, 450.44 feet to a point on the title line in the bed of same; thence along the said title line South 47 degrees 27 minutes 00 seconds East 372.00 feet to the first mentioned point of intersection and place of beginning.

This Document Recorded

Doc Id: 10764474
Receipt #: 350992
Rec Fee: 46.50



10764474
Page 1 of 2
B-7191 P-2148

Doc Code: DEE Chester County, Recorder of Deeds Office

MANITO ABSTRACT CO

06/20/2007 03:44P

SUBJECT to a 10 feet wide water line easement which extends southwestwardly from Route 322 through the above described premises and crossing over the 3rd described course into the premises adjoining to the south.

BEING Lot #2 as shown on the above mentioned recorded plan.

BEING Chester County UPI 29-4-133.

BEING composed of Parcel C and a portion of Parcel B of the premises which William Balderston, by deed dated the 21st day of May, A.D., 1981 and recorded the 1st day of September, A.D., 1981 in the Office for the Recorder of Deeds in and for the County of Chester, and Commonwealth of Pennsylvania in Deed Book W-58 page 193, granted and conveyed unto Balderston Family Limited Partnership, a Pennsylvania Limited Partnership, in fee.

AND the said Grantor does hereby covenant to and with the said Grantee that it, the said Grantor **SHALL** and **WILL** by these presents, Warrant and forever Defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee his heirs and assigns, against the said Grantor and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him, her, them or any of them.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed, the day and year first above written.

SEALED AND DELIVERED In the Presence of:

Balderston Family Limited Partnership,
a Pennsylvania Limited Partnership

William H. Balderston (SEAL)
William H. Balderston, General Partner

Witness

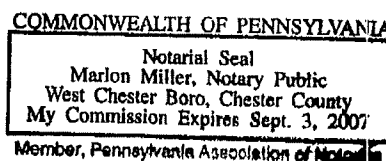
Commonwealth of Pennsylvania

County of Chester ss:

On this 19th day of June, 2007, before me, the undersigned officer, personally appeared William H. Balderston, General Partner for Balderston Family Limited Partnership, a Pennsylvania Limited Partnership known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Marlon Miller
Notary Public

The address of the Grantee is:
1518 Meadowbrook Lane
West Chester, PA 19382



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EXHIBIT “B”

Aerial Tax Map of Property

Horseshoe Village Associates



COUNTY OF CHESTER
PENNSYLVANIA



Find UPI Information

PARID: 2904 01330000
UPI: 29-4-133
Owner1: HORSESHOE VILLAGE ASSOCIATES LP
Owner2:
Mail Address 1: 1518 MEADOWBROOK LN
Mail Address 2: WEST CHESTER PA
Mail Address 3:
ZIP Code: 19382
Deed Book: 7191
Deed Page: 2148
Deed Recorded Date: 06/20/2007
Legal Desc 1: SW COR OF HORSESHOE PK & S
Legal Desc 2: 10.15 AC
Acres: 10.15
LUC: V-10
Lot Assessment: 7550
Property Assessment: 0
Total Assessment: 7550
Assessment Date: 12/13/2024 7:28:35 AM
Property Address: 1616 HORSESHOE PK
Municipality: WEST BRANDYWINE
School District: Coatesville Area

Map Created:
Wednesday, September 10, 2025

County of Chester

Limitations of Liability and Use:
County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.

EXHIBIT “C”

Conditional Use Plan

prepared by Nave Newell, dated August 15, 2025

(separately provided)

EXHIBIT “D”

Site Analysis Plan

prepared by Nave Newell, dated August 15, 2025

(separately provided)

EXHIBIT “E”

Transportation Impact Study

prepared by Traffic Planning and Design, Inc.

dated August 25, 2025

(by reference, separately submitted)

EXHIBIT “F”

Landscaping Plan

prepared by Nave Newell, dated September 9, 2025

(separately provided)

EXHIBIT “G”

Lighting Plan

prepared by Red Leonard Associates, dated September 9, 2025

(separately provided)

UPI	Owner 1	Owner 2	Local Address	Zip Code	Mailing Address 1	Mailing Address 2
29-4-133	HORSESHOE VILLAGE ASSOCIATES LP		1616 HORSESHOE PK	19382	1518 MEADOWBROOK LN	WEST CHESTER PA
29-4-133.2	HORSESHOE VILLAGE ASSOCIATES LP		1628 HORSESHOE PK	19380	1518 MEADOWBROOK LN	WEST CHESTER PA
29-4-133.3	HORSESHOE VILLAGE ASSOCIATES LP		1620 HORSESHOE PK	19380	1518 MEADOWBROOK LN	WEST CHESTER PA
29-4-134.3	HORSESHOE VILLAGE ASSOCIATES LP		1636 HORSESHOE PK	19380	1518 MEADOWBROOK LN	WEST CHESTER PA
29-4-134.11	SANDONE SCOTT	SANDONE MARGARET	325 SWINEHART RD	19335	216 CREEKS BEND DR	DOWNINGTOWN PA
29-4-142.3	PLANK DEVELOPMENT CO LP			19380	1518 MEADOWBROOK LN	WEST CHESTER PA
29-4-169	GUISEPPE VALERIE J	GUISEPPE WILLIAM J	314 SWINEHART RD	19365	3657 UPPER VALLEY RD	PARKESBURG PA
29-4G-25	WHITEMAN KEVIN E	WHITEMAN RICHARD I JR	1607 HORSESHOE PK	19343	1611 HORSESHOE PK	GLENMOORE PA
29-4G-26	EAST HORSESHOE VILLAGE LP		1615 HORSESHOE PK	19380	1518 MEADOWBROOK LN	WEST CHESTER PA
29-4-134.12B	HOWE JONATHAN D	BRADON-HOWE ERINN J	1640 HORSESHOE PK	19343	1640 HORSESHOE PK	GLENMOORE PA