

Planning Department



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July 10, 2014

Timothy Gegan
Covanta Delaware Valley LP
10 Highland Avenue
Chester, Pa. 19013

TITLE OF PLAN: Containerized Waste Truck Delivery System
LOCATION: West side of Flower Street South of Delaware Avenue
APPLICANT: Timothy Gegan
CCPC FILE: 4-24-489-13-14
DATE RECEIVED: May 2, 2014

Dear Mr. Gegan:

In accordance with the provisions of Article V of the Pennsylvania Municipalities Planning Code, and Article 1305.05 of the Subdivision Regulations for Chester City, the above described proposal has been received by the Chester City planning Commission for review. The Commission at a meeting held on July 9, 2014 took the final action shown in the recommendation of the attached review. City Council will take final action on the above referenced plan at its regular scheduled meeting on July 23, 2014 at 7:00 P.M.

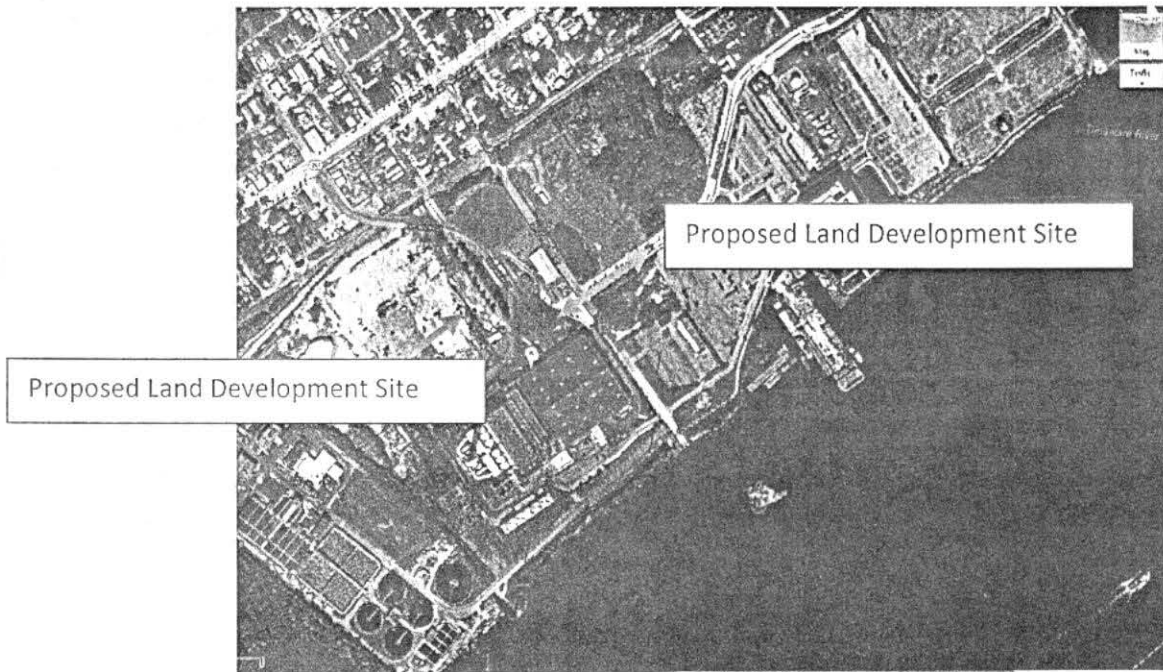
If you have any questions, please call our office at (610) 447-7707.

Very truly yours,

William C. Payne
Planning Director

WCP/clf
Cc: STV Inc.
: File

Chester City Planning Commission



Plan Title: Container Waste Truck Delivery System

Date of Plan: May 30, 2014

Applicant: Covanta Delaware Valley

File Number: 4-24-489-13-14

Location: 10th and Highland Avenue

Type of Review: Final Land Development

Zoning District: M-3 Industrial

Proposal: To further develop a 31 acres site with a 15,000 sq. ft. rail box building and a 1,000 sq. ft. office building.

Remarks:

1. The proposed buildings are in addition to the existing Covanta Energy (Trash Burning to Steam) Facility.
2. The proposal appears to meet the minimum requirements of the M-3 Industrial District.
3. The proposed buildings are outside of the 100 year floodplain but within the 500 year floodplain.

Chester City Planning Commission

4. It is noted that the applicant has submitted additional information which has been reviewed by the Commission. It is further noted that the Commission also received information submitted by the Energy Justice Network.
5. A copy of the plan has been submitted to the city engineer for review and comment. The applicant has complied with the remarks of the city engineer.
6. All information submitted relevant to this application has been reviewed by the Commission. The Commission's recommendations are based on the review of all data submitted.

Recommendation: The Commission recommends that the proposed land development plan not be approved. (This recommendation will be forwarded to the City Council for official action at its July 23, 2014 meeting).