

RESOLUTION NO. 2026 - __11__

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THORNBURY TOWNSHIP, CHESTER COUNTY, APPROVING, WITH CONDITIONS, THE APPLICATIONS OF PENN OAKS PADEL PA, LLC AND SULZMAN ENTERPRISES III, LLC SEEKING APPROVAL OF REVERSE SUBDIVISION PLAN, CONDITIONAL USE APPLICATION, AND PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

WHEREAS, an Application seeking Conditional Use Approval for three padel courts, reverse subdivision of three lots into one, and the approval of a preliminary/final land development plan to permit the construction of padel courts on properties known as Penn Oaks Tennis and Fitness Center located at 52, 58 and 60 Penn Oaks Drive, Thornbury Township, Chester County, Pennsylvania (UPI lots Nos. 66-3H-4; 66-3H-5; and 66-3H-6 (totaling 6.98 acres)), located in the R-1 Residential/Agricultural Zoning District was submitted by Penn Oaks Padel, PA LLC and Sulzman Enterprises III, LLC (hereafter “Applicants”) ; and

WHEREAS, Applicants also sought conditional use approval for modification of the planting buffer required by Section 155-1504.C(1)(a) of the Thornbury Township Zoning Ordinance, pursuant to subsection C(1)(h), permitting the Board of Supervisors to permit modification of the planting buffer where the intent of the regulations will be met by the requested modifications; and

WHEREAS, Penn Oaks Padel PA, LLC filed an application with the Zoning Hearing Board of Thornbury Township seeking variances from:

- a) Section 155-405.A(2) to increase the impervious coverage on the property from 35.63% to 38.4%;
- b) Section 155-1500.A(1) to permit an accessory structure within the required 100 foot front yard setback;
- c) Section 155-1616.B to permit impervious coverage that exceeds the permitted maximum;
- d) Section 155-1616.C to permit an outdoor recreation area to be located within the 100 foot setback from adjacent residential uses; and
- e) Section 155-405.C to permit construction of an accessory building canopy with a 27 foot height over the Padel courts; and

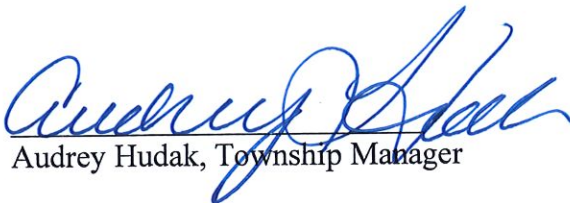
- 1) Applicants, having sought approval from the Board of Supervisors, pursuant to Section 155-1504.C(1)(h) of the Zoning Ordinance which permits all or a portion of the required buffer planting strip to be located on that part of the property located in the abutting residential district for which screening is required, Applicants shall record perpetual easements on that portion of the property upon which the buffer planting strip is to be installed and shall provide maintenance and replanting where necessary every spring and fall so long as the recreational use of the property continues.
- 2) Padel court access will be restricted by locked key pads and courts will be available for rental from 6 am to 10 pm.
- 3) Court lighting will be on an automated timer and will be turned off at 11 pm or whenever the courts are not in use.
- 4) Dark blue curtains on the exterior of the courts will be drawn at sundown to prevent light from escaping from the courts.
- 5) Applicants have agreed to plant and perpetually maintain a mix of cryptomeria, Leland cypress and green giants along Penn Oaks Drive as part of the required buffer.
- 6) Applicants have agreed to post all of Penn Oaks Drive and adjacent grass areas with no parking signs and to enter into a contract with a reputable towing service to tow any cars violating the parking restrictions, and to consistently enforce parking regulations.
- 7) Applicants have agreed to turn off all exterior parking lot lights at 10 pm but if issues arise in the absence of exterior lighting after 10 pm, Applicants will request permission to return to their current exterior lighting schedule, which permission will not be unreasonably withheld.
- 8) To assist in sound mitigation Applicants will rent Padel Court 1 first, followed by Padel Court 2, and only when 1 and 2 are in use, will rent Court 3, as it is the closest to the residences on Penn Oaks Drive.
- 9) Applicants will comply with all of the conditions of approval listed in the July 29, 2025, Zoning Hearing Board Opinion.
- 10) The padel court canopies will be dark green and the curtains will be dark blue to prevent light spillage.
- 11) One handicapped parking space will be installed adjacent to the courts.
- 12) Rental times for the padel courts will be staggered to diminish traffic.
- 13) Applicants will comply with each of the comments in the Township's consultants' reviews: Yerkes Associates, Inc.'s review dated February 2, 2026, attached hereto and marked Exhibit "A"; Thomas Comitta Associates, Inc.'s review letter dated February 2, 2026, attached hereto and marked Exhibit "B"; and F. Tavani & Associates, Inc.'s review letter dated January 22, 2026, attached hereto and marked Exhibit "C".

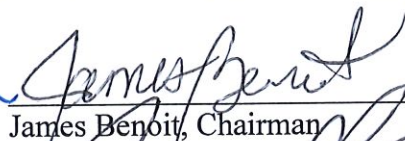
NOW THEREFORE, the Board of Supervisors of Thornbury Township, Chester County, hereby approves the preliminary/final land development plan and reverse subdivision plan, subject to and conditioned upon compliance with each of the aforementioned conditions.

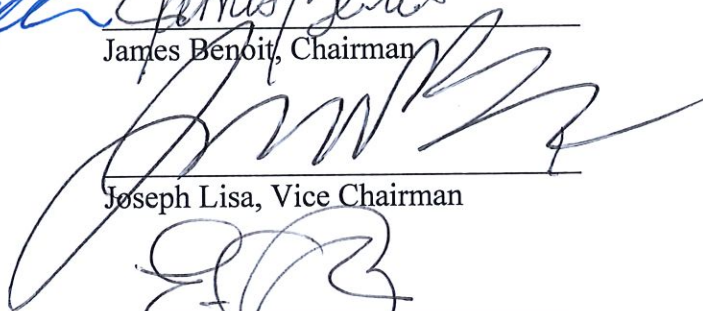
APROVED AND RESOLVED this 17 day of March, 2026.

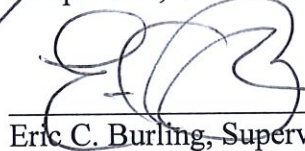
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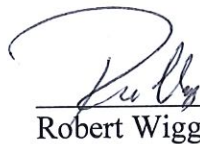
**THORNBURY TOWNSHIP, CHESTER COUNTY
BOARD OF SUPERVISORS**

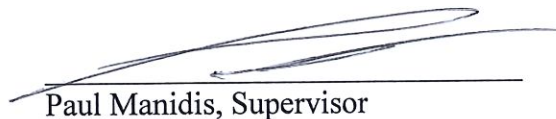

Audrey Hudak, Township Manager


James Benoit, Chairman


Joseph Lisa, Vice Chairman


Eric C. Burling, Supervisor


Robert Wiggins, Supervisor


Paul Manidis, Supervisor



Associates. Inc.

a cirilli company Consulting Engineers / Site Planners / Land Surveyors / Municipal Services

February 2, 2026

Thornbury Township, Chester County
800 East Street Road
West Chester, Pennsylvania 19382

Re: Penn Oaks Tennis & Fitness Center Padel Courts Addition
Preliminary / Final Land Development Plan Review

Attn: Planning Commission Members:

The following plans and report prepared by Mohawk Land Development Consultants have been provided for review:

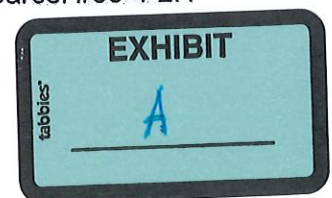
Penn Oaks Tennis and Fitness Center Padel Courts Addition, dated December 1, 2025:

<u>Sheet No.</u>	<u>Description</u>
C0001	Cover Sheet
C0050	Aerial Exhibit
C0060	Existing Conditions Plan
C0080	Demolition Plan
C0100	Overall Site Plan With Zoning Analysis
C0101	Detailed Site Plan
C0151	Site Details & Existing Parking Breakdown
C0152	Padel Court and Canopy Details
C0201	Grading & Utility Plan
C0251	Storm Sewer Details & Profiles
C0301	SWM Plan & Details – Basin 1
C0302	SWM Plan & Details – Basin 2
C0401	Landscape Plan
C0451	Landscape Details & Notes
C0501	Lighting Plan
C0601	Soil Erosion & Sediment Control Plan
C0651	Soil Erosion & Sediment Control Details
Stormwater Management Report w/ Pre & Post Development Drainage Area Plan, dated December 1, 2025	

Also Provided:

Boundary & Topographic Survey, dated April 29, 2025, prepared by Vargo Associates
Acoustics Report, dated November 21, 2025, prepared by metropolitan acoustics
Traffic and Parking Study, dated October 8, 2025, prepared by Horner & Canter Associates
Deed Description Indenture for 52 Penn Oaks Drive – UPI #66-3H-4, 66-3H-5, 66-3H-6,
dated October 3, 2014, prepared by Land Services USA, Inc.
Narrative in Support of Application for Conditional Use of Penn Oak Tennis & Fitness Club,
Prepared by Matthew M. McKeon, Esq.

The Penn Oaks Tennis & Fitness Center Padel Courts consists of parcels UPI #66-3H-4 (approx. 2.3 ac.), UPI #66-3H-5 (approx. 2.8 ac.), and UPI #66-3H-6 (approx. 2.0 ac.). The parcels are situated within the R-1 Residential / Agricultural Zoning District and, within the R-1 Zoning District, an outdoor private recreation area is permitted as a Conditional Use. The parcels include existing access easements to parcel #66-4-2.1 (Stillmans Automotive Center, Inc.) and to Penn Oaks Country Club



The parcels are currently used for private recreation. The facilities include two (2) principal indoor recreational buildings connected to a smaller entryway building, three (3) outdoor tennis courts, and 96 parking spaces. The facilities are served by public water and an on-site sewage disposal system. The existing impervious cover is indicated to be 108,393 square feet (35.63%). There are no existing on-site stormwater management facilities.

The plans and application indicate the consolidation of the three (3) parcels into a single 6.984-acre parcel. The plans also indicate the construction of three (3) canopy covered (120' by 69') padel courts to be located between Penn Oaks Drive and the existing outdoor tennis courts. The additional impervious cover is indicated to be 8,427 square feet and the overall proposed impervious cover is indicated to be 116,820 square feet (38.40%). The project area generally slopes toward Penn Oaks Drive.

Stormwater management for the increased impervious cover is to be addressed by directing runoff from the project area into two (2) subsurface trenches and basins. The limit of disturbance is noted to be 0.76 acres.

On July 29, 2025, the Zoning Hearing Board conditionally approved variances to increase the impervious coverage from 35.63% to 38.4%; to permit the location of an accessory structure within the required 100-foot front yard setback and within the required 100-foot setback from an adjacent residential use; and to permit the canopy height over the proposed courts to be 27-feet.

The following comments are offered for consideration:

July 29, 2025 Zoning Hearing Board Decision

1. Findings of Fact 12: Applicant withdrew its request for relief from Section 155-1504.C.1.a and, in lieu of variance, will seek approval from the Board of Supervisors to allow for a reduced or alternative buffer strip planting. The buffer strip planting plan modifications will need to be addressed to the Board's satisfaction.
2. Condition 5: The Applicant shall defer to and comply with any additional sound mitigation requirements imposed by the Township Board and any consultants during the land development and conditional use process. Sound mitigation measures will need to be addressed to the Board's satisfaction.

Chapter 155 - Zoning Ordinance

3. Sections 155-403.E, 1616, & 2105: Within the R-1 Zoning District, an outdoor private recreation area is permitted as a Conditional Use. The conditions for approval listed in section 155-2105.D.5 will need to be addressed to the Board's satisfaction.
4. Sections 155-1801.A.2 & 1801.D.5: Pedestrian and handicapped accessibility needs to be addressed for movement from the entryway building to the proposed padel courts.
5. Section 155-1802.E.1: The traffic count and parking space suitability comments from the Township Traffic Engineering Consultant's review of the submitted traffic study will need to be satisfactorily addressed.
6. Section 155-1803.D.3.a: The plans need to indicate the location of the trash and recycling storage and pick-up area.

Chapter 115 - Subdivision and Land Development Ordinance

7. Section 115-300.D: A waiver request to allow the application to be submitted as a preliminary / final land development plan will need to be discussed with the planning Commission.
8. Sections 115-401.A.2 & 115-401.B.4: The plan submission will need to include a reverse subdivision / lot consolidation plan for the recombination of the three existing parcels.
9. Section 115-401.B.2.e: The plans should list the conditions of approval associated with the July 29, 2025 Zoning Hearing Board Order.
10. Section 115-401.B.2.i: The plans need to include signature blocks, in accordance with Appendix D, for plan approval and recording.
11. Sections 115-401.B.2.m: The plans need to indicate the location of all existing and proposed on-site utility service lines and include provisions for protection from disturbance and/or relocation if a conflict will occur due to the proposed site work.
12. Section 115-401.B.2.o: The existing conditions plan should note the right-of-way width and cartway width for Penn Oaks Drive.
13. Section 115-507.F.5: The detailed construction sequence on sheet C0601 should note that prior to the start of any earth disturbance, the PA One Call System needs to be notified for the location and identification of underground utilities, the limit of disturbance needs to be field located and identified, and traffic control measures need to be implemented to segregate the project area from existing patron use of the parking lot.
14. Sections 115-518.A.2 & .3: A one-hundred percent (100%) replacement absorption area shall be provided for all on-lot sanitary sewage disposal systems. The plans need to indicate the location of the existing on-lot sewage disposal system and the replacement absorption area.
15. Section 115-518.A.6: Sewer Facilities Planning Modules will need to be submitted to the Chester County Health Department, Township, and PADEP for review, capacity verification, and approval.

Chapter 116 - Stormwater Management Ordinance

16. Sections 116-19.A & 19.H: The post-development total runoff volume shall not exceed the pre-development total runoff for all storms equal to or less than the two-year, twenty-four hour duration storm. Weighted averaging of runoff coefficients shall not be used for manual computations or input data for water quality and runoff volume calculations. The SWM Report needs to include the runoff volume reduction calculations based on non-composite CN values.
17. Section 116-20.B: The volume of a minimum of one-inch of runoff from all regulated impervious surfaces shall be infiltrated. The SWM Report needs to include the runoff volume reduction comparative analysis of one-inch (1-inch) of runoff for all proposed impervious surfaces versus the 2-year storm difference.
18. Section 116-20.L: The soil erosion and sediment control plan should indicate the placement of construction fencing around the proposed sub-surface infiltration trenches and basins.
19. Section 116-20.N: The roof leader cleanout detail on sheet C0251 should be amended to provide measures such as leaf traps gutter guards, or cleanouts, to prevent clogging.

20. Section 116-20.O:
- The stormwater trench outlet structure detail on sheet C0301 needs to be checked for consistency with the basin 1 pond information in the swm report. The report notes a top of weir elevation of 461.0', whereas the detail indicates a top of weir elevation of 462.0'
 - The stormwater trench 2 section detail on sheet C0302 needs to be checked for consistency with the basin 2 pond information in the swm report. The report indicates a top of stone elevation of 464.0', whereas the detail indicates a top of stone elevation of 462.0'
21. Section 116-22.H: The Township MS4 Program Outfall & Urbanized Area Map indicates that the project area is situated within the Chester Creek Watershed. According to the Release Rate for the Chester Creek Watershed Act 167 Study, the project area is situated in subdrainage area 36 which requires a 50% peak runoff rate reduction from pre-development to post-development. The stormwater management peak rate control design needs to be revised accordingly.
22. Section 116-24.D and Storm sewer design SLDO Section 115-528: Storm sewer and drainage systems which convey runoff to a stormwater management facility shall be designed to convey the 100-year peak flow rate.
- The storm sewer design calculations in appendix E of the SWM Report need to be amended based on the 100-year storm event.
 - The storm sewer calculations in appendix E need to include the design information for the yard drains that discharge to subsurface stormwater trench and basin #2.
 - The plans need to include the construction notes and details for the proposed riprap aprons.
23. Section 116-36.D: The Applicant / Landowner will need to complete, sign, notarize, and record in the Chester County Office of Recorder of Deeds, the Stormwater Best Management Practices and Conveyances Operation and Maintenance Agreement that is included in Ordinance Appendix E.

General Comments:

24. The parking space count on sheet C0100 should be adjusted to exclude the two (2) parking spaces occupied by the picnic tables.

Additional plan review comments may be generated based on plan revisions to address the above comments. Please contact our office if you have any questions concerning this plan review.

Sincerely,
YERKES ASSOCIATES, INC


Michael Conrad, P.E.

Cc: Mohawk Land Development Consultants



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

MEMORANDUM

TO: Thornbury Township Officials, Staff & Consultants
Penn Oaks Tennis & Fitness Center Team

FROM: Thomas J. Comitta, AICP, CNU-A, RLA
Erin L. Gross, RLA, ASLA, APA

DATE: February 2, 2026

SUBJECT: **REVIEW COMMENTS: PENN OAKS TENNIS & FITNESS CENTER –
SITE PLANS, DATED 12-1-2025**

Please note the enclosed Review Comments pertaining to the documents listed below, which we received on January 6, 2026, and to a site visit on January 17, 2026, including:

- Site Plans – Penn Oaks Tennis and Fitness Center Padel Courts Addition (17 sheets), prepared by Mohawk Land Development Consultants, dated 12-1-2025; and
- Thornbury Township Zoning Hearing Board Application of Penn Oaks Padel PA, LLC Decision, dated 9-11-2025.

Please let us know if there are any questions.



www.comitta.com



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

REVIEW COMMENTS: PENN OAKS TENNIS & FITNESS CENTER – SITE PLANS, DATED 12-1-2025

February 2, 2026

Please note the following Review Comments pertaining to the documents listed in the cover memorandum.

1. Overview

- 1.1. The Applicant is proposing to construct three (3) new paddle courts enclosed within a new canopy structure. The property is located in the R-1 Residential/Agricultural Zoning District, and the includes an existing fitness facility building, three (3) tennis courts, and associated parking.

TCA defers to the Township and Township Engineer relative to expansion of the existing Use, and compliance with area & bulk, stormwater management, and parking requirements.

- 1.2. September 11, 2025 the Zoning Hearing Board (ZHB) granted relief from several sections of the Zoning Ordinance, including from Section 155-1504.C.1.(Z) (Buffer planting strips) to permit a buffer planting strip of 27.41 feet where a 50 foot strip is required. Also see comment 2.1.

2. Landscaping and Tree Protection

- 2.1. The Overall Site Plan With Zoning Analysis (Sheet 5) indicates that there are several Variances that have been received including from Section 155-1504.C.(1)(a) (ZO) pertaining to the proposed Buffer Planting Strip which is proposed to be 37.74 feet in width instead of the required 50 feet in width. Per the ZHB Decision noted in comment 1.2., the buffer planting strip is required to be 27.41 feet in width. We believe the buffer strip achieves this width. However, the Plan indicates 37.74 feet, which measures to the inside of the Padel Court 3. Therefore, we believe Sheet 5 should be updated to accurately indicate the width of the proposed landscape berm.

Further, while we believe the berm achieves the required 27.41 feet in width, the actual buffer plantings (excluding the Street Trees) do not achieve the required width. Therefore, we defer to the Township on this item.

- 2.2. Please label or include leader lines to label all proposed Plants (it is unclear what labels correspond with which plants).
- 2.3. Tree Protection Fence is depicted on the Soil Erosion & Sediment Control Plan (Sheet 16). There is proposed grading and stormwater management within the dripline of the two (2) trees along Penn Oaks Drive. In order to protect the tree, there should not be any disturbance within the tree protection zone (or dripline of the trees), per Section 155-1406.E.(ZO). Therefore, the Plans should be adjusted to avoid disturbance in these areas.
- 2.4. Tree Protection notes should be added to the Plans in accordance with Section 155-1406.E. (ZO).
- 2.5. Areas proposed to be lawn should be labeled.
- 2.6. The Landscape Planting Note 38 should be updated from "New Jersey" to "Pennsylvania".



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

REVIEW COMMENTS: PENN OAKS TENNIS & FITNESS CENTER – SITE PLANS, DATED 12-1-2025

February 2, 2026

- 2.7. Section 155-1504.C.(f)(ZO) requires that a buffer planting strip be permanently maintained. Therefore, a note should be added to the Landscape Plan.
- 2.8. Section 155-1504.C.(1)(g)(ZO) requires that plantings comply with the provisions of Chapter 115, Subdivision & Land Development. Therefore, please note the following.
 - a. The proposed Tree species types are in sync with the Recommended Plant List of Appendix A of the SALDO. There are additional types of Evergreen Trees and Shrubs, Perennials & Ornamental Grasses proposed than what are included in the Recommended Plant List. However, we believe the proposed plant species are acceptable.
 - b. The Landscape Planting Notes should be updated to be in sync with the Site Maintenance and Guarantee provisions of Section 115-510.F.(SALDO).
- 2.9. There are two (2) additional existing large trees that are not yet depicted on the Plans. One of the tree is a large Sycamore Tree that might be able to be saved if "Sub-Surface Stormwater Trench #1" is reconfigured. The Plans should be updated to depict this tree and possible reconfiguration of the sub-surface stormwater management trench.

3. Other

- 3.1. Please consider a building color that is non-white in order to reduce glare and to reduce long term maintenance due to discoloration. Please consider a beige or tan color the building instead of white, especially since the adjoining residential neighborhood ("The Greens at Penn Oaks") has a predominantly beige or tan color palette for the siding of the homes and the garage doors.
- 3.2. The existing site has two (2) picnic tables in the open lawn area. Please consider relocating these picnic tables, and depict the new location for the tables in the new Plan layout.

Please call if there are any questions.



F. Tavani and Associates, Inc.
Traffic Engineering and Planning

248 Beech Hill Road • Wynnewood • PA • 19096 • (215) 625-3821 Phone • (484) 792-9495 Fax
WWW.FTAVANIASSOCIATES.COM

22 January 2026

Audrey Hudak
Thornbury Township
800 East Street Road
West Chester, PA 19382

VIA EMAIL ONLY

**RE: Penn Oaks Tennis & Fitness Club,
Thornbury Township, Chester County**

FTA Job #225-016

Ms. Hudak:

F. Tavani and Associates, Inc. (FTA) has reviewed a traffic study prepared on behalf of Penn Oaks Tennis & Fitness Club. The study is dated 8 October 2025. The study's focus regards the proposed addition of 3 padel courts to the existing site. It is unclear if the courts are proposed as indoor or outdoor courts (no mention in the traffic study). There are 3 existing outdoor tennis courts.

The site features one point of access, namely an unsignalized, unrestricted driveway along Penn Oaks Drive. Penn Oaks Drive is, itself, a dead-end driveway which serves the Penn Oaks Golf Club which is immediately east of the site. The next nearest public intersection in the township is approximately 300 feet to the west (William Penn Boulevard and Penn Oaks Drive).

The traffic study includes no description of the existing site. FTA visited the site this month, to investigate what presently exists. It was learned that the site currently hosts the following activities (the business entity associated with each activity is shown in parens):

- a. Tennis club (*Penn Oaks Tennis & Fitness Club*)
- b. Fitness club (*Penn Oaks Tennis & Fitness Club*)
- c. Baseball/Softball club (*All Star Sports Academy*)
- d. Physical therapy services (*Instacare Physical Therapy*)
- e. Massage therapy (*Penn Oaks Tennis & Fitness Club*)

Calendars related to some, but not all, of these activities are found on websites associated with each business listed above. Screen shots of available calendars are attached to the end of this letter.

FTA comments on the traffic study are as follows:

1. Traffic count data was collected on 27 August 2025 at the intersection of the site driveway and Penn Oaks Drive. As mentioned earlier, the latter is essentially a driveway for a golf club community. Also, weather conditions during the traffic counts were not mentioned in the report. FTA researched available weather almanac information and learned that at least some rain was reported on 27 August 2025 in West Chester, Pennsylvania.



2. The trip generation for the site is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, (TGM) 11th edition. The 12th edition of the manual was published in the summer of 2025.
3. The site provides 96 parking spaces (according to the report). Parking observations were conducted on Tuesday, 16 September 2025 between 8:00 AM and 12:00 Noon. They were also conducted on Saturday, 27 September 2025 during the same time period. Peak observed parking amounted to 40 cars. Weather conditions during the parking observations were not mentioned in the report. FTA researched available weather almanac information and learned that at least some rain was reported in West Chester during both days of the parking observations.
4. Level of service investigations of existing and future conditions were conducted; the latter reflected an opening day of 2026 (for the proposed new padel courts).
5. The report concludes that:
 - a. the new padel courts will increase site traffic by 25% or more¹;
 - b. levels of service (LOS) at the site driveway are acceptable today and will remain acceptable in the future;
 - c. no traffic improvements are needed to offset the impact of the proposal; and
 - d. while parking demand will increase by as much as 41%² it will remain adequately addressed by existing parking supply, which is not proposed to change as part of the project.

FTA suggests the following:

1. A review of the traffic count data shows virtually all site traffic is headed to and from the west, traveling through the intersection of William Penn Boulevard and Penn Oaks Drive – traffic counts were not performed at this location. The presented traffic count location is tantamount to the intersection of a driveway with another driveway, which means total intersection volumes are correspondingly lower than those found at the intersection of a driveway along a public roadway. Although the traffic along Penn Oaks Drive (at its intersection with William Penn Boulevard) includes a commingling of Penn Oaks Tennis Club traffic with Penn Oaks Golf Club traffic, it is nevertheless true that a more meaningful investigation of the site's impact would be accomplished by conducting counts and subsequent analysis at William Penn Boulevard location, and so it is FTA's suggestion to conduct new counts (and related LOS analysis) at that location.
2. The traffic study should be updated to be based on the 12th edition of the ITE TGM. Peak hour volumes will be different (higher) than what is stated in the current study.
3. The 2025 All Star Sports Academy (ASSA) calendar is no longer on its website, but the 2026 calendar is (copy attached). As shown, the calendar ends in mid August this year. Assuming the same was also true last year, then it is likely that neither the traffic counts nor the parking counts reflect any activity / demand associated with ASSA. This is a concern since not only will LOS calculations be impacted, but informal conversations with Penn Oaks Tennis Club patrons resulted

¹ The study includes no traffic volume figures, tables, or text regarding existing traffic volumes, but review of the supplied traffic counts reveals that the site currently generates 38 total AM peak hour trips and 52 total PM peak hour trips. The study hypothesizes that 11 new trips will be added during each peak hour. $22 / 90 = 25\%$. If the 12th edition of TGM is used: $26 / 90 = 29\%$

² From top of page 4 of the study: $12 / 29 = 41\%$; $12 / 40 = 30\%$

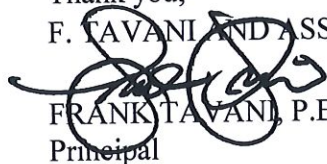
in a finding that – in their words – there are periodic parking supply problems at the site when ASSA is operating. Patrons report occasional inappropriate parking on grass or elsewhere. Additionally and as also previously mentioned, weather may have been a factor during both the traffic counts and the parking counts, which may have impacted (lowered) the utilization of the outdoor tennis courts. FTA recommends the traffic counts and the parking counts be performed again, on days and times of good weather and temperatures which are both conducive to outdoor tennis play and is precipitation free. The counts should also be scheduled on days and times of peak or near peak utilization of all components of the site (see list on page 1 of this letter), not commuter peak periods (unless they in fact can be demonstrated to be coincidental with peak site utilization).

4. A buildout year that is more reflective of the reality of the complete compositioning of the project (entitlements, permitting, construction, & market absorption) should be incorporated in the revised study.

I hope this has been helpful. Please share this letter with the applicant and Township staff / consultants as you deem appropriate, and please also let me know if I can answer any questions.

In conclusion I would like to point out that I think it is unlikely that the conclusions of the traffic study will change as a result of the suggested actions, but I am somewhat concerned about the adequacy of parking in the future, especially since the applicant's consultant is forecasting an increase in demand of 12 parking spaces and existing site patrons are reporting occasional parking shortages are already taking place in warmer weather. The applicant should identify locations of reserve parking.

Thank you,
F. TAVANI AND ASSOCIATES, INC.



FRANK TAVANI, P.E., PTOE
Principal

attachments

	Sun 8/24	Mon 8/25	Tue 8/26	Wed 8/27
7am			Cycle 45 7am - 7:45am	
8am				
9am	Pilates 9am - 9:55am	TABATA & CORE 9:15am - 10:15am	Step & Core 9am - 10:15am	Cardio Sculpt 9:15am - 10:15am
10am	Interval Step Class 10am - 11am			
11am		Yoga 10:30am - 11:30am		
12pm				
1pm				
2pm				
3pm				
4pm				
5pm			Pilates 5pm - 6pm	
6pm		Cardio Sculpt 5:45pm - 6:45pm		Total Body Conditioning 5:45pm - 6:45pm

	Thu 8/28	Fri 8/29	Sat 8/30
7am	Cycle 45 Min 7am - 7:45am		
8am			
9am	Step, Strength & Core 9am - 10:15am	Total Body Conditioning 9am - 9:55am	Pilates 8:30am - 9:25am
10am		Yoga/Stretch 10am - 11am	Cardio Step 9:30am - 10:25am
11am			Zumba 10:30am - 11:30am
12pm			
1pm			
2pm			
3pm			
4pm			
5pm	Ballet Barre 5pm - 6pm		
6pm			
7pm	Zumba 6:30pm - 7:30pm		

Sun 8/24		Mon 8/25		Tue 8/26		Wed 8/27		Thu 8/28		Fri 8/29		Sat 8/30	
7am				Cycle 45 7am - 7:45am				Cycle 45 Min 7am - 7:45am					
8am													
9am	Pilates 9am - 9:55am	TABATA & CORE 9:15am - 10:15am						Step, Strength & Core 9am - 10:15am	Total Body Conditioning 9am - 9:55am	Pilates 8:30am - 9:25am			
10am	Interval Step Class 10am - 11am									Cardio Step 9:30am - 10:25am			
11am		Yoga 10:30am - 11:30am							Yoga/Stretch 10am - 11am		Zumba 10:30am - 11:30am		
12pm													
1pm													
2pm													
3pm													
4pm													
5pm													
6pm		Cardio Sculpt 5:45pm - 6:45pm	Pilates 5pm - 6pm			Total Body Conditioning 5:45pm - 6:45pm		Ballet Barre 5pm - 6pm					
7pm								Zumba 6:30pm - 7:30pm					



Pickleball Schedule

Sept 2, 2025 – June 7, 2026

Latest revision 10/30/2025

Clinics - Beginner (Newbie – 2.5) and Intermediate (2.5+)

For players new to the game or players looking to improve their skills.

Advanced Tactics for Intermediate Players Clinic

This clinic will introduce skills and strokes to raise the level of your game. Each class will feature drills for kitchen play, court positioning, two-handed backhand, shadowing, top spin, ball placement; ball speed ups....

Round Robin

Round robin is for playing games and rotating partners.

Levels of Play for Round Robin

Players should self-select their appropriate level of play. If you find you're winning consistently you should move up. If you're being outplayed, losing consistently, you should move down. Pickleball is more fun and enjoyable when teams pair off against teams of near-equal abilities. If you want to improve your game against better players, find an experienced partner willing to help you get better through play.

- **Novice (2.5)/Low Intermediate (3.0)** - Mid-level and inexperienced players looking for recreational play.
- **High Intermediate (3.5)+** - Experienced and skilled players looking for a higher level of competition.
- **Mixed** - Open to all levels. Transitional mixed times are intended for players to 'mix it up' with other skill levels to 'play up'.

Schedule

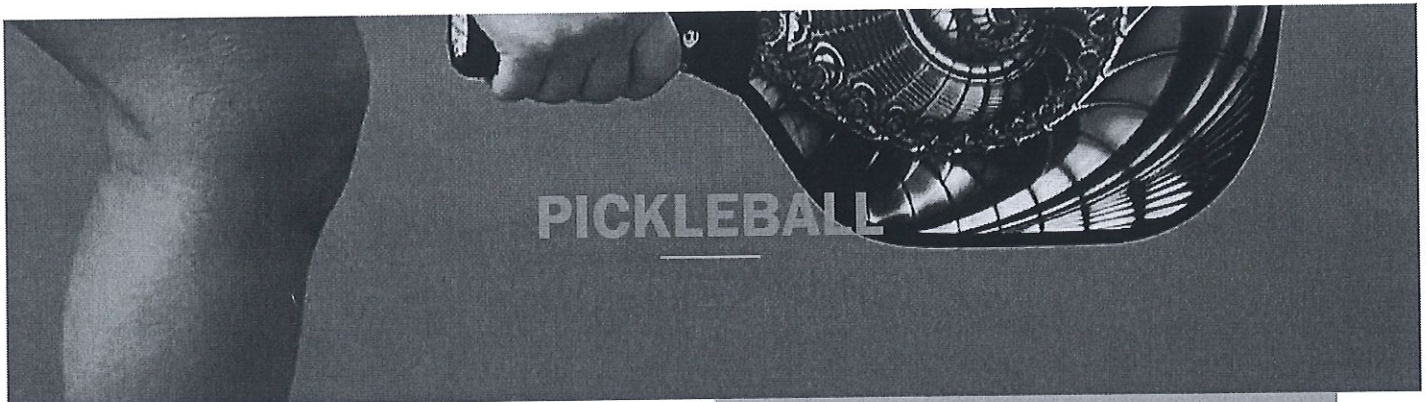
Activity	Level	Day	Time	Cost
Round Robin	Mixed: Low/High Intermediate	Monday	1:30 pm – 3:00 pm	\$15
Only 12/1 – 12/22	Novice/Low Intermediate	Monday	7:00 pm – 8:30 pm	\$15
	Mixed: Low/High Intermediate	Thursday	2:00 pm – 3:30 pm	\$15
	Mixed: Low/High Intermediate	Friday	7:00 pm – 8:30 pm	\$15
Clinics				
1st & 3rd Friday	Newbie & Novice (2.5)	Friday	7:00 pm – 8:30 pm	\$25
2nd and 4th Friday	Intermediate Clinic	Friday	7:00 pm – 8:30 pm	\$25
Advanced Tactics	Intermediate Players	Thursday	2:00 pm – 3:30 pm	\$25

Sign Up Required for Round Robin Play and Clinics

Sign-Up On-Line at www.pennoakstennisandfitness.com or Stop by the Front Desk.

56 Penn Oaks Drive, West Chester, PA 19382

Phone: 610-399-3800 Fax: 610-399-1220 Website: www.pennoakstennisandfitness.com



Our pickleball offering includes private lessons, beginner clinics, skills clinics and fun round robin play.

Sign Up Required for all Round Robins and Clinics. To sign up Click on the "SIGN UP NOW" button above or Click [HERE](#).

Fall/Winter/Spring schedule starts Wednesday 9/3. Click [HERE](#) for the Fall/Winter/Spring Schedule.

The round robin sessions are for playing games and rotating partners. RR sessions have a skill level designation. Please make sure you sign up for the RR session appropriate for your level. If you have never played before, call to schedule a lesson to learn the rules and the different strokes. Or sign up for the beginner clinic. Click [HERE](#) for the latest schedule. Click [HERE](#) for Pickleball Skill Levels. Sign up required. Cost is \$15/player.

The Beginner clinic has been changed to every other Friday night (1st & 3rd weeks) starting in November. This clinic is for players at the newbie (new to the game) or novice level (2.5). Players will learn the different strokes, rules, and court positioning. Cost is \$25/player. Sign up is required. Click [HERE](#) for the latest schedule.

An Intermediate clinic has been added to the schedule every other Friday night (2nd & 4th weeks) starting in November. This clinic is for players who want to improve their game. Cost is \$25/player. Sign up is required. Click [HERE](#) for the latest schedule.

The Advanced Tactics clinic has been added back into the schedule on Thursdays 2 to 3:30 pm starting in November. This clinic is for intermediate level players. Cost is \$25/person. Sign up is required. Click [HERE](#) for latest the schedule.

Packages are available for the Round Robin and Clinics. 10 Pack RR is \$135. 10 Pack Clinic is \$225. Purchase at the Front Desk. 10 Packs never expire.

Private lessons can be arranged by calling 610-399-3800. Beginners will be taught strokes of play – forehand, backhand, serve, volley, dink, and the rules. Lesson pricing varies with the group size. Individual 1 hour is \$60, 2 player \$45/player, 3 or more \$35/player.

Play is on the indoor tennis courts. Courts are lined for pickleball.

What is Pickleball?

Pickleball is one of the fastest growing sports in America. It is a racquet sport that blends elements of tennis, badminton and ping pong. It is played both indoors and outdoors on a badminton size court. The same court is used for singles and doubles play. The court is lined similar to a tennis court with a right and left service court and a no volley zone in front of the net often referred to as the "kitchen". The equipment consists of a paddle made of wood or composite materials and a perforated plastic ball similar to a whiffle ball. Games are played to 11 winning by 2. Rules are interesting and it takes a few games to get use to the scoring, the double bounce rule and rotation of serve. Pickleball is played by people of all ages. You do not need any racquet sport experience. It originated from the Pritchard Family living on Bainbridge Island Washington in 1965. They say the name came from the family dog, Pickles, who was interested in the game and kept running off with the ball.

Learn more about Pickleball from the USAPA

~~HOME~~ ~~TENNIS~~ ~~THE GYM~~ ~~MASSAGE THERAPY~~ PICKLEBALL ABOUT US



GYM HOURS:

Sun: 8 am - 6 pm
Mon- Thurs: 5:30 am - 10 pm
Fri: 5:30 am - 8 pm
Sat: 8 am - 6 pm

CONTACT US:

(610) 399-3800

pennoaksfit@gmail.com

FIND US:

56 Penn Oaks Drive
West Chester, PA 19382

FREE 5 DAY GYM TRIAL

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TENNIS SCHEDULE



MEET OUR TENNIS PROS

[Sign Up for Point Play](#)

[Sign Up for Beginner Clinic](#)

Today



August 2025

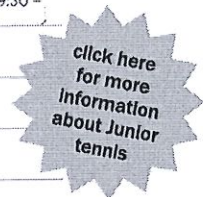


Week

SUN 24 MON 25 TUE 26 WED 27 THU 28 FRI 29 SAT 30



8 AM							
9 AM	Adult Point Play 8 - 9:30am	Adult Point Play 8 - 9:30am	Adult Point Play 8 - 9:30am	Adult Point Pla 8 - 9am	Adult Point Pla 8 - 9am	Adult Point Pla 8 - 9am	Adult Point Play 8 - 9:30am
10 AM	Adult Beg/In Point 9:30 - 9:30 -						Adult Beg/In Point 9:30 - 9:30 -
11 AM							
12 PM							
1 PM							
2 PM							
3 PM							



[Add to Google Calendar](#)

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TENNIS SCHEDULE



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MEET OUR TENNIS PROS

[Sign Up for Point Play](#)

[Sign Up for Beginner Clinic](#)

Today



August 2025 ▾



Week ▾

SUN	MON	TUE	WED	THU	FRI	SAT
24	25	26	27	28	29	30



2 PM						
3 PM						
4 PM						
5 PM						
6 PM						
7 PM		Pickleball Beginner RR 7 - 8:30pm	Adult Pickle Beg/In ball 7 - 8:3		Point Play 7:30 - 9pm	Pickle Pickle Beginr ball 7 - 8:3
8 PM				Point Play 8:30 - 10pm		
9 PM						
10 PM						
11 PM						



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	Sun 1/11	Mon 1/12	Tue 1/13	Wed 1/14	Thu 1/15	Fri 1/16	Sat 1/17
7am			Cycle 45 7am - 7:45am			Cycle 45 7am - 7:45am	
8am							Pilates 8:30am - 9:25am
9am	Pilates 9am - 9:55am	TABATA & CORE 9:15am - 10:15am	Step & Core 9am - 10:15am	Cardio Sculpt 9:15am - 10:15am	Step, Strength & Core 9am - 10:15am	Total Body Conditioning 9am - 9:55am	Cardio Step 9:30am - 10:25am
10am	Interval Step Class 10am - 11am	Yoga 10:30am - 11:30am				Lite Cardio & Strength 10am - 11am	Zumba 10:30am - 11:30am
11am						Yoga/Stretch 11am - 12pm	
12pm							
1pm							
2pm							
3pm							
4pm							
5pm			Pilates 5pm - 6pm	Total Body Conditioning 5:45pm - 6:45pm	Ballet Barre 5pm - 6pm		
6pm	Cardio Sculpt 5:45pm - 6:45pm				Zumba 6:30pm - 7:30pm		
7pm							



MEET OUR TENNIS PROS

[Sign Up for Point Play](#)

[Sign Up for Beginner Clinic](#)

Today



January 2026

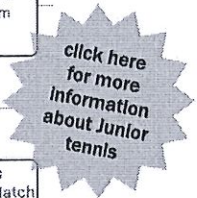


Week

SUN 11 MON 12 TUE 13 WED 14 THU 15 FRI 16 SAT 17



9 AM	Play 8 - 9:30am	Play 8 - 9:30am	Play 8 - 9:30am	8 - 9am	8 - 9am	8 - 9am	Play 8 - 9:30am
10 AM	Adult Point Play 9:30 - 11am						Adult Point Play 9:30 - 11am
11 AM	Yellow Red B 11am - 11am	Adult Point Play 10:30am - 12p			Adult Point Play 10:30am - 12p		Red Ball Ages 11am - 12pm
12 PM		Adult Beg/Intermed 12 - 1:30pm	Adult Point Play 12 - 1:30pm	Adult Point Play 12 - 1:30pm			Green Dot/Orange 12 - 1:30pm
1 PM	Advan Green 12:30 - 12:30			Pickleball RR 1:30 - 3pm	Adult Pickle Single ball 1:30 - 1:30		Yellow Ball 1:30 - 3pm
2 PM		Adu Pick Pic 1:30 1:30 1:30					
3 PM							
4 PM		Yellow Ball 4 - 5:30pm	Yellow Ball 4 - 5:30pm	Yellow Ball 4 - 5:30pm	Yellow Ball 4 - 5:30pm	Yellow Ball 4 - 5:30 Red B 4:30 -	
5 PM							Jr. Tennis Ladder Match Play 5 - 7pm
6 PM		High Performance Clinic 5:30 - 7pm	Adv. Green Dot/Orange 5:30 - 7pm	High Performance Clinic 5:30 - 7pm	Green Dot/Orange 5:30 - 7pm	Green Dot/Orange 5:30 - 7pm	



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BASEBALL THE ACADEMY COLLEGIATE EXPOSURE STRENGTH & CONDITIONING ALL-SI TEAM

UPCOMING PROGRAMS

Programs	Ages	Dates	Times	Registration
Spring Instructional Program	7U - 12U	02/07/2026 - 03/07/2026	10:00 AM - 11:00 AM	REGISTER
Spring Instructional Program	7U - 12U	02/07/2026 - 03/07/2026	11:00 AM - 12:00 PM	REGISTER
Spring Break Camp	7U - 12U	03/31/2026 - 04/02/2026	9:00 AM - 12:00 PM	REGISTER
7U/8U Development Program	7U - 8U	06/01/2026 - 06/10/2026	5:30 PM - 7:00 PM	REGISTER
Indoor Summer Camp	7U - 12U	06/15/2026 - 06/18/2026	9:00 AM - 2:00 PM	REGISTER
Indoor Summer Camp	7U - 12U	06/22/2026 - 06/25/2026	9:00 AM - 2:00 PM	REGISTER
Indoor Summer Camp	7U - 12U	07/06/2026 - 07/09/2026	9:00 AM - 2:00 PM	REGISTER
Indoor Summer Camp	7U - 12U	07/13/2026 - 07/16/2026	9:00 AM - 2:00 PM	REGISTER
Indoor Summer Camp	7U - 12U	07/20/2026 - 07/23/2026	9:00 AM - 2:00 PM	REGISTER
Indoor Summer Camp	7U - 12U	07/27/2026 - 07/30/2026	9:00 AM - 2:00 PM	REGISTER
Indoor Summer Camp	7U - 12U	08/03/2026 - 08/06/2026	9:00 AM - 2:00 PM	REGISTER
Indoor Summer Camp	7U - 12U	08/10/2026 - 08/13/2026	9:00 AM - 2:00 PM	REGISTER
Indoor Summer Camp	7U - 12U	08/17/2026 - 08/20/2026	9:00 AM - 2:00 PM	REGISTER