

DAVID C. BABBITT, AICP, NJPP

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EXPERIENCE

DAVID C. BABBITT & ASSOCIATES, LLC

President, 1997 to present.

Private consulting practice in land planning. Services include writing and revising zoning ordinances and subdivision ordinances, comprehensive plans, open space plans and land use assumptions reports for municipalities; preparing and reviewing subdivision and land development plans; providing expert testimony before zoning hearing boards, planning commissions, and elected officials; mediating land use disputes under Section 908.1 of the MPC; and preparing fiscal, recreation, historical, visual, environmental, and community impact analyses for developers.

LOWER PROVIDENCE TOWNSHIP

Interim Director of Planning and Development, 2003.

Staff planner for central Montgomery County municipality. Duties included reviewing proposals for subdivision and land development, reviewing proposed zoning ordinance and subdivision ordinance amendments, preparing resolutions of approval, administering the MPC time clock and the maintenance period for each proposal, administering escrow releases, and attendance at Planning Commission and Board of Supervisors meetings. Appointment was part time and short term (February to August, 2003).

MONTGOMERY COUNTY PLANNING COMMISSION

Community Planner, 1989 to 1991; Senior Planner, 1992 to 1997.

Served as planning consultant to the following municipalities: Skippack Township (1989-1997), Montgomery Township (1995-1997), Lower Frederick Township (1991-1997), Cheltenham Township (1996-1997), West Conshohocken Borough (1989-1995), Lower Providence Township (1992-1995), Pennsburg Borough (1989-1992), Springfield Township (1989-1991), and East Norriton Township (1989-1991); researched, wrote, and presented comprehensive plans, open space plans, zoning ordinances, demographic analyses, fiscal impact analyses, and other studies; reviewed all proposals for land development and subdivision under Act 247 in assigned communities; met with developers and municipal officials to identify and resolve issues and facilitate the approval process; and attended meetings of planning commissions and elected officials in assigned communities.

MAJOR ORDINANCES AND PLANS FOR PUBLIC CLIENTS

SKIPPACK TOWNSHIP LAND USE PLAN, adopted 1991.

EAST NORRITON TOWNSHIP FISCAL IMPACT ANALYSIS, 1991.

SKIPPACK TOWNSHIP ZONING ORDINANCE AMENDMENTS, adopted 1991-1998. Low, medium, high density residential districts, commercial and industrial districts, environmental regulations, cell tower regulations.

REGULATIONS FOR CELLULAR COMMUNICATIONS ANTENNAS, Montgomery County Planning Commission model ordinance, 1994.

LOWER FREDERICK TOWNSHIP ADULT ENTERTAINMENT USE ORDINANCE, adopted 1995.

Zoning ordinance regulations on locations and types of adult uses.

PENNSBURG BOROUGH ZONING ORDINANCE, adopted 1995.

LOWER FREDERICK TOWNSHIP OPEN SPACE PLAN, adopted 1995.

Under Montgomery County's Open Space Preservation Program.

WEST CONSHOHOCKEN BOROUGH OPEN SPACE PLAN, adopted 1995.

Under Montgomery County's Open Space Preservation Program.

LOWER PROVIDENCE TOWNSHIP OPEN SPACE PLAN, adopted 1995.

Under Montgomery County's Open Space Preservation Program.

SKIPPACK TOWNSHIP OPEN SPACE PLAN, adopted 1996.

Under Montgomery County's Open Space Preservation Program.

MONTGOMERY TOWNSHIP EXPRESSWAY CORRIDOR PRESERVATION OVERLAY DISTRICT (ECPOD), adopted 1997.

Zoning overlay district for two large properties allowing mixed use and higher density development in return for preservation of the Route 202 bypass corridor, open space, and road improvements.

CHELTENHAM TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, 1997, pending.

LOWER FREDERICK TOWNSHIP ZONING ORDINANCE, adopted 1999.

LOWER FREDERICK TOWNSHIP ZONING REGULATIONS FOR CELLULAR COMMUNICATIONS ANTENNAS, adopted 2000.

BRENNAN-SKIPPACK MEDIATION, 2002. Served as mediator in land use dispute between landowner and municipality.

NEW BRITAIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, adopted 2002.

ROSLYN REVITALIZATION PLAN, Abington Township, adopted 2002.

Under Montgomery County's Community Revitalization Program.

DOUGLASS TOWNSHIP (MONTGOMERY COUNTY) ACTIVE ADULT COMMUNITY OVERLAY DISTRICT, 2004. Proposed Zoning Ordinance amendment.

BARRETT TOWNSHIP (MONROE COUNTY) ZONING & SUBDIVISION ORDINANCE AMENDMENTS, adopted 2005.

Comprehensive amendments under Monroe County's Growing Greener program.

CUMBERLAND TOWNSHIP (ADAMS COUNTY) LAND USE ASSUMPTIONS REPORT, adopted 2006.

Buildout analysis for Act 209 impact fee study.

PRESBYTERIAN HOMES CCRC FISCAL IMPACT ANALYSIS, 2007.

Fiscal impact analysis of proposed continuing care retirement community, prepared for Westtown Township.

LOWER MACUNGIE TOWNSHIP (LEHIGH COUNTY) LAND USE ASSUMPTIONS REPORT, adopted 2009.

Buildout analysis for Act 209 impact fee study.

PERRY TOWNSHIP (BERKS COUNTY) LAND USE ASSUMPTIONS REPORT, adopted 2010.

Buildout analysis for Act 209 impact fee study.

WORCESTER TOWNSHIP (MONTGOMERY COUNTY) LAND USE ASSUMPTIONS REPORT, adopted 2014.

Buildout analysis for Act 209 impact fee study.

LOWER MORELAND TOWNSHIP (MONTGOMERY COUNTY) LAND USE ASSUMPTIONS REPORT, adopted 2017.

Buildout analysis for Act 209 impact fee study.

MAJOR STUDIES FOR PRIVATE CLIENTS

ARBOR POINT ENVIRONMENTAL IMPACT ASSESSMENT REPORT, 1998, for a 390 unit townhouse development by Toll Brothers in Buckingham Township, Bucks County.

UWCHLAN CHASE FISCAL AND RECREATION ANALYSIS, 1999, for a 210 unit cluster single family development by Toll Brothers in Upper Uwchlan Township, Chester County.

EAGLE FARMS FISCAL IMPACT ANALYSIS, 1999, for a development by Toll Brothers of 506 single family homes in West Vincent Township and 244 units of mixed dwelling types in Upper Uwchlan Township, Chester County.

CHARLESTOWN MEADOWS ENVIRONMENTAL IMPACT ASSESSMENT REPORT, 2000, for a 191 unit carriage house PRD development by Toll Brothers in Charlestown Township, Chester County.

WAYNEFIELD FISCAL IMPACT ANALYSIS, 2000, for a 36 unit single family detached development in East Vincent Township, Chester County.

HERITAGE GOLF CLUB IMPACT STATEMENT, 2000, for a 45 unit single family detached golf course community in Lower Pottsgrove Township, Montgomery County.

LEDERACH GOLF CLUB FISCAL IMPACT ANALYSIS, 2000, for a 205 unit single family detached golf course community by Heritage Building Group in Lower Salford Twp., Montgomery County.

ATWATER CORPORATE PARK ENVIRONMENTAL IMPACT ASSESSMENT, 2000, for an 850,000 square foot corporate center by Trammel Crow in East Whiteland Township, Chester County.

GREAT VALLEY CORPORATE CENTER - QUARRY RIDGE ENVIRONMENTAL IMPACT ASSESSMENT,

- 2000, for a 140,000 square foot office park by Liberty in East Whiteland Twp., Chester County.
- MORGAN HILL FISCAL IMPACT ANALYSIS, 2001, for a 350 unit golf course community with mixed dwelling types in Williams Township, Northampton County.
- HERITAGE FISCAL IMPACT ANALYSIS, 2001, for a 57 unit age restricted single family detached development in East Pikeland Township, Chester County.
- EMBASSY SUITES HOTEL ENVIRONMENTAL IMPACT ASSESSMENT, 2001, for a 275 room hotel in East Whiteland Township, Chester County.
- HERITAGE FISCAL IMPACT ANALYSIS, 2001, for a 153 unit age restricted development in Franklin Township, Chester County.
- HERITAGE FISCAL, RECREATION, AND ENVIRONMENTAL IMPACT ANALYSIS, 2001, for a 62,870 square foot commercial and office development in Upper Uwchlan Township, Chester County.
- EWING FARM VISUAL RESOURCES STUDY, 2001, for a 319 unit development of mixed dwelling types by Toll Brothers in West Vincent Township, Chester County.
- HERITAGE FISCAL IMPACT ANALYSIS, 2002, for a 719 unit age restricted development of mixed dwelling types, as well as 338 beds in life care and full care institutions, in New Hanover Township, Montgomery County.
- HERITAGE FISCAL IMPACT ANALYSIS, 2002, for a 60 unit mixed dwelling type development in Doylestown Township, Bucks County.
- HERITAGE FISCAL IMPACT ANALYSIS, 2002, for a 542 unit mixed dwelling type development in West Caln Township, Chester County.
- HERITAGE FISCAL IMPACT ANALYSIS, 2002, for a 384 unit mixed dwelling type development in London Grove Township, Chester County.
- HERITAGE ENVIRONMENTAL IMPACT ANALYSIS, 2002, for a 48 unit development in Warwick Township, Chester County.
- HERITAGE FISCAL IMPACT ANALYSIS, 2003, for a 136 unit, age restricted, mixed dwelling type development in Franklin Township, Chester County.
- TOLL BROS., INC., ENVIRONMENTAL IMPACT ANALYSIS, 2003, for a 37 unit development in West Bradford Township, Chester County.
- DEERFIELD AND WHITEBROOKE HILLS FISCAL IMPACT ANALYSIS, 2003, for two mixed use developments involving 1,189 units and 962,000 square feet of office and commercial development by O'Neill Properties in East Whiteland Township, Chester County.
- ABBONIZIO FISCAL IMPACT ANALYSIS, 2003, for a 18,098 square foot nonresidential development in Upper Uwchlan Township, Chester County.
- MILLENNIUM PROJECT FISCAL IMPACT ANALYSIS, 2003, for a development involving 2,133 high rise apartment units and 462,705 square feet of office and retail commercial uses by O'Neill Properties in Conshohocken Borough, Montgomery County.
- CAMP SUNSET FISCAL IMPACT ANALYSIS, 2003, for a 275 unit age restricted development by Toll Brothers in Chadds Ford Township, Delaware County.
- ERINC TRACT FISCAL AND RECREATION IMPACT ANALYSIS, 2003, for a 66 unit single family detached development in Elk Township, Chester County.
- RIVERVIEW FISCAL IMPACT ANALYSIS, 2003, for a development involving 1,450 apartment units and 115,000 square feet of office and retail commercial uses by O'Neill Properties in West Norriton Township, Montgomery County.
- MILFORD POINTE FISCAL AND ENVIRONMENTAL IMPACT ANALYSIS, 2003, for a mixed use development with 193 units of mixed dwelling types and 57,000 square feet of office and retail commercial development in Milford Township, Bucks County.
- BRANDYWINE HILL FISCAL IMPACT ANALYSIS, 2004, for a 17 unit development by Heritage Building Group in Wallace Township, Chester County.
- GREENBRIAR BARTHE TRACT FISCAL IMPACT ANALYSIS, 2004, for a mixed use development with 550 units of age restricted housing and 73,400 square feet of retail commercial development by Heritage Building Group in Greenwich Township, Warren County, New Jersey.
- LASKO TRACT FISCAL IMPACT ANALYSIS, 2004, for a 195 unit age restricted development by Barness in East Nottingham Township, Chester County.

- KEEN ROAD SUBDIVISION FISCAL AND ENVIRONMENTAL IMPACT ANALYSIS, 2004, for a 24 unit single family detached development by Silva Realty in East Vincent Township, Chester County.
- TODD TRACT SUBDIVISION FISCAL AND ENVIRONMENTAL IMPACT ANALYSIS, 2004, for a 39 unit single family detached development in East Vincent Township, Chester County.
- REGENCY AT POHATCONG COMMUNITY IMPACT STATEMENT, 2004, for a 312 unit age restricted development by Toll Brothers in Pohatcong Township, Warren County, New Jersey.
- PIONEER TRACT FISCAL IMPACT ANALYSIS, 2004, for a 275 unit single family detached development by Heritage Building Group in Ontelaunee Township, Berks County.
- JARRETTOWN OVERLAY DISTRICT, 2004, proposed zoning ordinance overlay district to encourage preservation and rehabilitation of historic buildings in the Village of Jarretstown, Upper Dublin, Montgomery County.
- ECKERD PHARMACY FISCAL IMPACT ANALYSIS, 2004, for a mixed use development with 13,824 square foot pharmacy and 11 units by Schostak Brothers in Doylestown Twp., Bucks County.
- BEAGLE CLUB SUBDIVISION FISCAL IMPACT ANALYSIS, 2004, for a 277 unit mobile home development in East Fallowfield Township, Chester County.
- TABAS PROPERTY FISCAL IMPACT ANALYSIS, 2004, for a 47 unit carriage home development by Toll Brothers in West Whiteland Township, Chester County.
- ROXBOROUGH RESERVOIR FISCAL IMPACT ANALYSIS, 2005, for a proposed development with 192 age qualified condominium apartments and 32 open market single family homes by Westrum Development Company in the City of Philadelphia.
- STONEBRIDGE VILLAGE FISCAL IMPACT ANALYSIS, 2005, for a proposed 196 unit age qualified development by Eastern Equities in Lower Frederick Township.
- CARNEGIE ABBEY FISCAL IMPACT ANALYSIS, 2005, for a proposed 90 unit resort condominium development by O'Neill Properties in Portsmouth, Rhode Island.
- GATEWAY COMMONS FISCAL IMPACT ANALYSIS, MRS. SMITH'S TRACT, 2005, for a proposed mixed use development by the Wolfington Companies in Pottstown Borough, Montgomery County.
- PRUDENTIAL SITE PLANNING ANALYSIS AND FISCAL IMPACT ANALYSIS, 2006, for a proposed 107 unit age qualified development by Toll Brothers in Upper Dublin Township, Montgomery County.
- HISTORIC FEATURES SURVEY, RIDER TRACT, 2006, for a proposed 104 unit townhouse development by Paradise Property in Fairview Township, York County.
- FELLOWSHIP FARM COMMUNITY IMPACT STATEMENT, 2007, for a proposed development of 43 single family homes and related uses by the Bawa Muhaiyaddeen Fellowship in East Fallowfield Township, Chester County.
- WESTWOODS DEVELOPMENT FISCAL IMPACT ANALYSIS, 2007, for a proposed 102 unit mixed dwelling type development in Colebrookdale and Douglass Townships, Berks County.
- VILLAGE AT DOWNINGTOWN SQUARE FISCAL IMPACT ANALYSIS, 2007, for a proposed continuing care retirement community with 1,284 units and 272,040 square feet of nonresidential development by Roskamp Management Company in East Caln Township, Chester County.
- FIELDSTONE DEVELOPMENT FISCAL IMPACT ANALYSIS, 2007, for a proposed 70 unit age qualified development by the Gigliotti Group in Lower Moreland Township, Montgomery County.
- DEMOGRAPHIC ANALYSIS OF AGE QUALIFIED DEVELOPMENTS, 2007, analyzing the number of persons per unit and age distribution of population in five large age qualified developments around the country.
- HORIZON FISCAL IMPACT ANALYSIS, 2008, for a proposed 1,169,000 square foot office development by O'Neill Properties in Bensalem Township, Bucks County.
- SILVER LAKE REDEVELOPMENT FISCAL IMPACT ANALYSIS, 2008, for a proposed 375 unit apartment complex by O'Neill Properties in Gibbsboro Borough, Camden County, New Jersey.
- SKYMARK DEVELOPMENT FISCAL IMPACT ANALYSIS, 2008, for a proposed development with 200 age qualified units and 612,000 square feet of retail commercial uses by Pitcairn Properties in the Village of Ridgefield Park, Bergen County, New Jersey.
- ROCKFORD FALLS FISCAL IMPACT ANALYSIS, 2009, for a proposed 421 unit mixed dwelling type development by O'Neill Properties in the City of Wilmington, New Castle County, Delaware.
- SANDS PROPERTY CONDITIONAL USE REPORT, 2009, for a proposed 313 unit mixed dwelling type development by Penguin Industries in West Caln Township, Chester County.
- ZERN PROPERTY FISCAL IMPACT ANALYSIS, 2010, for a proposed 252 unit townhouse development by the Danny

Jake Corporation in Douglass Township, Montgomery County.

ARBOR HILLS FISCAL IMPACT ANALYSIS, 2010, for a proposed 404 unit mixed dwelling type development by the Klein Company in Caln Township, Chester County.

HARLOWE POINTE FISCAL IMPACT ANALYSIS, 2010, for a proposed 46 unit age qualified mixed dwelling type development by the Wilkinson Group in New Garden Township, Chester County.

TO-JO, INC. IMPACT STATEMENT, 2010, recreation, fiscal and historic resources analysis for a proposed 705,000 square foot mushroom growing and processing facility in Elk Township, Chester County.

MAKEMIE AT WHITELAND FISCAL IMPACT ANALYSIS, 2012, for a proposed 280 unit continuing care retirement community by Presby's Inspired Life in East Whiteland Township, Chester County.

FRAME PROPERTY FISCAL AND RECREATION IMPACT ANALYSIS, 2012, for a proposed 67 unit cluster development by Toll Brothers, in Upper Uwchlan Township, Chester County.

CHADDS FORD CROSSING FISCAL IMPACT ANALYSIS, 2013, for a proposed 114 unit townhouse development by K. Hovnanian in Chadds Ford Township, Delaware County.

OVIDO APARTMENTS DEMOGRAPHIC ANALYSIS, 2013, for a proposed 294 unit apartment development by The Klein Company in the City of Oviedo, Seminole County, Florida.

FILMORE WEST IMPACT STATEMENT, 2013, for a proposed 55,000 square foot commercial development by Filmore West, L.P. in Phoenixville Borough, Chester County.

BRIDGES AT WARWICK FISCAL IMPACT ANALYSIS, 2013, for a proposed 90,000 square foot assisted living development in Warwick Township, Bucks County.

PLANNING REPORT FEDERAL REALTY INVESTMENT TRUST V. CONDOMINIUM OF FAIRMONT, ET. AL., 2014, for the extinguishment of an existing deed restriction on the Bala Cynwyd Shopping Center Property in Lower Merion Township, Montgomery County.

GRANITE RUN MALL FISCAL IMPACT ANALYSIS, 2014, for a proposed mixed use redevelopment of the mall property, with 480,000 square foot of retail and office development, a 225 room hotel, and 350 rental apartments, by BET Investments in Middletown Township, Delaware County.

RESERVE AT MAIN STREET FISCAL IMPACT ANALYSIS, 2015, for a proposed 410 rental apartment development by Wolfson Group in West Whiteland Township, Chester County.

PHILMONT FISCAL IMPACT ANALYSIS, 2015, for a proposed development with 143 rental units and 17,279 square feet of retail commercial space by BET Investments in Lower Moreland Township, Montgomery County.

PHOENIX FRENCH CREEK MANOR IMPACT ANALYSIS, 2016, for a proposed mixed use development with 240 rental apartments, 311 townhouses, and 22,400 square feet of industrial space by Brandywine Financial Services in Phoenixville Borough, Chester County.

SORA WEST FISCAL IMPACT ANALYSIS, 2016, for a proposed mixed use development with 447,648 square feet of office commercial space, a 171 room hotel, and 36,352 square feet of retail and restaurant space by Keystone Property Group in Conshohocken Borough, Montgomery County.

CREBILLY FARM FISCAL IMPACT ANALYSIS, 2016, for a proposed 317 unit mixed dwelling type development by Toll Brothers in Westtown Township, Chester County.

PROMENADE AT UPPER DUBLIN FISCAL IMPACT ANALYSIS, 2016, for a proposed mixed use development with 402 rental apartments and 130,000 square feet of retail commercial space by BET Investments in Upper Dublin Township, Montgomery County.

RUNNYMEADE FARMS FISCAL IMPACT ANALYSIS, 2016, for a proposed 234 unit rental apartment development for GMH Ventures in Edgmont Township, Delaware County.

REEDMAN TOLL DEVELOPMENT FISCAL IMPACT ANALYSIS, 2016, for a proposed retail development of 320,582 square feet by BET Investments in Middletown Township, Bucks County.

PULTE AT BROOKWORTH FISCAL IMPACT ANALYSIS, 2016, for a proposed 56 unit townhouse development by Pulte in East Bradford Township, Chester County.

JANKOWSKI PROPERTY RECREATION AND FISCAL IMPACT ANALYSIS, 2017, for a proposed 55 unit cluster development by Envision Land Use in Upper Uwchlan Township, Chester County.

LVHN HEALTH CAMPUS FISCAL IMPACT ANALYSIS, 2017, for a proposed 390,000 square foot hospital and medical development by Lehigh Valley Health Network in Richland Township, Bucks County.

EXPERT WITNESS – PLANNING AND ZONING

- HUSTEAD CURATIVE AMENDMENT, *Skippack Township Board of Supervisors, 1989-1991*.
Fair share case based on medium density residential development.
- GAMBONE VALIDITY CHALLENGE, *Skippack Township Zoning Hearing Board, 1991*.
Fair share case based on mobile home park development.
- RAMAH DAY CAMP APPLICATION, *Whitpain Township Zoning Hearing Board, 1996*.
Expert testimony on behalf of the camp seeking a special exception and variances.
- GOLDENBERG CURATIVE AMENDMENT, *Montgomery Township Board of Supervisors, 1996-1997*.
Spot zoning case based on surrounding zoning and uses.
- EVANS VARIANCE APPLICATION, *South Coventry Township Zoning Hearing Board, 1997*.
Expert testimony on behalf of neighbors opposing expansion of non-conforming commercial use.
- APPEAL OF ROVIN' RESTAURANTS, INC., *Hilltown Township Zoning Hearing Board, 1998*.
Appeal of determination on non-conforming accessory building.
- UWCHLAN CHASE CONDITIONAL USE APPLICATION, *Upper Uwchlan Twp. Board of Supervisors, 1999*. Fiscal and recreation analyses for a 200 unit cluster development.
- NEWMAN REZONING APPLICATION, *North Coventry Township Board of Supervisors, 1999*.
Expert testimony in opposition to a shopping center rezoning proposal.
- APPEAL OF GAFFNEY, *Wallace Township Zoning Hearing Board, 1999*.
Expert testimony in support of a *de jure* exclusionary zoning case.
- CHARLESTOWN MEADOWS PRD APPLICATION, *Charlestown Township Board of Supervisors, 2000*.
Environmental impact analysis for a 199 unit carriage house development.
- WAYNEFIELD FISCAL IMPACT ANALYSIS, *East Vincent Township Planning Commission, 2000*.
Fiscal impact analysis for a 36 unit single family detached development.
- APPLICATION OF OMNIPOINT COMMUNICATIONS, *Lower Frederick Twp. Board of Supervisors, 2000*. On behalf of the Township for a cellular communications tower application.
- ECK-TROUTMAN WILLIAMSPORT THEATERS REZONING, *City of Williamsport Council, 2000*.
Expert testimony on behalf of a rezoning application for a 14 screen movie theater complex.
- HERITAGE COUNTRY CLUB REZONING, *Lower Salford Township Board of Supervisors, 2000*.
Fiscal impact analysis for a 205 single family detached unit golf course community.
- EWING FARM CONDITIONAL USE APPLICATION, *Upper Uwchlan Twp. Board of Supervisors, 2001*.
Fiscal impact analysis for a 234 unit development.
- EWING FARM VISUAL RESOURCES STUDY, *West Vincent Township Planning Commission, 2001*.
Visual resources study for a 319 unit development.
- APPEAL OF DE METRO, *Upper Merion Township Zoning Hearing Board, 2002*.
Special Exception for a home occupation in a residential district.
- HERITAGE PRD APPLICATION, *West Caln Township Board of Supervisors, 2002*.
Fiscal impact analysis for a 542 unit mixed dwelling type development.
- HERITAGE CONDITIONAL USE APPLICATION, *Franklin Township Board of Supervisors, 2003*.
Fiscal impact analysis for a 136 unit, age restricted, mixed dwelling type development.
- WHITELAND VILLAGE FISCAL IMPACT ANALYSIS, *West Whiteland Twp. Board of Supervisors, 2003*.
Fiscal impact analysis for a 388 unit, mixed dwelling type, continuing care retirement community.
- SHEEDER TRACT PRD APPLICATION, *Pocopson Township Board of Supervisors, 2003*.
Expert testimony for a 183 unit, mixed dwelling type, planned residential development.
- CAMP SUNSET FISCAL IMPACT ANALYSIS, *Chadds Ford Township Board of Supervisors, 2003*.
Fiscal impact analysis for a 275 unit age restricted development.
- ERINC TRACT PRD APPLICATION, *Elk Township Board of Supervisors, 2003*.
Fiscal and recreation impact analysis for a 66 unit development.
- MILLENNIUM PROJECT REZONING APPLICATION, *Conshohocken Borough Planning Commission, 2003*.
Fiscal impact analysis for a rezoning proposal involving 2,133 dwelling units and 462,705 square feet of office and retail commercial development.
- WHITEBROOKE HILLS REZONING APPLICATION, *East Whiteland Board of Supervisors, 2004*.

Fiscal impact analysis for a rezoning proposal involving 700 apartment units and 850,000 square feet of office and retail commercial development.

RAMAH DAY CAMP APPLICATION, *Whitpain Township Zoning Hearing Board, 2004.*

Expert testimony on behalf of the camp seeking extensions of a special exception and variances.

BBH-1 APPLICATION, *Abington Township Zoning Hearing Board, 2004.*

Expert testimony on behalf of a child day care center seeking use and dimensional variances.

APPEAL OF KNR DEVELOPMENT, *Cheltenham Township Zoning Hearing Board, 2004.*

Expert testimony on behalf of a builder seeking use and dimensional variances.

APPEAL OF NOLAN SELF STORAGE, *Cheltenham Township Zoning Hearing Board, 2004.*

Expert testimony on behalf of a builder seeking use and dimensional variances.

ARDMORE TRANSIT CENTER PLAN, *Lower Merion Township Planning Commission, 2004.*

Expert testimony on behalf of a group of business owners in opposition to a redevelopment plan.

KEEN ROAD SUBDIVISION CONDITIONAL USE APPLICATION, *East Vincent Twp. Board of Supervisors, 2004.*

Fiscal and environmental impact analysis for a 24 unit single family detached development.

TODD TRACT SUBDIVISION CONDITIONAL USE APPLICATION, *East Vincent Twp. Board of Supervisors, 2004.*

Fiscal and environmental impact analysis for a 39 unit single family detached development.

APPEAL OF KINDER CARE LEARNING CENTERS, *East Norriton Twp. Zoning Hearing Board, 2004.*

Expert testimony on behalf of a child day care center seeking use and dimensional variances.

TABAS PROPERTY CONDITIONAL USE APPLICATION, *West Whiteland Township Board of Supervisors, 2004.*

Fiscal impact analysis for a 47 unit carriage home development.

CURTIS PAPER MILL PROPERTY REZONING APPLICATION, *School Board of Milford Borough, New Jersey, 2005.*

Fiscal impact analysis for a proposed 506 unit condominium development.

CARNEGIE ABBEY APPLICATION, *Town of Portsmouth, Rhode Island, Zoning Board of Review, 2005.*

Fiscal impact analysis for a proposed 90 unit resort condominium development.

APPEAL OF WON BUDDHISM INSTITUTE, *Cheltenham Township Planning Commission, 2005.*

Expert testimony on behalf of the Institute seeking a variance from the definition of "family."

SLEIGHTON SCHOOL CONDITIONAL USE APPLICATION, *Middletown Township (Delaware County) Board of Commissioners, 2006.* Fiscal impact analysis for a 447 unit continuing care retirement community.

HESS FARM APPLICATION, *Mechanicsburg Borough (Cumberland County) Council, 2006.* Fiscal impact analysis for a neotraditional development with 776 units and 40,000 square feet of retail commercial.

CARNEYS POINT REDEVELOPMENT PLAN, *Carneys Point Township (Salem County, NJ) Committee, 2006.* Fiscal impact analysis for redevelopment with 1,200 units and 350,000 square feet of nonresidential development.

APPEAL OF GOLDBERG, *Jenkintown Borough Zoning Hearing Board, 2007.*

Substantive and procedural challenges to a Zoning Ordinance text amendment.

MARKET STREET REDEVELOPMENT CONDITIONAL USE APPLICATION, *West Chester Borough Council, 2007.*

Fiscal impact and comprehensive plan analysis for a mixed use development with 64 units and 24,500 square feet of retail commercial.

VILLAGE AT DOWNINGTOWN SQUARE APPLICATION, *East Caln Township Board of Supervisors, 2007.*

Fiscal impact analysis for a continuing care retirement community with 1,284 units and 272,040 square feet of nonresidential development.

ZERN PROPERTY APPLICATION, *Douglass Township Board of Supervisors, 2008.*

Fiscal impact analysis for a proposed 252 unit townhouse development.

APPEAL OF LITMAN, *Plymouth Township Zoning Hearing Board, 2008.*

Appeal of denial of continuation of existing nonconforming use.

105 EVERHART REZONING APPLICATION, *West Chester Borough Council, 2008.*

Application for zoning map amendment for a proposed 58 unit townhouse development.

STONEGATE VILLAGE, *Lower Southampton Township Board of Supervisors, 2008.*

Application for zoning map amendment for a proposed 44,860 square foot mixed office and retail development.

APPEAL OF GIULIANI, *Upper Dublin Township Zoning Hearing Board, 2009.*

Appeal of denial of continuation of existing nonconforming use.

SWITCHVILLE CROSSING REZONING APPLICATION, *Abington Township Board of Commissioners, 2009.*

Zoning map and text amendment for an overlay district for a 105,000 square foot mixed use development.
 FLOURTOWN VILLAGE COMMERCIAL REZONING, *Whitemarsh Township Board of Supervisors, 2011.*
 Expert testimony and ordinance revisions for a proposed rezoning in an existing village.
 MAKEMIE AT WHITELAND, *East Whiteland Township Board of Supervisors, 2012.*
 Fiscal impact analysis for a proposed 280 unit continuing care retirement community.
 FRAME PROPERTY, *Upper Uwchlan Township Board of Supervisors, 2012.*
 Fiscal and recreation impact analysis for a proposed 67 unit cluster development.
 AIRPORT SQUARE VALIDITY CHALLENGE, *Montgomery Township Zoning Hearing Board, 2012.*
 Spot zoning case based on surrounding zoning and uses.
 DWELL AT CALN, *Caln Township Board of Supervisors, 2012.*
 PRD application for 400 units of rental apartments and for sale townhouses.
 CHOICES CHARTER SCHOOL, *Darby Borough Zoning Hearing Board, 2013.*
 Application for variances and special exceptions for a charter school in a former industrial building.
 RADNOR PARK, *Radnor Township Planning Commission, 2013.*
 Application for rezoning for mixed use development involving 480,000 square feet of office and retail development, a 225 room hotel, and 350 rental apartments.
 IMPERATRICE PROPERTY APPLICATION, *Newtown Township (Delaware County) Zoning Hearing Board, 2014.*
 Application for use and dimensional variances for a proposed mixed use development.
 SKYMARK, *Village of Ridgely Park (Bergen County, NJ) Planning Board, 2015.*
 Application for approval of mixed use development involving 530,700 square feet of retail development, a 300 room hotel, and 1,494 rental apartments.
 PENN STATE ABINGTON, *Abington Township Planning Commission, 2015.*
 Application for zoning text amendment to allow a 400 bed dormitory for the University.
 POTTSTOWN CLUSTER APPLICATION, *Pottstown Borough Zoning Hearing Board, 2016.*
 Application for use variances for expansion of a social service agency.
 EMBREEVILLE STATE HOSPITAL PROPERTY, *West Bradford Township Zoning Hearing Board, 2016.*
 Substantive validity challenge based on fair share of attached and multifamily units.
 MENKINS PROPERTY APPEAL, *Douglass Township (Berks County) Zoning Hearing Board, 2016.*
 Appeal of zoning officer determination regarding trucking as permitted use in the Village Commercial District.
 RUNNYMEADE FARMS, *Edgmont Township Planning Commission, 2016.*
 Fiscal impact analysis for a proposed 234 unit rental apartment development.
 CREBILLY FARMS, *Westtown Township Board of Supervisors, 2017.*
 Conditional use application for a proposed 317 unit mixed dwelling type development .

PROFESSIONAL AFFILIATIONS

AMERICAN INSTITUTE OF CERTIFIED PLANNERS
 PENNSYLVANIA CHAPTER OF THE AMERICAN PLANNING ASSOCIATION, Southeast Section
 AMERICAN PLANNING ASSOCIATION
 NEW JERSEY PROFESSIONAL PLANNER (NJPP) REGISTRATION
 PENNSYLVANIA MUNICIPAL PLANNING EDUCATION INSTITUTE (PMPEI) CERTIFICATION IN COURSES IN SUBDIVISION
 AND LAND DEVELOPMENT REVIEW, ZONING, AND COMMUNITY PLANNING

PENNSYLVANIA MUNICIPAL PLANNING EDUCATION INSTITUTE (PMPEI) TEACHING EXPERIENCE

COURSE IN SUBDIVISION AND LAND DEVELOPMENT REVIEW:

Albright College, Reading, PA, 2006 (sponsored by Berks County).
 West Chester University, West Chester, PA, 2006 (sponsored by Chester County 2020).
 Limerick Township, PA, 2006 (sponsored by the Montgomery County Planning Commission).
 West Chester University, West Chester, PA, 2006 (sponsored by Chester County 2020).
 Allentown, PA, 2007 (sponsored by the Lehigh Valley Planning Commission).
 West Chester University, West Chester, PA, 2007 (sponsored by Chester County 2020).
 West Chester University, West Chester, PA, 2008 (sponsored by Chester County 2020).

West Chester University, West Chester, PA, 2009 (sponsored by Chester County 2020).
Upper Merion Twp., King of Prussia, PA, 2009 (sponsored by Montgomery County Planning Commission).
West Chester University, West Chester, PA, 2010 (sponsored by Chester County 2020).
West Chester University, West Chester, PA, 2012 (sponsored by Chester County 2020).
West Chester University, West Chester, PA, 2013 (sponsored by Chester County 2020).
West Chester University, West Chester, PA, 2014 (sponsored by Chester County 2020).
West Chester University, West Chester, PA, 2015 (sponsored by Chester County 2020).
Morton, PA, 2017 (sponsored by Delaware County Planning Department).

COURSE IN ZONING:

West Chester University, West Chester, PA, 2008 (sponsored by Chester County 2020).
London Britain Township, PA, 2008 (sponsored by the Township).
West Chester University, West Chester, PA, 2010 (sponsored by Chester County 2020).
West Chester University, West Chester, PA, 2011 (sponsored by Chester County 2020).
West Chester University, West Chester, PA, 2013 (sponsored by Chester County 2020).
West Chester University, West Chester, PA, 2014 (sponsored by Chester County 2020).
Upper Dublin, PA, 2014 (sponsored by Montgomery County Planning Commission).
Towamencin, PA, 2015 (sponsored by Montgomery County Planning Commission).
Lansdale, PA, 2016 (sponsored by Montgomery County Planning Commission).

COURSE IN COMMUNITY PLANNING:

Tredyffrin Township, Wayne, PA, 2011 (sponsored by Chester County 2020).
Colmar, PA, 2014 (sponsored by Montgomery County Planning Commission).
Limerick, PA, 2016 (sponsored by Montgomery County Planning Commission).
West Chester University, West Chester, PA, 2016 (sponsored by Chester County 2020).
West Chester University, West Chester, PA, 2017 (sponsored by Chester County 2020).

OTHER TEACHING EXPERIENCE

WORKSHOP ON CELLULAR TELECOMMUNICATIONS, PPA Annual Conference, State College, PA, 1994.
ENVIRONMENTAL AWARENESS AT THE LOCAL LEVEL, Perkiomen Valley Watershed Assoc., Worcester, PA, 1994.
DEVELOPMENT AND PLANNING PROCESS, Perkiomen Valley Tax Reform Alliance, Graterford, PA, 1995.
REGIONAL PLANNING & ZONING FORUM, Perkiomen Valley Council of Govts., Colledgeville, PA, 1995.
LAND USE & ZONING WORKSHOP, Conservancy of Montgomery County, Montgomeryville, PA, 1997.
LEGAL TRAINING COURSE FOR PLANNERS, Montgomery County Planning Commission, Norristown, PA, 1997.
PLANNING FOR THE IMPACTS OF DEVELOPMENT, PA Chapt. of APA Annual Conference, King of Prussia, PA, 2009.

EDUCATION

UNIVERSITY OF CHICAGO, *Master of Arts degree, 1985; Ph.D. candidate, 1985-1988.*
HAVERFORD COLLEGE, *Bachelor of Arts degree, 1983.*