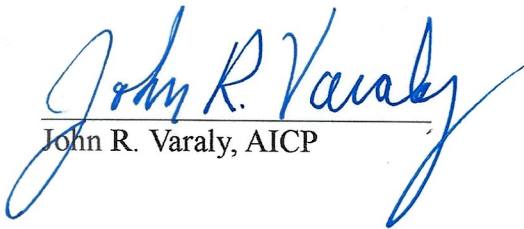


Cmwlth. 2002); see also Schatz v. New Britian Twp. Zoning Hearing Bd. of Adjustment, 596 A.2d 294, 296 (Pa. Cmwlth. 1991). In addition, any anticipated traffic increase resulting from a proposed use would not on its own defeat a conditional use request. Joseph v. N. Whitehall Twp. Bd of Supr's, 16 A.3d 1209, 1217 (Pa. Cmwlth. 2011), citing In re Brickstone Realty Corp., 789 A.2d 333 (Pa. Cmwlth. 2001). The mere fact that a proposed use would contribute to projected traffic congestion primarily generated by other sources is not a sufficient basis for denying a conditional use. Joseph, 16 A.3d at 1217.

It is my professional opinion that JSPA Realty, LLC has met the burden of proof regarding documentation of measurable standards and criteria contained in Article XII which would entitle them to approval of the conditional application. They have provided documentation that this proposed project will be developed in compliance with all applicable zoning regulations that have been enacted to ensure it with be compatible with surrounding land uses. There is no evidence that this project would have an adverse impact upon the public health, welfare and safety of the Township and its residents.

  
John R. Varaly, AICP