Westtown Township

Party to a Public Hearing Request Form

Proposed Intervenor Information

Name Penns bury Township c/o Thomas F. Oeste, Solicitor Phone 610-572-7870
Parke Barnes Spangler Oeste & Wood PC, 126 W. Miner Street, West Chester
Pennsylvania Zip 19382
Organization (when applicable) Penns bury Township, 702 Baltimore Pike, Chadds Ford, PA 19317

Request

1. Name of application which requesting party status:

   Crebilly Farm Conditional Use Application – Applicant, Toll PA XVIII, L. P.

2. Location of the Proposed Intervenor’s property in relation to the property subject to the application:

   Penns bury Township is located to the southwest of the subject property and is accessible to and from the property by State Route 926. The proposed development will provide a major road connection to Route 926.

3. Alleged impact of the application on the lands of the Proposed Intervenor:

   According to the Applicant’s Traffic Impact Study, the proposed development (Plan A) will generate 2,742 daily vehicular trips. A significant number of those trips will travel on Route 926 to and from Penns bury Township and use Township-owned roads to access Route 1 and other State and local roads. The development will result in traffic congestion and a negative impact on the use and maintenance of Penns bury Township roads and the residents of Penns bury Township.
Parties and Standing *

Section 908(3) of the Pennsylvania Municipalities Planning Code (MPC) specifies that, in addition to the applicant “parties to the hearing shall be the municipality, any person affected by the application who has made timely appearance of record before the board, and any other person (including civic or community organizations) permitted to appear” by the Board of Supervisors. The Board of Supervisors are authorized to require that all persons who wish to be considered as parties enter an appearance in writing on a form provided by the Township for that purpose. However, the form functions simply as a means to indicate to the Board of Supervisors one’s interest in being considered as a party; it does not guarantee party status.

The Board of Supervisors decide who may participate in the hearing before it as a party, subject to the provisions of Section 908(3) of the MPC, and formally acknowledge such parties for the record. Standing to participate as a party may be challenged by the applicant. Such challenges should be raised at the time the person is seeking party standing.

Where the MPC permits standing to any person “affected” by the application, this provision requires the Board of Supervisors to consider if a person claiming party status is “affected” by the matter before it. The courts have determined that a claim based purely on taxpayer status is not sufficient to establish standing as a “person affected by the application.” By contrast, a person whose property, residence, or business abuts the property that is the subject of the appeal is affected and has standing. However, as the distance between the property of the individual seeking affected party status and the property that is the subject of the proceeding increases, standing becomes less certain.

Standing to participate as an affected person is not foreclosed merely because the affected person’s property is located in another municipality.

Party Rights *

A party has the right to be represented by counsel. A party must be given the opportunity to respond, present evidence (through oral testimony of witnesses and exhibits), and cross-examine adverse witnesses on all relevant issues.

* Excerpts taken from the Planning Series #7 document relevant to Special Exceptions, Variances and Conditional Uses as prepared by the Pennsylvania Governor's Center for Local Government Services

CERTIFICATION: I certify that the information presented in this application is true and correct.

______________________________
Signature of Proposed Intervenor

Print Name Thomas F. Oeste for Pennsbury Township

Date February 22, 2017

______________________________
OFFICIAL USE ONLY TO BE COMPLETED BY TOWNSHIP

Status GRANTED or DENIED (circle one only) Date
Party to a Public Hearing Request Form

Proposed Intervenor Information

Name: Patrick S. McDonough   Phone: 484-888-8084
Physical Address: 7 Oakbourne Road   City: West Chester PA   Zip: 19382
Organization (when applicable): Neighbors for Crebilly, ULC
E-mail: patandreneecomcast.net

Request

1. Name of application which requesting party status:

   Toll PA XVIII / Crebilly Conditional Use

2. Location of the Proposed Intervenor's property in relation to the property subject to the application:

   7 Oakbourne Road, West Chester, PA 19382
   Property is about 1/2 North on Route 202 from Crebilly Farm.

3. Alleged impact of the application on the lands of the Proposed Intervenor:

   Loss of historically significant Township resources (both built & landscape), increased traffic congestion, increase taxes, negative impact to local schools by increased student capacities, & stress on local emergency services, violation of my PA constitutional rights under Article 1, Section 27.
Parties and Standing *

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Signature of Proposed Intervenor

Print Name

Date 2/10/17

--- OFFICIAL USE ONLY TO BE COMPLETED BY TOWNSHIP ---

Status GRANTED or DENIED (circle one only) Date ______________________
Party to a Public Hearing Request Form

Proposed Intervenor Information

Name: William Worth
Phone: 484-350-8004

Physical Address: 1075 Meetinghouse Road
City: Westtown
Zip: 19389

Organization (when applicable): 

E-mail: WPWORTH@COMCAST.NET

Request

1. Name of application which requesting party status:

________________________________________________________________________

2. Location of the Proposed Intervenor's property in relation to the property subject to the application:

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________________________________________________________________________

________________________________________________________________________

3. Alleged impact of the application on the lands of the Proposed Intervenor:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________
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Signature of Proposed Intervenor

Print Name

Date 3/22/2017

---OFFICIAL USE ONLY TO BE COMPLETED BY TOWNSHIP---

Status GRANTED or DENIED (circle one only) Date
Party to a Public Hearing Request Form

Proposed Intervenor Information

Name  STACEY WHOMSLEY  Phone  610-529-6204
Physical Address  989 REGIMENTAL DR  city  WESTCHESTER  zip  19382
Organization (when applicable)  WITH NEIGHBORS FOR CARBONLY
E-mail  Stacey-miller99@hotmail.com  (that's an underline, not a dash)

Request

1. Name of application which requesting party status:

Creebilly Farm - Toll Brother's

2. Location of the Proposed Intervenor's property in relation to the property subject to the application:

Rodley Run IV between 
Street & Birmingham 
Children attend Stork Weather Elementary

3. Alleged Impact of the application on the lands of the Proposed Intervenor:

Traffic congestion & impact on school bus route.
We live less than 3 miles and our bus route is 45 minutes. This will negatively impact the children in our area. Also, land 2 rainwater runoff management. Loss of historic parcel.
Parties and Standing *

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Signature of Proposed Intervenor ____________________________

Print Name ____________________________

Date __________

Status GRANTED or DENIED (circle one only) Date __________

---OFFICIAL USE ONLY TO BE COMPLETED BY TOWNSHIP---
Party to a Public Hearing Request Form

Proposed Intervenor Information

Name: Sally Hammerman  Phone: 609-717-6949
Physical Address: 1020 East Street Rd  City: West Chester  Zip: PA 19382
Organization (when applicable): Neighbors for Credilly
E-mail: mistresslaw-sally@mac.com

Request

1. Name of application which requesting party status:
   Applicant: Neighbors for Credilly, Sally Hammerman PA 19382

2. Location of the Proposed Intervenor's property in relation to the property subject to the application:
   On RT 926
   Access street from Ruston High school, approx.
   2+ miles from intersection of RT 926 & RT 202 where Credilly Farm is located.

3. Alleged impact of the application on the lands of the Proposed Intervenor:
   Our house exists within 3-4 yards of RT 926
   Our house is a certified historic structure built by Mercer who was granted the land around the house by William Penn.
   Heavy trucks on RT 926 will jeopardize the foundation of this historic, certified house.

Chris Patriarca - Zoning Officer cpatriarca@westtown.org
Parties and Standing *

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Signature of Proposed Intervenor ________________________________
Print Name ________________________________
Date ____________

Status GRANTED or DENIED (circle one only) Date ________________________________
Party to a Public Hearing Request Form

Proposed Intervenor Information

Name: Jennifer Stafford  Phone: 347-4211057

Physical Address: 951 South New St  City: Westtown  Zip: 19382

Organization (when applicable): ________________________________

E-mail: eyesyle4u@yahoo.com

Request

1. Name of application which requesting party status:
   Jennifer Stafford

2. Location of the Proposed Intervenor’s property in relation to the property subject to the application:
   951 South New St is approximately 4/5ths of a mile from the proposed development at Crebilly Farm

3. Alleged impact of the application on the lands of the Proposed Intervenor:
   I am a resident of Westtown township and I am formally requesting party status to the conditional use development proposal of Crebilly Farm by Toll Brothers. Our home is located on 951 South New Street, approximately 4/5ths of a mile from the farm. Should the development be approved, it will have an indisputable, significant negative impact on our immediate household, effective immediately and in perpetuity.

   According to Toll Brother’s own plans and the traffic engineer hired by Westtown, many of the development’s planned entry/exits will route traffic directly on to our street, forever. This is merely an example of one issue among many which will impact our household immediately and for good. Further to this, it will essentially erase the historic preservation of one our nation’s more notable battles of the American Revolution. As an official Daughter of the American Revolution, this impacts me on a personal level as my two direct relatives can be placed at this battlefield. Unfortunately, I recognize that the historic ties and significance may be weighted with less importance in this application than the home’s proximity. The historical significance should be noted none the less for the record.

   As a result of our home’s very close proximity to the proposed development site and the ensuing overwhelming increase, in perpetuity, in traffic, road works, emergency services, sewer, school, taxes, etc, this demonstrates we are clearly ‘affected’ per the definition on section 908 (3). Therefore, we anticipate this explanation satisfies the request to have standing to participate as a party to the Crebilly Farm development proposal.
Parties and Standing *

Section 908(3) of the Pennsylvania Municipalities Planning Code (MPC) specifies that, in addition to the applicant "parties to the hearing shall be the municipality, any person affected by the application who has made timely appearance of record before the board, and any other person (including civic or community organizations) permitted to appear" by the Board of Supervisors. The Board of Supervisors are authorized to require that all persons who wish to be considered as parties enter an appearance in writing on a form provided by the Township for that purpose. However, the form functions simply as a means to indicate to the Board of Supervisors one's interest in being considered as a party; it does not guarantee party status.

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CERTIFICATION: I certify that the information presented in this application is true and correct.

Signature of Proposed Intervenor

Jennifer A Stafford

Date February 21st 2017

Status GRANTED or DENIED (circle one only) Date

OFFICIAL USE ONLY TO BE COMPLETED BY TOWNSHIP
Party to a Public Hearing Request Form

Proposed Intervenor Information

Name: Edmund D. Stafford  Phone: 610 304 8863

Physical Address: 951 S. New Street  City: Westtown  Zip: 19382

Organization (when applicable): N/A

E-Mail: mundyokt@benefits.com

Request

1. Name of application which requesting party status:

   Edmund D. Stafford

2. Location of the Proposed Intervenor's property in relation to the property subject to the application:

   951 S. New St is approximately 4/5ths of a mile from the proposed development site at Crebilly Farm. The home's location is on the same road as the proposed development.

I am a resident of Westtown Township and I am formally requesting party status to the conditional use development proposal of Crebilly Farm by Toll Brothers. Our home is located on 951 South New Street, approximately 4/5ths of a mile from the farm. Should the development be approved, it will have an indisputable, significant negative impact on our immediate household, effective immediately and in perpetuity.

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Signature of Proposed Intervenor

Print Name

Edmund D. Stafford

Date 3/21/17

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Status GRANTED or DENIED (circle one only) Date