



Gawthrop Greenwood, PC
Attorneys at Law

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August 12, 2020

TO: ALL COUNSEL AND UNREPRESENTED PARTIES

**Re: Westtown Township Board of Supervisors
Conditional Use Application of Toll PA XVIII, L.P.
Virtual Hearing via Zoom on August 31, 2020**

Dear Counsel and all Unrepresented Parties:

Please allow this correspondence to confirm the status of the hearings for the above-referenced conditional use application. A virtual hearing was scheduled to be heard via the Zoom electronic format on August 5, 2020 at 7 PM, but was subsequently cancelled upon the concurrence of Toll and the Township given the widespread power outages and storm damage from Hurricane Isaias. **The rescheduled virtual conditional use hearing will now occur on Monday August 31, 2020 beginning at 7 PM.** Accordingly, enclosed please find the notice of the hearing for August 31 at 7 PM via the Zoom platform. **The enclosed notice contains important information needed to login to Zoom on the night of the hearing to ensure your participation.**

Toll has confirmed that it intends to present its traffic witness on the evening of August 31 and no other witnesses. It is anticipated that the traffic discussion may last over the course of several meetings, but that is unknown at this time. The hearing on August 31 is anticipated to conclude at approximately 9 PM barring any technical difficulties at the outset, with a break for the court reporter around 8 PM. Toll has committed to producing their traffic witness at the next hearing, **currently scheduled for Monday September 14, 2020 at 7 PM**, regardless of whether or not such testimony concludes on August 31. Thus, please come prepared to ask any questions you may have of Toll's traffic witness on both August 31 and September 14. The exhibits related to Toll's traffic witness have been marked as A-42 through A-59 and are available on the Township's website for your review prior to the hearings.

Also enclosed is a detailed explanation on registering for and utilizing Zoom in preparation for the hearing. **I strongly encourage you not to wait until the evening of the hearing to review the Zoom instructions.** Additionally, a video tutorial on how to join a Zoom meeting may be found here: <https://www.youtube.com/watch?v=N1YudDeULLw> Should you need any assistance navigating the Zoom program in advance of the hearing, please feel free to reach out directly to Will Ethridge (wethridge@westtown.org) or Rob Pingar (rpingar@westtown.org) via email or call them directly at the Township Building at 610-692-1930.

It is anticipated that the Zoom hearing process will take longer to conduct than an in-person hearing given the constraints of the virtual format. The virtual platform often has a slight delay when speaking such that the parties and the witnesses need to wait a brief moment before responding to a question or before asking a question so that more than one person is not speaking at a time. As this is an on-the-record proceeding, the Court Reporter will be participating and transcribing the hearing as usual. **The Zoom hearing audio and video will be recorded in order to assist the Court Reporter in transcribing the testimony.** Following the completion of the hearing transcript, the Zoom recording will be destroyed.

When registering for the Zoom hearing, please ensure that you enter your full name so that we can recognize all parties correctly. As with the in-person hearing, the parties will be recognized individually and given the opportunity to cross-examine the witnesses. As the exhibits are referenced during the hearing, Toll and the Township will have the ability to display each exhibit on the screen for all parties and the public to view in real time. The non-party members of the public will have the opportunity to observe the hearing as they would if the hearing were in-person, but public comment is deferred until the end of the evidentiary portion of the hearing as it was in the Crebilly I proceedings.

When the hearing commences, the Board and Toll will be unmuted and the video will be activated so that all parties and the public may see the proceedings. All other parties will begin the proceeding muted and without video activated. As each other party is recognized, they will be unmuted and their video will be activated so that the Board, Toll and the witness, as well as all others, may see the person speaking. **I request that you please plan to utilize a computer or other device equipped with video and audio capability and that you test the audio/video capabilities in advance of the hearing.** Please try to find a quiet location in which to conduct the hearing so that all parties may clearly hear the proceedings and meaningfully participate. Kindly also provide a copy of this letter and the within instructions to any witnesses you intend to produce during the hearing so they are properly informed of the process.

Should you have any questions about the information above, please do not hesitate to contact me.

Very truly yours,

Patrick M. McKenna

Patrick M. McKenna

PMM/ams

Enclosures

cc: All parties of record on attached list (via First Class Mail)
Robert Pingar, Township Manager (via email)
Gregg I. Adelman, Esquire (via email)
Kristin S. Camp, Esquire (via email)
Mark P. Thompson, Esquire (via email)
Fronefield Crawford, Jr., Esquire (via email)
Kathryn L. Labrum, Esquire (via email)
Westtown Township Board of Supervisors

NOTICE

WESTTOWN TOWNSHIP

THE WESTTOWN TOWNSHIP BOARD OF SUPERVISORS will meet virtually via the Zoom Platform on Monday, August 31, 2020, at 7:00 pm., prevailing time, to hear the following:

THE CONDITIONAL USE APPLICATION OF TOLL PA XVIII, L.P. The property is more commonly referred to as “Crebilly Farm” and consists of the following UPI Nos.: 67-4-29, 67-4-29.1, 67-4-29.2, 67-4-29.3, 67-29.4, 67-4-30, 67-4-31, 67-4-32, 67-4-33, 67-4-33.1 and 67-4-134. The parcels total approximately 322.36 acres of land and are bounded by Wilmington Pike (S.R. 202/S.R. 322) in Westtown Township to the east, West Pleasant Grove Road to the north, South New Street to the west, and Street Road (S.R. 926) to the south. The parcels are owned by Crebilly Farm Family Associates, L.P., David M. Robinson, Laurie S. Robinson and David G. Robinson, and the Applicant is the equitable owner. The parcels are located in the A/C – Agricultural/Cluster Residential and R-1 Residential Districts of the Township. The parcels are currently used for agricultural and residential uses. The Applicant seeks conditional use approval pursuant to §170-900 et seq. of the Zoning Ordinance to permit a flexible development proposing a total of 319 residential units, consisting of two existing homes, 182 single-family detached dwellings and 135 townhomes, and also containing internal streets, utilities, stormwater management facilities, landscaping, community recreation facilities, and other improvements, and any other such relief deemed necessary by the Board of Supervisors.

To minimize public exposure to COVID-19 and maintain social distancing, this meeting will be conducted via Zoom, an online video conferencing service.

Members of the public may participate in the meeting by using the following link: <https://us02web.zoom.us/j/81858532115> or by logging into the website at <https://zoom.us> and entering Meeting ID: 818 5853 2115 and Password: 243392.

Members of the public may also listen to the meeting by phone by calling 1-646-558-8656 and enter meeting ID#: 818 5853 2115.

No in-person attendance at the Township Building will be permitted. Additional meeting information and Zoom meeting instructions can be found at <https://www.westtownpa.org/event/board-of-supervisors-toll-bros-crebilly-cu-hearing-3/>

If you wish to participate in this meeting and are a person with a disability requiring an auxiliary aide, service, or other accommodation to participate please contact the Township Manager at (610) 692-1930 **by 12pm on August 31, 2020** to discuss how the Township can best accommodate your needs.

**WESTTOWN TOWNSHIP
BOARD OF SUPERVISORS
Patrick M. McKenna, Solicitor**



Signing up and activating your Zoom account

Creating your own account

To sign up for your own free account, visit zoom.us/signup and enter your email address. You will receive an email from Zoom (no-reply@zoom.us). In this email, click **Activate Account**.

Signing in to your Zoom account on the web

You can login to your Zoom account on the web at any time, at zoom.us/signin. Once you're logged in, use the panel on the left side to navigate the Zoom web portal. You can update your profile, schedule a meeting, edit your settings, and more.

Downloading the Zoom client

You can download the Zoom Desktop Client for Mac, Windows, ChromeOS and Linux, as well as the Zoom Mobile App for iOS and Android from our [Downloads page](#).

Joining another user's meeting

There are many ways to join a meeting, but the easiest way is to click the join link that the meeting host provided. You can also click **Join** in your Zoom client and enter the meeting ID.

You can join an instant meeting through an email invite, an instant messaging invite, from the browser, from the Zoom desktop and mobile application, from a landline or mobile phone, and with a H.323 or SIP device.

Before joining a Zoom meeting on a computer or mobile device, you can download the Zoom app from our [Download Center](#). Otherwise, you will be prompted to download and install Zoom when you click a join link.

You can also join a test meeting to familiarize yourself with Zoom.

Prerequisites

- Each meeting has a unique 9, 10, or 11-digit number called a meeting ID that will be required to join a Zoom meeting
- If you are joining via telephone, you will need the teleconferencing number provided in the invite.



Windows |



Mac

1. Open the Zoom desktop client.
2. Join a meeting using one of these methods:

- Click **Join a Meeting** if you want to join without signing in.

zoom

Join a Meeting

Sign In

- Sign in to Zoom then click **Join**.



Join

3. Enter the meeting ID number and your display name.
 - If you're signed in, change your name if you don't want your default name to appear.
 - If you're not signed in, enter a display name.

Join a Meeting

Meeting ID or Personal Link Name ▼

Grant MacLaren

Do not connect to audio

Turn off my video

Join

Cancel

4. Select if you would like to connect audio and/or video and click **Join**.



Linux



Android



iOS



Web Browser



Email



Messaging



Telephone



H.323/SIP

Updating your profile

You can update your profile by adding a profile picture, set your time zone, update your password and more. To access your Zoom profile, sign in to the Zoom web portal and click **Profile**.

Raising your hand in a webinar

The raise hand feature in webinar allows attendees to raise their hand to indicate that they need something from the host or panelists. As a host, it may be helpful to inform your participants how you would like to use this feature at the start of the webinar. For example, many webinar hosts use this feature to know if an attendee has a question and would like to be unmuted to speak.

Prerequisites

To raise your hand in a webinar:

- Zoom Desktop Client for Mac or PC version **3.5.24604.0824** or higher
- Zoom Desktop Client for Linux version **1.1.44485.0317** or higher
- Zoom Mobile App for iOS version **3.5.31169.1102** or higher
- Zoom Mobile App for Android version **3.5.24588.0824** or higher
- Join via Zoom web client

IN RE:

CONDITIONAL USE APPLICATION
OF TOLL PA XVIII, L.P. (2019)

BEFORE THE BOARD OF
SUPERVISORS OF WESTTOWN
TOWNSHIP, CHESTER COUNTY,
PENNSYLVANIA

PARTIES:

1. Neighbors for Crebilly, LLC.
c/o Mark P. Thompson, Esquire
2. West Chester Area School District
c/o Dr. Jim Scanlon
782 Springdale Drive
Exton, PA 19341
3. West Glen Homeowners' Association
c/o Gary Bevilacqua
109 Macroom Avenue
West Chester, PA 19382
4. Thornbury Farm Trust
c/o Randell Spackman
1256 Thornbury Road
West Chester, PA 19382

Thornbury Farm Trust
c/o Randell Spackman
2565 Charlestown Road
Phoenixville, PA 19460
5. Brandywine at Thornbury Homeowners' Association
c/o Brian K. Carickhoff
100 Spur Lane
West Chester, PA 19382
6. Westminster Presbyterian Church
c/o Edward E. McFalls
10 W. Pleasant Grove Road
West Chester, PA 19382

7. Quarry Swimming Association
c/o Nicholas Bonkoski
822 Serpentine Drive
West Chester, PA 19382

8. Radley Run III Homeowners' Association
c/o Tom Martin
1020 Radley Drive
West Chester, PA 19382

9. Arborview Homeowners' Association
c/o William Hofmann
100 Hidden Pond Way
West Chester, PA 19382

10. Westtown Township Planning Commission
c/o Kristin S. Camp, Esquire

11. Thornbury Township
c/o Kathryn L. Labrum, Esquire

12. Birmingham Township
c/o Fronfield Crawford, Jr., Esquire

13. Gadaletto's Seafood Market
c/o Andrew Gadaletto
1193 Wilmington Pike
West Chester, PA 19380

Westtown Village LP
c/o Kurt Wolter
P.O. Box 611
Devon, PA 19333

Robert Daull
1163 Lake Drive
West Chester, PA 19382

Leonard Mammucari
523 West Pleasant Grove Road
West Chester, PA 19382

Phillip and Susan Jones
1007 Jennifer Lane
West Chester, PA 19382

Deanna Lararis
1054 Dunvegan Road
West Chester, PA 19382

Ed and Ligita Boyer
1059 Dunvegan Road
West Chester, PA 19382

David and Kathryn Pryze
1050 Dunvegan Road
West Chester, PA 19382

Jennifer Kramer
1046 Dunvegan Road
West Chester, PA 19382

Dennis and Patricia McFadden
1010 General Greene Drive
West Chester, PA 19382

Carol Weller
1150 Lake Drive
West Chester, PA 19382

William P. Worth, III
1075 Meetinghouse Road
West Chester, PA 19382

William P. Worth, III
114 Queens Way
West Chester, PA 19382

Bob Willimann
207 E. Pleasant Grove Road
West Chester, PA 19382

Linda R. Miller
1171 Fielding Drive
West Chester, PA 19382

Ellen Steele
1055 E. Niels Lane
West Chester, PA 19382

Victor and Carly Malatesta
515 W. Pleasant Grove Road
West Chester, PA 19382

David and Iris Berger
1009 Dunvegan Road
West Chester, PA 19382

Karen Greim
1262 Audubon Road
West Chester, PA 19382

Steve Erney
119 Lydia Lane
West Chester, PA 19382

Eve Herrick
1126 Talleyrand Road
West Chester, PA 19382

Anthony Simkovich
821 Kimberly Lane
West Chester, PA 19382

Fenton Mejia
703 E. Street Road
West Chester, PA 19382

Fenton Mejia
P.O. Box 534
Westtown, PA 19395

Nicholas Bonkoski
822 Serpentine Drive
West Chester, PA 19382

Dr. Cecilia P. Wright and William Vosburgh
1151 Lake Drive
West Chester, PA 19382

Richard Hurst and Susanne Krueger
816 Serpentine Drive
West Chester, PA 19382

Thomas Martin and Renee Rockwood
501 W. Pleasant Grove Road
West Chester, PA 19382

James and Susan Mutter
604 Jacqueline Drive
West Chester, PA 19382

John and Ann Helion
1164 Lake Drive
West Chester, PA 19382

Myron and Sharon Grubaugh
1024 Dunvegan Drive
West Chester, PA 19382

David Teal
124 Hidden Pond Way
West Chester, PA 19382

Patrick McDonough
7 Oakbourne Road
West Chester, PA 19382