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

**VOLUME 10**

IN RE:           CONDITIONAL USE APPLICATION  
**TOLL PA XVIII, L.P.**

Hearing was held at the Bayard  
Rustin High School, Auditorium, 1100  
Shiloh Road, West Chester, Pennsylvania,  
on Monday, November 27, 2017, beginning at  
6:10 o'clock, p.m.

BEFORE:       MICHAEL T. DIDOMENICO, Chairman  
              CAROL R. DEWOLF  
              THOMAS HAWS

ALSO PRESENT:       ROBERT R. PINGAR,  
                          Township Manager

ELEANOR J. SCHWANDT, RMR  
COURT REPORTER

1 APPEARANCES:

2 PATRICK M. MCKENNA, Esquire  
on behalf of the Board of Supervisors

3  
4 GREGG I. ADELMAN, Esquire  
on behalf of the Applicant

5 KRISTIN CAMP, Esquire  
on behalf of Westtown Township  
6 Planning Commission

7 MARK THOMPSON, Esquire  
on behalf of Neighbors for  
8 Crebilly, LLC

9  
- - - - -

10

11 THE CHAIRMAN: We are going to  
12 get started. Good evening everyone, and  
13 welcome to the conditional use hearing for  
14 the Crebilly tract and Toll Brothers  
15 developers. This is our tenth meeting. We  
16 will please rise for our Pledge of  
17 Allegiance.

18 (Pledge of Allegiance takes  
19 place.)

20 THE CHAIRMAN: Thank you. As  
21 at the last meetings we introduced the  
22 Westtown Board of Supervisors. I would like  
23 to introduce Mrs. Carol DeWolf, to my right,  
24 vice chair; Mr. Tom Haws, police

1 commissioner, to her right. I'm Mike  
2 DiDomenico. And to my far left is Mr. Robert  
3 Pingar, our Township Manager; and Mr. Pat  
4 McKenna, our township solicitor. And at this  
5 time I will turn the meeting over to Mr.  
6 McKenna.

7 MR. MCKENNA: Thank you, Mr.  
8 Chairman. Good evening, ladies and  
9 gentlemen. Let me know if you can't hear me  
10 for some reason. This is the tenth hearing  
11 on this application. We were continued from  
12 October 24th of 2017.

13 As we have with every hearing  
14 I'll ask, is there anyone recording the  
15 hearings this evening? Yes, sir. If you  
16 wouldn't mind identifying yourself.

17 MR. BRAXTON: John Braxton.

18 MR. MCKENNA: Anyone else?

19 Okay. We have a number of  
20 housekeeping matters to get through tonight  
21 before we get to public comment. First, Mr.  
22 Thompson, I just want to confirm with you,  
23 you did e-mail me earlier today and said that  
24 the Neighbors of Crebilly did not have any

1 other witnesses to present this evening. I  
2 just want to confirm that is still the case.

3 MR. THOMPSON: That is still  
4 correct, Mr. McKenna.

5 MR. MCKENNA: You all do have a  
6 microphone at your table if you would like to  
7 use it.

8 At the last hearing we asked  
9 all parties if they had any objections to the  
10 exhibits to please submit those in writing.  
11 The only one I received was from Mr. Adelman.  
12 I believe all counsel received a copy of  
13 that.

14 Late this afternoon I did  
15 receive a response from Ms. Camp in  
16 opposition to the objections by Mr. Adelman.  
17 I would like to mark those Board exhibits, I  
18 have pre-marked Toll's objections as  
19 Exhibit B-32, as in board, and I have marked  
20 Ms. Camp's reply letter today as  
21 Exhibit B-34.

22 Anything further from any  
23 counsel on those objections?

24 MR. ADELMAN: Nothing further.

1 MS. CAMP: You said 32 was Mr.  
2 Adelman's?

3 MR. MCKENNA: 32 is Gregg's  
4 objections. 34 -- I'm skipping 33, I'll come  
5 back to that in a second -- was your reply.

6 Having reviewed the objections  
7 and the response from the Planning  
8 Commission, the township is going to overrule  
9 the objections from Toll. We are going to  
10 admit the exhibits as they have been  
11 presented. They are going to give them the  
12 weight to which they are entitled.

13 And for the record what we have  
14 right now in terms of exhibits, Gregg,  
15 correct me if I'm wrong, from Toll I have  
16 Exhibits A-1 through A-40.

17 MR. ADELMAN: I believe that's  
18 correct. Let me double check, please.

19 MR. MCKENNA: While you are  
20 looking, I have Planning Commission 1 through  
21 Planning Commission 20. Neighbors for  
22 Crebilly I have NC-1 through NC-6. West  
23 Chester Area School District I have SD-1.  
24 Thornbury Township I have Thornbury 1.

1                   I'm going to mark as Exhibit  
2 B-33 -- while you are looking, Gregg, I'm  
3 going to do some housekeeping -- was an  
4 e-mail that Mr. Adelman sent to me and all  
5 counsel dated November 20th, 2017. What Mr.  
6 Adelman put in writing was that Toll is going  
7 to give the township an extension of time to  
8 provide a written decision in this case. So  
9 let me explain that a little briefly.

10                   The Board is required to give  
11 their decision both orally, they have to vote  
12 at a public meeting, and in writing within 45  
13 days from the time that we close the record,  
14 which we all anticipate will be tonight.

15                   So theoretically, 45 days from  
16 today a written decision and an oral decision  
17 of the Board has to be rendered and supplied  
18 to all the parties.

19                   Mr. Haws did not make  
20 reelection, and I know it is the stated  
21 intention of the Board to have this Board as  
22 a group, since they have heard all the  
23 hearings, vote on this application. It was  
24 Toll's stated desire to have a decision

1 before the end of the year, so those two  
2 things were in common.

3 So the Board is going to render  
4 a decision before the end of the year.  
5 Specifically, I'll give you the date. It is  
6 going to be on December 28th of this year at  
7 6:00 p.m. at the township building. That  
8 will be the oral decision of the Board.

9 Because the Board is making a  
10 decision before the end of the year the  
11 applicant has given us 45 more days from that  
12 date to issue the written decision. Given  
13 the amount of evidence, the transcripts and  
14 the number of exhibits, it is going to take  
15 some time to put the decision together. So  
16 Toll has agreed in writing to give the  
17 township an extension so long as they render  
18 a decision before December 29th, which we are  
19 going to do.

20 That decision will be noticed.  
21 It will be on the LISTSERV. It will be on  
22 the township's website. But it is going to  
23 be December 28th at 6:00 p.m. at the township  
24 building.

1                   Mr. Adelman, did I state that  
2 correctly?

3                   MR. ADELMAN: That is correct.

4                   MR. MCKENNA: All right. Are  
5 you agreeing with Exhibits A-1 through A-40?

6                   MR. ADELMAN: Yes, I am. I  
7 move for admission.

8                   MR. MCKENNA: Ms. Camp, you are  
9 good with Planning Commission 1 through  
10 Planning Commission 20?

11                   MS. CAMP: Correct.

12                   MR. MCKENNA: And, Mr.  
13 Thompson, Neighbors of Crebilly, it is 1  
14 through 6?

15                   MR. THOMPSON: 1 through 6. I  
16 would note that Toll has objected to NC-2,  
17 and I would join in the Planning Commission's  
18 rebuttal of that since it is the same as  
19 PC-18, the Sean Moir map.

20                   MR. MCKENNA: Understood. We  
21 are going to admit all of the exhibits as  
22 presented. We are going to overrule all of  
23 the objections. I wanted to make sure we had  
24 them correct before we did so.



1                   Last week I had corresponded  
2 with the represented parties, the lawyers in  
3 this case. The Board has asked for what we  
4 call findings of fact and conclusions of law.  
5 We have let counsel know that that deadline  
6 is December 15th, it is a Friday, by 5:00  
7 o'clock. Any party is welcome to submit  
8 them, but I will tell you that findings of  
9 fact require that you have to cite to the  
10 record, which means you have to cite to the  
11 transcript and you have to cite the exhibits,  
12 and the conclusions of law requires legal  
13 conclusions.

14                   Typically just the lawyers do  
15 it. But I don't want to foreclose anyone  
16 from doing it. Any party has the right to  
17 submit them. So if you so desire, they are  
18 due in my office by 5:00 o'clock on December  
19 15th, which is a Friday.

20                   The Board is going to meet at  
21 least twice in executive session to discuss  
22 the matter in December. We currently have  
23 December 5th at 6:00 p.m. scheduled, and we  
24 have December 14th at 2:00 p.m. scheduled. I

1 want to announce that ahead of time. If we  
2 have any additional executive sessions before  
3 the decision is rendered, we will let you  
4 know about that the night the decision is  
5 rendered.

6 All right. So those are all  
7 the preliminary matters.

8 Copies of the written decision  
9 when it is finally done and signed will be  
10 sent via regular mail to all parties, number  
11 one, as well as the applicant. It will also  
12 be posted on the website. So in case you  
13 aren't a party, you will have the opportunity  
14 to review it. But as a party it will be  
15 provided to you as it is required.

16 Tonight there is no further  
17 evidence or witnesses by any of the parties,  
18 so we are devoted solely to public comment.  
19 If anybody showed up late, there are sign-in  
20 sheets down in the front here that we would  
21 ask you to please sign in. Some of them are  
22 for Westtown residents. Some of them are for  
23 non-Westtown residents. We are going to use  
24 that to keep track of public comment this

1 evening.

2 In general, we are going to  
3 limit public comment to four minutes because  
4 we have so many people. That's also the same  
5 consistent policy that we have for regular  
6 Board meetings. So four minutes of public  
7 comment. We are going to keep track of the  
8 time, and you are going to hear the alarm go  
9 off. It is kind of like oral argument for  
10 us, so we are going to ask you to wrap it up  
11 if you are still going.

12 If you are reading a statement,  
13 I would like a copy of it. If you wouldn't  
14 mind giving me the copy that you have. I'm  
15 going to collectively mark any written  
16 statement, whether you are here tonight or  
17 whether it was provided to the township from  
18 the last hearing until now, we are going to  
19 mark that as a Board exhibit. That's going  
20 to be Exhibit B-35. So that the Board will  
21 have it and you will have the opportunity to  
22 review it as they are deliberating.

23 In addition, if you give me  
24 your statement I can then give it to the

1 court reporter, which she can use when she is  
2 putting her notes of testimony together, so  
3 that will be a big help.

4 If you are reading, please  
5 speak slowly. We have a tendency, myself  
6 included, to speak rather fast when we are  
7 reading. Please try to speak up, because the  
8 court reporter is going to try to get it down  
9 for everyone this evening.

10 Please put your name and  
11 address on the statement if you are handing  
12 it up so that I know whose statement it is.

13 Last thing, you all have been  
14 very professional, very courteous, very  
15 respectful throughout this entire process. I  
16 think the Board has commented on that  
17 extensively. I will tell you from my years  
18 of experience, it is unusual, but it is  
19 certainly welcome. So I would simply ask if  
20 you please continue that here this evening.  
21 It is your opportunity to be heard. We want  
22 to hear from you. The Board wants to know  
23 how you feel. We just ask that you please be  
24 respectful of the applicant, of the Board,

1 please be respectful of the others that are  
2 here this evening who want to be heard. So  
3 that's why we are limiting it to four  
4 minutes.

5 If you have duplicative  
6 comments, please keep that in mind. Try to  
7 keep them short so that we don't run afoul of  
8 somebody else that may want to be heard.

9 Again, please speak up so that  
10 the court reporter can hear you. I think  
11 that's all.

12 One more time, all right, one  
13 last time, if you are just arriving, we do  
14 have sign-in sheets down front. We ask you  
15 to please sign in. That's going to be my  
16 list that I use to call everyone up for  
17 public comment. Some sign-in sheets are for  
18 Westtown residents. Some are for  
19 non-Westtown residents.

20 Mr. Adelman, do you have any  
21 other housekeeping matters?

22 MR. ADELMAN: No, I do not.

23 MR. MCKENNA: Counsel, anything  
24 further?

1 MS. CAMP: Nothing.

2 MR. MCKENNA: All right. We  
3 are going to take the names in the order in  
4 which they are on the sheet. We are going to  
5 take the Westtown residents first. If I  
6 mispronounce your name, I apologize. Please  
7 let me know so that I don't continue to do  
8 that.

9 So there are two microphones  
10 down at the end of each aisle. They are  
11 working. Please feel free to take them off  
12 the stand, however you are comfortable, and  
13 that will be for public comment.

14 First on the list is Bill  
15 Vosburgh, 1151 Lake Drive in Westtown.  
16 Please.

17 MR. VOSBURGH: My name is Bill  
18 Vosburgh, 1151 Lake Drive. I have about four  
19 quick topics, one on sewer, roads --

20 MR. MCKENNA: Hold on. And  
21 slow down a little bit and speak up. She  
22 can't hear you.

23 The more you can look at the  
24 court reporter, the better, and closer you

1 can get into that microphone, where it is  
2 really uncomfortable, the better.

3 MR. VOSBURGH: I wanted to do  
4 four minutes. That's why I'm talking fast.

5 I have four topics, water, and  
6 sewer, roads, district heritage  
7 considerations.

8 For water, my family has lived  
9 here since March of 1958. Our well is 32  
10 feet deep. It has changed depth twice. Once  
11 in the 1970s, when they built --

12 THE CHAIRMAN: Hold on a  
13 minute. We can't hear you.

14 MR. VOSBURGH: You can't hear  
15 me?

16 MS. DEWOLF: Put the microphone  
17 straight.

18 MR. VOSBURGH: Is that better?  
19 I'm almost touching it. Okay.

20 We have been here since 1958.  
21 We have a 32-foot well. It has changed depth  
22 twice, once in the 1970s when they built  
23 houses along Birmingham Road, once in the  
24 1990s when Dave Robinson and his family

1 developed, when they built the Robinson tract  
2 south of 926.

3 I had my well tested in  
4 February and March of this year, and it is  
5 still 20 feet down, the total depth. Since  
6 this development is going right between, I'm  
7 very concerned that creek will change my  
8 well. If that's the case I would like you to  
9 drill me a new well. Okay.

10 The next item is sewer. A  
11 sewer system being proposed I think is an  
12 excellent thing to have. I don't mean it  
13 negatively, but I see nothing that would go  
14 well with that. My only concern is if  
15 something does happen, then they provide  
16 sewer systems for everybody, or if they  
17 contaminate our wells, they provide public  
18 water for everybody.

19 Roads. The internal roads they  
20 have suggested at 30 feet are really too  
21 narrow for living. I don't know if they are  
22 public roads or private roads. If they  
23 become public, I hope we don't have to pay  
24 for any improvements. Everything will be



1 done by them.

2 They have suggested that school  
3 buses should be at the end of the, they  
4 should not go through the developments. That  
5 will be almost a disaster. The reason being,  
6 I watched the school buses in the morning  
7 come down, and they are at the end of the  
8 street, the parents drive there.

9 My development will be one to  
10 three parents, one to three cars at the end  
11 of our street. Well, since this development  
12 is about 16 times bigger, that will be  
13 between 15 and 48 cars every morning waiting  
14 for the school bus. I think that will be  
15 most unfair, not just there, for the traffic  
16 congestion on Pleasant Grove or 926.  
17 Probably Pleasant Grove.

18 Also, the development, they  
19 have no parking that I can see that is really  
20 useful to the residents. So once the  
21 residents move in, there is not going to be  
22 any space, and you are going to have a city  
23 within a rural township or suburban township,  
24 and I think that is totally unfair to the

1 residents.

2 Also for the roads, since I  
3 moved back, I bought my house in 1992, I have  
4 driven through the 926/202 intersection  
5 between 22- and 25,000 times, so I have a  
6 very good idea of what it is like.

7 Now, before the bridge was out,  
8 the traffic was extremely backed. I could  
9 not make left turns out of my development.  
10 Once the bridge was closed, really got very  
11 nice and pleasant because I could drive up  
12 and down 926 without a problem.

13 Since the bridge has been  
14 reopened all the traffic has not come back,  
15 which is good for Toll because it is not as  
16 bad. But it is still not acceptable.

17 An average time or a common  
18 time coming west on 926 toward 202, if I stop  
19 at the abandoned house, if I'm stopped there,  
20 that can be a five- to ten-minute stop to get  
21 through the light.

22 The last time I was stopped  
23 behind, it was really a lot of fun, because I  
24 was so pleased, I got there early. I was

1 looking in the rear view mirror. Before I  
2 left the line was back over the hill, back to  
3 Bridlewood. So my stop was five minutes.  
4 The next people were not.

5 The reason it was so fast,  
6 there were no trucks for some reason on 202  
7 during that small time. Behind me the trucks  
8 came up. The line got longer. If you get to  
9 Bridlewood, the wait is ten to 25 minutes.  
10 Again, it all depends on trucks. That seems  
11 to be the very big thing.

12 MR. MCKENNA: Mr. Vosburgh, you  
13 hit four minutes. If you wouldn't mind  
14 trying to reach the end, I would appreciate  
15 that.

16 MR. VOSBURGH: The most  
17 important thing is our history, and I think  
18 what happened on this property is probably  
19 tantamount to our Revolutionary War success.  
20 The generals, the people who joined the  
21 battle here, some of them were up where the  
22 farmhouse is on 926, some of them were up the  
23 hill all the way to where the fence ends.

24 The fact that this part held on

1 for as long as it did kept the Army from  
2 being trapped and kept the American  
3 Revolution alive. That's the most important  
4 thing. We cannot change, nobody can change.  
5 That's our history.

6 Okay. I'm sorry to go so long.

7 MR. MCKENNA: Thank you, Mr.  
8 Vosburgh. I appreciate that.

9 Tony Simkovich, 821 Kimberly  
10 Lane.

11 MR. SIMKOVICH: Okay?

12 MR. MCKENNA: Absolutely.

13 MR. SIMKOVICH: I have lived  
14 here for 33 years. My wife lived on Shady  
15 Drive when she grew up. We lived just on the  
16 other side of Stetson. But before I start,  
17 could I ask by a show of hands of the  
18 supervisors how many of you folks live on the  
19 other side of 202?

20 MR. MCKENNA: You mean the west  
21 side of 202?

22 MR. SIMKOVICH: The west side  
23 of 202. I think it is just Mrs. DeWolf.

24 MR. MCKENNA: Correct.

1                   MR. SIMKOVICH: I only do that  
2 because I think you need to have a personal  
3 stake in what we are going through on the  
4 other side of 202. And I'm sure Ms. DeWolf  
5 knows that.

6                   First and foremost, I have a  
7 concern about, obviously, the traffic. If  
8 you go down here on 926, 8:00 o'clock in the  
9 morning, and it takes you about 20, 25  
10 minutes to get through the light at 202.  
11 That being said, the traffic gets backed up  
12 from 202 all the way back almost to New  
13 Street. I don't believe there was any  
14 eyeball testing done on the traffic  
15 recommendation based upon the traffic  
16 patterns.

17                   Secondly, I don't think they  
18 took into account how to get to 202 now that  
19 they have closed off Rosary Lane in West  
20 Goshen Township.

21                   Thirdly, how Westtown Woods and  
22 Jacqueline Drive with speed bumps, I'm not  
23 sure that's the best solution for traffic  
24 pattern in our area. And last thing

1       regarding traffic, I think that whatever is  
2       done traffic wise, I think Toll Brothers and  
3       PennDOT are a package deal and they need to  
4       be lumped together in whatever street  
5       resolution is done. It is not just a Toll  
6       Brothers problem. It is not a PennDOT  
7       problem. It is a gross traffic problem that  
8       has to be solved.

9                        Secondly, on water, water table  
10       and runoff, about eight years ago we had an  
11       event called Hurricane Ivan. Crebilly Farms  
12       was not rolling hills. Crebilly Farm was a  
13       brown lake. And I fear that anything, any  
14       increased storms we are having is going to  
15       make the problem even worse. So if we go  
16       back, I couldn't get home on South New Street  
17       for a day or two because of the water  
18       situation.

19                       I don't know whether you have  
20       researched it or not, but I think you ought  
21       to take a look at it.

22                       Let me see. Also, too, the  
23       economic assessment I think is incomplete.  
24       How long is it going to take to sell these

1 houses? What about the impact to our housing  
2 values, the property values? And also, what  
3 is going to happen in terms of increased  
4 costs on our property taxes with new schools  
5 and infrastructure?

6 Let me see. I guess bottom  
7 line, quality of life in Chester County is at  
8 stake. That being said, I think you folks  
9 did a tremendous job. I was to all the  
10 meetings, the planning meetings and the  
11 Supervisors' meetings all except one, and I'm  
12 glad you guys didn't explode, because it has  
13 been a real challenge. So thank you again  
14 for your service, and hopefully the quality  
15 of life will be sustained.

16 MR. MCKENNA: Thank you, Mr.  
17 Simkovich.

18 Cecilia Wright, 1151 Lake  
19 Drive.

20 So I have a suggestion of one  
21 of our Supervisors. What we are going to do  
22 is call up the next one as well so we can  
23 have you at the ready as soon as the next  
24 person is done. That's Mr. Pomerantz, Dick

1 Pomerantz, 1005 Robin Drive, if I can have  
2 you next.

3 Go ahead, ma'am.

4 MS. WRIGHT: Thank you. I  
5 appreciate the attention that you have spent  
6 to the details and allowing us to comment on  
7 that. I have sat through every meeting but  
8 one. And I think it is a shame that it was  
9 left to the very end to have comments from  
10 the public because that is who is going to be  
11 impacted.

12 I doubt people that are  
13 representing Toll Brothers or the people that  
14 they have as specialists live in the area  
15 that's being impacted. I highly doubt it is  
16 a personal issue for them. Maybe it is, but  
17 I doubt it.

18 Your decisions are  
19 irreversible. You are holding a very heavy  
20 weight on your shoulders. This is something  
21 that's going to impact not just the people  
22 that are here and concerned but their  
23 children, their children's children, and  
24 their children's children, and so on. So you



1 are looking at hundreds of years of your  
2 decision and what people will think of what  
3 goes on with property and why decisions have  
4 been made the way they were.

5 I don't -- I would welcome that  
6 for myself. I think that it is a difficult  
7 and challenging decision that you have. But  
8 I think you should keep it in the foremost of  
9 your mind that this is something that is not  
10 just offhanded or something that can be taken  
11 in a careless manner.

12 The differences are numerous  
13 for the area. Traffic has been the major  
14 concern because we live with it every day.  
15 The traffic is horrible. The traffic is not  
16 attended to. And the roads stink. There is  
17 potholes everywhere. You look at 202, they  
18 are backed up to Matlack Street on a regular  
19 basis. So traffic is something that needs to  
20 be considered whether the houses are built or  
21 not built.

22 But we have significant impacts  
23 on our schools, as represented by  
24 representative of the school district.

1                   The views will be impacted by a  
2 specialist that spoke a couple of meetings  
3 ago.

4                   We have historical connections  
5 that are impacted. Sewage. And a  
6 significant increase in the township costs,  
7 whether that's obvious or not.

8                   I think preserving the  
9 Brandywine Battle area is of utmost  
10 importance because of the historical  
11 significance, and not replaceable. It is  
12 something that we cannot really ignore.

13                   Because I am in research and it  
14 is sort of something that I am concerned  
15 about, I looked at the extensive lawsuits  
16 around Toll Brothers. And when you Google  
17 Toll Brothers what comes up are many  
18 lawsuits, many, hundreds of lawsuits that  
19 Toll Brothers has had to deal with.

20                   So I'm not going to get into  
21 that. You can Google that yourself.  
22 Recently, as of November 23rd, 2017.

23                   But their issue that I think is  
24 important to bring out is the quality of the

1 building. What they intend to build, whether  
2 it be 300 or 400, the quality of what they  
3 build seems to be in question.

4 There are stucco damage, water  
5 damage, roofing material is shoddy, faulty  
6 construction, failure to comply with building  
7 codes, houses that were built with vinyl  
8 bricks, whatever that might be. I'm not  
9 sure.

10 They also in their budget have  
11 awhile back, two years back, estimated a  
12 liability of \$80 million that they needed to  
13 pay out and it is currently at \$324.4  
14 million. So they recognize that what they  
15 are building is not going to withstand even  
16 ten years of time.

17 The Consumer Affairs website  
18 also has leaky windows, defective heaters,  
19 mold, foundation damage, trusses not  
20 attached. Well, I would think that would be  
21 an important thing.

22 So somehow in the beginning of  
23 all of this, once they get whatever they have  
24 in their pre-approval and all that is

1 handled, who is really going to look at what  
2 the house, how the house is built and the  
3 quality of the house? Because they have  
4 many, many issues with even the State of  
5 Pennsylvania attorneys.

6 So I think that those things  
7 need to be thought about and considered,  
8 especially if you are in any way considering  
9 400 houses versus 300 houses.

10 And the other thing that I  
11 think that the Board would need to really  
12 consider is the value of the area where Mr.  
13 Robinson's house stands, so the area where  
14 the Brandywine Battle was actually fought.

15 I haven't heard anything that  
16 was a real impact to the community that they  
17 started on the first meeting. I haven't  
18 heard any reason to say, hey, yea, this will  
19 be nice. I can't think of one. So maybe  
20 that's the consideration, would be that part  
21 of that area, maybe up to the fence, let them  
22 build the houses along 202 and let the new  
23 people put up with the 202 traffic and keep  
24 them off of 926.

1                   I don't know how they are going  
2                   to get in and out of their community. All of  
3                   you need to drive down Pleasant Grove Road.  
4                   All of you need to look at the traffic on New  
5                   Street, because that's having significant --

6                   MR. MCKENNA: Ma'am, you have  
7                   hit your four minutes, if you wouldn't mind  
8                   wrapping up.

9                   MS. WRIGHT: I actually knew I  
10                  had. So I wanted to say thank you for your  
11                  consideration of all the facts that are not  
12                  necessarily talked about. Thank you.

13                  MR. MCKENNA: Thank you, ma'am.

14                  Mr. Pomerantz has the  
15                  microphone, and we have on deck Richard  
16                  Weaver, 1014 South Chester Road. So after  
17                  Mr. Pomerantz is Mr. Weaver.

18                  MR. POMERANTZ: Tell me if it  
19                  is loud enough for you.

20                  MR. MCKENNA: Mr. Pomerantz, I  
21                  have never had a problem hearing you.

22                  MR. POMERANTZ: Dick Pomerantz,  
23                  Richard Pomerantz, 1005 Robin Drive. I'm  
24                  chairman of the Westtown Planning Commission,

1 and I want to make sure that everybody  
2 understands I'm not here speaking as the  
3 chairman of the Westtown Planning Commission,  
4 nor am I here to represent any point of view  
5 other than my own as a 30-plus-year resident.

6 Many of those who are here are  
7 had the opportunity to hear and to sit  
8 through the Planning Commission proceedings  
9 that took place on the 40-plus conditions  
10 that were recommended. I'm not here to  
11 discuss those.

12 But this does lead me to three  
13 points I would like to make and bring to the  
14 attention of the Board. First, on behalf of  
15 the residents a thank you to the Board for  
16 your diligence in listening to the hours upon  
17 hours of expert testimony, and I know more  
18 than, as those other members of the PC, we  
19 know that as many hours as you put in here is  
20 exponentially more of what you have had to  
21 read. So more power to you and thank you for  
22 listening.

23 Second, I took the liberty to  
24 review all the minutes of every PC meeting

1 with Toll, as well as every single page of  
2 every transcript of each of the meetings with  
3 the Board of Supervisors. And there is one  
4 comment that Andrew from Toll made in  
5 response to a question during the PC meeting  
6 that still resonates. He basically was asked  
7 the question: From everything that you have  
8 heard -- and he was asked this at almost  
9 every meeting -- have you heard anything that  
10 has helped change your mind? And he said:  
11 No, I want to keep hearing and listening to,  
12 all the way to the end.

13                   Respectfully, it would appear  
14 that as of this point, from what I have read,  
15 there has been no flexibility on the part of  
16 Toll. They have, as everybody would have  
17 expected, they have argued against about  
18 everything. And if they have agreed to any  
19 change of plans I simply haven't seen them.  
20 But, of course, I may be looking in the wrong  
21 places.

22                   And in fairness, I took Toll at  
23 face value to be open to any of the ideas,  
24 any of the recommendations, any thoughts of

1 the expert testimony, as well as the  
2 residents.

3           Instead, I think what we have  
4 seen, and I say this with respect, is  
5 intransigence. It has been the Toll way or  
6 no way. And I understand the job that both  
7 Andrew and Gregg have to do. They both have  
8 their jobs to do, and I respect both of them,  
9 as I do with the Robinson family.

10           One of my favorite comments or  
11 pieces of literature is the Pulitzer  
12 prize-winning *Profiles in Courage* by John  
13 Fitzgerald Kennedy. And this is really for  
14 the Board. As you decide and make a decision  
15 as to what, where you are going to take this  
16 process to, I want to remind you, if you  
17 haven't read the book, read it. It has to do  
18 with the challenges that range from, that  
19 people have to make that range from conflict  
20 to moral leadership, and the different  
21 decisions they have to make where they didn't  
22 go for the expedient decision, and in so  
23 doing they showed graceful courage under the  
24 most intense pressure.



1                   And, thus, if you feel that  
2           Toll has demonstrated a genuine concern and  
3           care for Westtown in terms of their proposal,  
4           of Toll's proposal, that Toll has  
5           demonstrated a sincere understanding of how  
6           important Crebilly has been to us and that  
7           their proposal reflects the history and  
8           understanding the history and cultural  
9           character of the township, then, if you  
10          decide to approve, then hopefully you will  
11          approve it with the almost four dozen  
12          conditions that were suggested or proposed or  
13          recommended by the Planning Commission.

14                   However, should you conclude  
15          that Toll's interests have not sufficiently  
16          reflected that of what Crebilly has meant to  
17          the township, and, instead, has looked at  
18          Crebilly as a piece of property to fill with  
19          houses strewn across its landscape, instead  
20          of understanding that for us in this township  
21          it is an iconic centerpiece of our township,  
22          and if you understand that, and if you see it  
23          that way, then I strongly and respectfully  
24          encourage you to take the road less traveled,

1 and much more challenging, by voting no to  
2 this development, and then find a way, and  
3 then hopefully through the leadership of the  
4 Board, Township Manager, Mr. McKenna, the  
5 good faith of Toll and the Robinson family,  
6 find a way to make the Robinson family whole  
7 and Toll whole, while at the same time  
8 allowing Crebilly to remain the soul of our  
9 township. Thank you.

10 MR. MCKENNA: Thank you, Mr.  
11 Pomerantz. Mr. Pomerantz, if you wouldn't  
12 mind, Jody, can you grab that from him. We  
13 will collect any of the written statements  
14 you have. Again, we will mark them  
15 collectively as a Board exhibit.

16 Richard Weaver is at the  
17 microphone. On deck is David Raab, R-A-A-B,  
18 of 112 Macroom Avenue.

19 MR. WEAVER: My name is Richard  
20 Weaver, and I am a resident of the township  
21 at 1014 South Chester Road. I have been a  
22 resident of the township now for 32 years,  
23 and I basically have one overriding question  
24 to the Board of Supervisors, and that is:

1 Other than for the additional tax revenue  
2 that this development will bring, I would  
3 like to hear one, one benefit that this  
4 development is going to bring to the  
5 residents of this township.

6 You put out a lot of public  
7 notice of how important the residents of  
8 Westtown are, and that Westtown is its  
9 residents.

10 This development is going to do  
11 nothing but create problems for your  
12 residents. And I cannot see any possibility  
13 that the increased tax revenue has of coming  
14 close to balancing that loss to your  
15 residents. Thank you.

16 MR. MCKENNA: Thank you, sir.

17 Mr. Raab, David Raab.

18 MR. RAAB: I don't have a  
19 comment.

20 MR. MCKENNA: No comment.

21 Thank you.

22 Marilyn Powell.

23 MS. POWELL: No, no comment.

24 I'm just listening.

1 MR. MCKENNA: Okay. Ellen  
2 Steele.

3 MS. STEELE: No comment.

4 MR. MCKENNA: Thank you, ma'am.  
5 Bob Daull, 1163 Lake Drive.

6 MR. DAULL: Hi. I'm Bob Daull,  
7 1163 Lake Drive. And I'm a 35-year resident  
8 of Westtown Township.

9 I just have an observation and  
10 then a request. There have been many issues  
11 raised over the past year, such as the  
12 traffic situation, the schools, the taxes,  
13 waste treatment, and the history of this  
14 piece of property. My primary concern that's  
15 already been addressed here very succinctly  
16 over the past 15, 20 minutes and that's the  
17 traffic situation.

18 I think we can all agree that a  
19 minimum of 700 vehicles will be added to the  
20 traffic congestion that already exists along  
21 Route 926 between 202 and South New Street,  
22 and I don't see where any of the proposed  
23 recommendations of the traffic engineers  
24 would resolve this problem.

1                   My request, and I ask the  
2           Supervisors, when you are deciding how to  
3           vote on this project that you please give a  
4           lot of weight, well, to all the issues  
5           because they are all important, but to the  
6           traffic issue, and that you also give weight  
7           to the fact that your vote would maintain the  
8           beautiful landscape that we have at Crebilly  
9           Farm, or you will change it permanently.

10                   So I ask you to give those  
11           matters a lot of weight when you are making  
12           your decision on how you are going to vote.  
13           Thank you.

14                   MR. MCKENNA: Thank you, Mr.  
15           Daull. Gloria Daull is at the microphone.  
16           Jennifer Kramer is next after. Ms. Daull.

17                   MS. GLORIA DAULL: I live at  
18           1163 Lake Drive. Lake Drive is in between  
19           New Street and Birmingham Road, right off  
20           Route 926.

21                   My first comment, I want to  
22           applaud Mr. Vosburgh for mentioning the  
23           wells. If the wells were to get damaged by  
24           this development, I also feel Toll Brothers

1 should fix the water problems that would  
2 result.

3           Aside from that, I'm addressing  
4 the Township Supervisors, I'm not going to  
5 repeat what has been discussed regarding  
6 traffic, emergency vehicles not being able to  
7 drive through, and the possibility of having  
8 to build a new school, and the history and  
9 environment.

10           I ask the Township Supervisors  
11 to think of the citizens in this room and  
12 other residents of the area before you cast  
13 your vote. Think of the fact that none of us  
14 want 300-plus new homes in our area. Think  
15 of how this would impact Westtown.

16           I would like to mention that  
17 the Crebilly Farm site could benefit the  
18 community by making it into a year-round  
19 facility, it could be used for a daycare,  
20 winter and summer sports, wedding venue,  
21 biking and hiking trails.

22           I implore you, the Township  
23 Supervisors, to think of the citizens of our  
24 beautiful township before you cast your vote.

1 Thank you.

2 MR. MCKENNA: Thank you, ma'am.  
3 Jennifer Kramer is at the  
4 microphone. After her is, I believe it is  
5 Kristin Kramer of 1046 Dunvegan. All right,  
6 ma'am.

7 MS. JENNIFER KRAMER: First of  
8 all, I would like to thank the Board for  
9 their work so far.

10 My family has lived on Dunvegan  
11 Road since 1980, and I have lived here my  
12 entire life, so we are clearly vested in  
13 Westtown's development and improvement.

14 I know others have mentioned  
15 it, but I am also going to talk about the  
16 traffic. I have been very skeptical of the  
17 due diligence done towards the traffic  
18 studies. I attended Representative Comitta's  
19 meeting with PennDOT earlier this year. And  
20 it seems like Toll's plans largely correspond  
21 with PennDOT's plan to alleviate current  
22 traffic, not with the additional 1200 or so  
23 trips per day.

24 Furthermore, the studies

1 completed neglected the considerable traffic  
2 that travels 202 through Jacqueline Drive,  
3 which --

4 MR. MCKENNA: Ma'am, can I ask  
5 you to slow down a little bit --

6 MS. JENNIFER KRAMER: Sure.

7 MR. MCKENNA: -- because the  
8 reading is a little difficult. I apologize  
9 to interrupt.

10 MS. JENNIFER KRAMER: That's  
11 fine.

12 Furthermore, the studies  
13 completely neglected the traffic that goes  
14 through Jacqueline Drive to 202, which not  
15 only impacts those Westtown residents but  
16 also my family personally. We have attended  
17 every meeting regarding this matter, and  
18 absolutely no projections have been made  
19 about traffic coming out of the West Pleasant  
20 Grove exits from the carriage homes and  
21 cutting through Dunvegan Road to get to New  
22 Street in the event of traffic, and then to  
23 Jacqueline Drive and 202.

24 Our neighborhood has many



1 pedestrians and children, and no sidewalks.  
2 And any increase in non-neighborhood traffic  
3 is a cause for concern, much less increased  
4 traffic by irritated commuters. Add to the  
5 financial and environmental impact of the  
6 building and loss of scenic views and  
7 historic resources, there is nothing about  
8 this development which benefits Westtown  
9 residents. Only significant threats to our  
10 quality of life and potentially our safety.  
11 Thank you.

12 MR. MCKENNA: Thank you, ma'am.  
13 Kristin Kramer.

14 MS. KIRSTIN KRAMER: No  
15 comment.

16 MR. MCKENNA: No comment.  
17 Thank you, ma'am.

18 Leonard Mammucari is next at  
19 the microphone. And after Mr. Mammucari is  
20 Ann Repetto.

21 MS. REPETTO: No comment.

22 MR. MCKENNA: No comment.  
23 Thank you, ma'am.

24 MR. MAMMUCARI: Good evening.

1 I would like to make a brief statement, since  
2 I haven't won the lottery yet.

3           Tonight I believe everyone here  
4 knows how I stand on Crebilly Farm, with the  
5 position that the Board should especially  
6 consider the recommendations of the Planning  
7 Board which Toll Brothers development can't  
8 comply with.

9           I suggest with the traffic  
10 problems in the township already and with  
11 specific 202/926 problems that the traffic  
12 study presented by Toll Brothers is totally  
13 inaccurate and a study -- and the development  
14 would multiply congestion.

15           As far as sewer, drip, for  
16 which 300 homes in the township, which  
17 already has had approval from the  
18 Pennsylvania Environmental Protection  
19 Agency -- I assume that's the right one -- to  
20 proceed with what I think is monumentally in  
21 a good year, a good four-year plan. Why  
22 should we consider a drip system?

23           Bring back the ten-acre  
24 subdivision settlement, if not farming, I

1 submit that to the Township Supervisors.

2 MR. MCKENNA: Thank you, Mr.  
3 Mammucari. Next I would like Amy Harkins,  
4 and after Ms. Harkins is Ken and Anne Cangin  
5 of Bracken Court. Amy Harkins to the mic.

6 MS. HARKINS: No comment.

7 MR. MCKENNA: No comment, okay.  
8 Ken or Anne Cangin. Thank you, sir. I'm  
9 sorry if I'm saying that incorrectly.

10 MR. CANGIN: Ken Cangin from  
11 742 Bracken Court, my wife Anne Marie is with  
12 me.

13 I would like to open my  
14 comments by saying I respect the fact, having  
15 worked in business for 40 years, that Toll  
16 Brothers has a business and is trying to make  
17 a profit and maximize their share of its  
18 profits.

19 That being said, part of being  
20 in business is being a good corporate citizen  
21 and a good neighbor. I don't necessarily  
22 believe, I don't necessarily believe that  
23 that is always the case. Some cases maybe,  
24 but not always the case.

1                   I was here for one meeting and  
2                   our superintendent of schools was told when  
3                   there was a shortfall, by the Toll Brothers,  
4                   raise taxes. My biggest concern about that  
5                   is that if the tax base goes up, and it may  
6                   well do that if the houses don't sell at the  
7                   projected value, and they drop or get sold  
8                   off, so we don't have some uninhabited  
9                   eyesore sitting in Crebilly, that the tax  
10                  base that goes up will drive our current  
11                  seniors out of their existing homes and  
12                  damage what we have here, which is a  
13                  beautiful, beautiful township. Thank you.

14                   MR. MCKENNA: Thank you, sir.

15                   Myron Grubaugh, 1024 Dunvegan  
16                  Road. And after Mr. Grubaugh is Ginger Gray  
17                  of Jacqueline Drive.

18                   MR. GRUBAUGH: Would you like  
19                  my copy, my hard copy?

20                   MR. MCKENNA: When you are  
21                  done, if you wouldn't mind, sir, we would  
22                  like that copy. Thank you.

23                   MR. GRUBAUGH: Good evening.  
24                  Thank you for the opportunity to comment on

1       these proceedings. My name is Myron  
2       Grubaugh. My wife and I reside at 1024  
3       Dunvegan Road.

4                       First of all, I wanted to  
5       express my deep, deep disappointment at this  
6       and past Board of Supervisors for the utter  
7       and complete lack of action and disregard on  
8       doing what many other surrounding communities  
9       have already done. Namely, establish an open  
10      land preservation fund for this community.

11                      As an example, if we took a  
12      \$100 tax per household for every year since  
13      we moved into this township in 2000, based on  
14      approximately 3700 households, this township  
15      would have had approximately \$5.55 million to  
16      contribute toward the price required to place  
17      Crebilly Farm into conservancy as of 2015.  
18      Instead, over the years all of the Westtown  
19      boards did nothing. So, here we are,  
20      fighting Toll Brothers and the Robinsons to  
21      try and save this beautiful farm, our history  
22      and preserve some level of quality of life.

23                      When we moved here, I had no  
24      idea how important that farm was to the

1 Battle of Brandywine. Mr. Mike Miller showed  
2 us how important the preservation of Crebilly  
3 can be to our future, and to our past. Staff  
4 rides by current military commanders and  
5 leaders allow them to understand the  
6 importance that landscapes can have on a  
7 battle, and allow them to use that knowledge  
8 in current military campaigns.

9 I am a degreed electrical  
10 engineer. I have attended all of the  
11 Planning Commission meetings and the Board of  
12 Supervisors conditional use meetings about  
13 this development. I have to admit that I am  
14 completely dumbfounded as to how this  
15 development can be allowed to move forward.  
16 I have heard nothing about concrete  
17 development plans. Instead, I have heard  
18 about preliminary design plans, conditional  
19 design plans, and conceptual design plans.

20 I don't understand how the BOS  
21 can be asked to approve such a complex  
22 development without actual concrete plans and  
23 specifications. At least, the development  
24 can be delayed until real plans and

1 specifications can be produced and delivered  
2 to the Supervisors so that they can perform a  
3 true and thorough review of the proposed  
4 development. Then, and only then, can the  
5 Board make a truly informed decision about  
6 whether this development should be allowed to  
7 move forward.

8           Also, given the new information  
9 about the probability that skirmishes did  
10 occur on Crebilly Farm, it would be  
11 completely remiss of the Board of Supervisors  
12 to fail to impose a requirement of ground  
13 penetrating radar to determine if there is,  
14 indeed, bodies buried on Crebilly, or other  
15 buried, historically significant, artifacts  
16 that would be destroyed upon development.  
17 Once you start tearing up the ground, you  
18 can't turn back.

19           Finally, I want to enter into  
20 the public record a portion of a letter that  
21 was written by O. James Lighthizer, president  
22 of the Civil War Trust, to the Westtown  
23 Planning Commission. The Civil War Trust is  
24 a nonpartisan, nonprofit organization devoted

1 to the preservation America's hallowed  
2 battlefields, including Revolutionary War  
3 battlefields. According to the date of the  
4 letter, Mr. Lighthizer sent this letter to  
5 the Planning Commission on or around October  
6 2, 2017. In this letter he states: With  
7 this letter, I seek to convey the Trust's  
8 concern with the Toll Brothers' proposed  
9 development of the 322.36-acre site known  
10 locally as "Crebilly Farm," located in  
11 Westtown Township. Significantly, this  
12 property is situated within the historic  
13 footprint of the Brandywine Battlefield.

14 Later in the same issue he  
15 states: Although the Civil War Trust  
16 recognizes that people need places to live,  
17 work and shop, we believe it is possible to  
18 balance development with historic resource  
19 and land preservation, so local communities  
20 can benefit from the economic opportunities  
21 that both can provide. Preserved  
22 battlefields are heritage tourism magnets  
23 that generate revenue for states and  
24 localities through the county, through the



1 county. Further, passive and educational  
2 recreational open spaces like battlefields  
3 contribute to the quality of life of local  
4 residents. (Sandy Hollow Heritage Park being  
5 a local example of such benefits). A housing  
6 development can be moved; historic  
7 battlefields cannot, and once they are  
8 destroyed they are gone forever.

9                   There are many other points I  
10 could make about the problems the  
11 development, this development will cause,  
12 from wastewater issues, traffic congestion,  
13 school overcrowding, to increased taxes that  
14 all of us will be forced to pay for this  
15 development. I could also point out all the  
16 horror stories that have been made public  
17 about other Toll Brothers developments.  
18 Somebody already thankfully did that. But I  
19 will leave that to all my fellow Westtown  
20 neighbors.

21                   Finally, I urge you to deny  
22 this conditional use application, based on  
23 lack of proper planning and engineering  
24 design, loss of quality of life for those

1 residents who will be most affected by the  
2 development, significant worsening of already  
3 horrible traffic and congestion problems, and  
4 the loss of a historically significant part  
5 of a Revolutionary War battlefield ground.  
6 Then, if you deny it, you must take action to  
7 preserve the farm in the future, while  
8 providing a means for the owners to profit  
9 from the sale of their property, as is their  
10 right. You can't simply deny this  
11 application and expect this to not happen  
12 again.

13 Thank you for your time.  
14 Respectfully submitted.

15 MR. MCKENNA: Ginger Gray is  
16 next at the microphone. After Ms. Gray is  
17 Jim or Sue Mutter of Jacqueline Drive.

18 Ma'am, are you able to reach  
19 that?

20 MS. GRAY: Is this okay?

21 MR. MCKENNA: Yes. Please get  
22 real close to the microphone.

23 MS. GRAY: I would like to  
24 remind the Board of Supervisors, which I'm

1       sure isn't necessary, that when you were  
2       elected to these positions it was with the  
3       promise that you would make decisions in the  
4       best interests of the people of Westtown.  
5       And then I would challenge you to show us one  
6       thing about this proposed development that is  
7       in our best interests.

8                       We have heard the various  
9       experts, a Ph.D. on environmental topics who  
10      warns about Crebilly being a special  
11      consideration considering the streams on the  
12      property and the danger to the Brandywine  
13      watershed, which Wilmington gets their  
14      drinking water from eventually.

15                      We have heard from Dr. Scanlon,  
16      the superintendent of the West Chester School  
17      District, who tells us that this is going to  
18      have a financial impact on our school  
19      district, not to mention the impact on the  
20      quality of life here. And I don't think  
21      there is anybody in this room who believes  
22      the traffic experts who tell us that a simple  
23      left turn lane is going to solve all of our  
24      traffic problems. Anybody that sat on 926 or

1 202 knows that this is a fallacy.

2           You know, and then to the  
3 Brandywine Battlefield. A portion of the  
4 American Revolution, where we fought hard,  
5 our Patriots fought hard for our independence  
6 and our freedom, the freedom to stand here  
7 and speak for ourselves to topics like this.  
8 We cannot deny people the quality of life  
9 that they moved here for. And if this  
10 development is allowed to go forward, it is  
11 going to be on your conscience because we are  
12 not going to be able to gain back all of what  
13 we lose.

14           Why, when we have heard from  
15 presidents of local homeowners' association  
16 of Toll Brothers' developments, who have been  
17 in litigation for years with these people due  
18 to shoddy workmanship, do we think that  
19 Westtown is suddenly going to be different  
20 than all of the rest?

21           They are going to build these  
22 houses with their shoddy workmanship. They  
23 are going to take the money and run. And  
24 Westtown is going to be left holding the bag.

1 And I would urge the Board of Supervisors to  
2 vote against this and protect the quality of  
3 life for everyone in Westtown. Thank you.

4 MR. MCKENNA: Thank you, ma'am.  
5 Jim or Sue Mutter at the  
6 microphone, and on deck is Francis Field.

7 MR. FIELD: No comment.

8 MR. MCKENNA: No comment for  
9 Francis Field.

10 MS. MUTTER: Thank you. Sue  
11 Mutter, 604 Jacqueline Drive in Westtown.

12 I just want to thank our  
13 Supervisors for your time, for your careful  
14 consideration of all of this evidence and  
15 information that you have been listening to  
16 for over a year, for every person that came  
17 out on Monday night after a long Thanksgiving  
18 weekend, you can be sure that there are  
19 dozens and dozens of residents who feel just  
20 as passionately we do who are unable to be  
21 here.

22 And I have seen them in over  
23 the year that we have been attending  
24 meetings. I have seen many, many faces. I

1 have yet to meet a fellow resident who feels  
2 even mixed about this development. And as  
3 everyone has already said, I don't see any  
4 benefits to it.

5 But while I have confidence in  
6 you guys to consider all the evidence, I ask  
7 you to be brave, as brave as the men that  
8 fought on this sacred land, to vote no.  
9 Don't fear the threats of lawsuits and deep  
10 pockets that Toll Brothers has. We are  
11 behind you. We will support you in that if  
12 you vote no.

13 And if you are unable to do  
14 that, then attach every condition that you  
15 can to this development. And, again, we  
16 support you in the long battle ahead.

17 But what I just want to draw  
18 attention to is that these two men are the  
19 representatives of Toll Brothers. So they  
20 are the faces of Toll Brothers. I'm a  
21 substitute teacher in the West Chester  
22 schools, and they are reminding me of a  
23 couple middle school students sitting in the  
24 back of the room, snacking, with their legs

1       crossed.  Oh, my.  These two men and Toll  
2       Brothers do not deserve to be stewards of  
3       this historic, sacred, precious land and  
4       cannot be replaced.  So vote no.

5                       MR. MCKENNA:  Thank you, ma'am.

6                       Next at the microphone is  
7       Michele Barbacane.  After Ms. Barbacane is  
8       Bob Mastrovito of Sharon Circle.

9                       MS. BARBACANE:  Good evening.  
10       I would like to, first of all, thank the  
11       Board for representing us as citizens and  
12       residents of the township.

13                      I have lived here 26 years.  I  
14       am on the west side, off of West Pleasant  
15       Grove Road.  Coming here this evening I had  
16       to wait for three traffic lights, coming out  
17       of West Pleasant Grove Road, just to make a  
18       left-hand turn to get down on 926.

19                      I was going to talk a lot about  
20       the traffic.  I think we have discussed that  
21       pretty thoroughly.  It just aggravates people  
22       who live here tremendously.  Since I first  
23       moved here it has gotten progressively worse.  
24       I can't imagine how difficult it will be to

1 maneuver yourself around this township with  
2 the addition of that many more residents and  
3 cars.

4 We no longer can make a left  
5 off of West Pleasant Grove Road. If you go  
6 the opposite direction, you can no longer  
7 make a right onto Rosary Drive. So I know to  
8 get places I'm going down and making U-turns  
9 and going backwards and forwards. So it is  
10 already bad. And I implore you to really  
11 have that be a consideration.

12 Yes, we would get more tax  
13 revenue in the township. You also will have  
14 a lot of very, very aggravated people who  
15 live here.

16 I moved here because I thought  
17 it was a beautiful and lovely township. I  
18 still think that it is.

19 It just, I implore you to  
20 follow your conscience in making a decision  
21 about taking the gem of our township away,  
22 because once it is gone, it is gone, and  
23 there is no getting it back. There is a  
24 history, there is a beauty, there is a flow



1 in this township that is being interrupted  
2 and disrupted daily, and we really don't want  
3 to make it worse.

4 And I know that you guys work  
5 hard and you spend a lot of time devoted to  
6 this township. I thank you for that. And I  
7 hope that you will bear in mind that you are  
8 representing the residents, and it is the  
9 residents who want to stay here and live here  
10 and do it in some sort of a peaceable, smooth  
11 manner. Thank you.

12 MR. MCKENNA: Thank you, ma'am.

13 Bob Mastrovito at the  
14 microphone. After Mr. Mastrovito is Rebecca  
15 Daull of Lake Drive.

16 MR. MASTROVITO: Bob  
17 Mastrovito, 825 Sharon Circle. I have been a  
18 resident of the township for about 33 years.  
19 Recently, I read about Toll Brothers being  
20 able to build a new community on Tigue Road,  
21 East Bradford Township. I read a little bit  
22 of the approval, and when I did read it, it  
23 upset me a little bit when I said -- when I  
24 read that East Bradford Township was

1       reluctantly approving the development on  
2       Tigue Road because of Toll Brothers being  
3       able to skate under the law, just barely  
4       meeting the minimum requirements on all the  
5       conditions that they set forth, such as the  
6       same, similar conditions that Westtown is  
7       imposing on Crebilly.

8                       And what I'm asking is that the  
9       Board of Supervisors look at the 48 to 50  
10      conditions that were submitted by the  
11      Planning Commission, and if those conditions  
12      are not met 100 percent by Toll Brothers that  
13      you should vote no.

14                      Maybe give them a little  
15      tolerance, 95 percent of everything. But you  
16      should look at that, and don't have anything  
17      that you would be doing in a reluctant way.  
18      Either 100 percent approval or 100 percent  
19      disapproval. Nothing in between.

20                      Thank you very much.

21                      MR. MCKENNA: Thank you, sir.

22                      Rebecca Daull is at the  
23      microphone.

24                      MS. REBECCA DAULL: Good

1 evening. I have lived here for 36 years.  
2 And I'm going to frame my comments tonight  
3 from more of a theoretical. Just because you  
4 have the right to do something doesn't mean  
5 you should. And just because you can, should  
6 you? It is not can you, but should you. And  
7 that's how I feel like this development is.  
8 They can. But should they?

9                   We have the beauty of open  
10 space is what makes Chester County unique  
11 and, unfortunately, desirable. This can  
12 cause an endless cycle of development, more  
13 people, more schools, more development, more  
14 problems. And I'm afraid that we are not  
15 addressing the unintended consequences of  
16 this project. Progress and development is  
17 not automatically or always a good thing.

18                   We have seen endless  
19 development in the past 20 years of shopping  
20 centers, homes, schools. We have seen  
21 increasing traffic, and, unfortunately,  
22 increase in very deadly car accidents on 202.  
23 We have seen a decrease in open space. And  
24 meanwhile, while that is being pushed out,

1 our quality of life has decreased, and we are  
2 seeing endless cookie-cutter developments on  
3 what was very unique and historical homes and  
4 very unique developments.

5 At such a high price point I'm  
6 afraid these homes will not sell. The  
7 average family is not going to buy these  
8 homes. They are going to sit. They are  
9 going to be decreased in value. And we are  
10 going to be left with eyesores sitting on  
11 what was once a beautiful hill.

12 I agree that this should be  
13 something that benefits the community.  
14 Crebilly Farm, if it is to be sold, should  
15 become like East Goshen Park, with trails,  
16 with venues for farmers markets, for  
17 performances, something that actually adds  
18 value to the community, versus just more  
19 homes that we don't need.

20 I'm afraid that once Toll puts  
21 up these houses, they will be like the music  
22 man and leave town to the next venture and  
23 not see the consequences.

24 They haven't proved that they

1 can maintain stormwater, or the wells, or  
2 even maintain the traffic that is already so  
3 horrendous on 202 and 926, while we, the  
4 residents, once they have left town, are left  
5 to clean up their mess created by poor  
6 planning and execution, and, frankly, blatant  
7 disregard for traffic patterns, historic and  
8 ecological value, school district  
9 limitations, and, most importantly, the  
10 current residential opponents.

11 I urge you to vote no. Thank  
12 you.

13 MR. MCKENNA: Thank you, ma'am.  
14 Laura Baselice, if I'm saying  
15 that correct, Station Way?

16 MS. BASELICE: No comment.

17 MR. MCKENNA: No comment. All  
18 right. I'm going to move on to non-Westtown  
19 Township residents. I'm going to take this  
20 opportunity then to make the announcement  
21 again, if there is anyone who has come in  
22 late, we have sign-in sheets down front that  
23 we would ask you to please just put your name  
24 and address, and whether or not you reside in

1 Westtown or you reside outside of Westtown.  
2 That's how we are keeping track of our public  
3 comment here this evening.

4 So I see some people coming  
5 down. We are going to move on to  
6 non-Westtown Township residents. Randell  
7 Spackman.

8 MR. SPACKMAN: I may have to  
9 raise this. There, is that good? That work  
10 okay, guys?

11 Thank you very much. I have  
12 been through these processes before. They  
13 are very arduous and long, and I appreciate  
14 the amount of attention that's going into all  
15 this.

16 Our farm, as you know, the CSA,  
17 Thornbury Farm, we have a lot at stake with  
18 this development in keeping our agriculture  
19 alive. A couple different things that have  
20 been done in other townships nearby has been  
21 suggested here, is to move the homes to the  
22 east. We did this for Brandywine at  
23 Thornbury development when they came in and  
24 did that work. It has been done to keep

1 those right-of-ways and viewsheds open.

2           Something we have done in  
3 Thornbury Township with different builders,  
4 and Squire Cheyney Farm, was to put easements  
5 on the buildings and barn to retain them.

6           I do appreciate Toll's efforts  
7 to keep some of the buildings from this  
8 gentlemen's farm era. I would like to see an  
9 easement, though, on the facade of the barns  
10 to scale and some of the other minor home  
11 structures that are being retained, so if  
12 they were to burn down or get recreated,  
13 there would still be some image of the farm  
14 that we remember.

15           The history is being slowly  
16 erased from the township. I think it is  
17 important that maybe also as one of the  
18 conditions the home at 926, which is fairly  
19 mundane, a lot of homes didn't get a full  
20 formal history review, in my opinion, that  
21 home should be pulled out of the density and  
22 just sold for the retention, to keep that as  
23 some history of the 926 corridor. I think  
24 that is important.

1                   One of the things that we  
2           strive for on our farm is agriculture, and  
3           everybody is aware, which I haven't heard yet  
4           tonight, is the deer population. For us it  
5           is very important. Last year we lost \$8,000  
6           in just tomatoes from feeding very hungry  
7           deer. Toll has done this before in other  
8           developments that have done deer pushes and  
9           things like that. We also ask in the HOA, if  
10          this is in any form approved, that those  
11          covenants be put in to having a deer  
12          management program, because if those deer  
13          harbor along the stream beds in that area and  
14          come over to our farm to eat, we could not  
15          continue to do our farming, as stated by the  
16          current farmers of Crebilly.

17                   One of the things to do is to  
18          look at this as a whole for the community and  
19          figure out how we can work and push the  
20          density perhaps to the east, so it does work  
21          for farming and residents in the area, and  
22          keep our history alive and keep the buildings  
23          that we remember and the viewsheds. Thank  
24          you.



1 MR. MCKENNA: Thank you, Mr.  
2 Spackman.

3 Next at the microphone is Anne  
4 Satterthwaite of Weatherstone Drive, and  
5 after her is Diane Lemonides.

6 MS. SATTERTHWAITE: So Dear  
7 Westtown Supervisors:

8 I have lived in Chester County  
9 in East Goshen and Willistown Townships for  
10 the past 54 years. In those years, I have  
11 seen numerous family farms devoured by  
12 housing and shopping developments in Westtown  
13 and other townships in Chester County. Where  
14 I once relaxed and enjoyed driving by  
15 beautiful fields of livestock and grain, I  
16 see houses, townhouses and stores. With all  
17 this development, traffic has grown  
18 exponentially. Now a days, I spend my time  
19 stuck in traffic on routes 1, 3, 202, 322,  
20 and 926. With all the building and traffic,  
21 I can certainly say that my quality of life  
22 has also diminished exponentially.

23 As supervisors, are you not  
24 charged with protecting the quality of life

1 of your Westtown community and the adjacent  
2 township communities? This past spring, the  
3 Toll Brothers traffic person, I don't know  
4 what her name was, said that the current  
5 state of traffic near Crebilly Farm is rated  
6 as F. With an additional 600 plus cars, if  
7 calculated at two cars per unit, the rate  
8 will become an F minus, minus, minus, minus.  
9 Is this not adversely impacting the quality  
10 of life of the Westtown and surrounding  
11 communities?

12 In five, ten, 15, or 20 years  
13 would you as supervisors like to be  
14 remembered as the township supervisors who  
15 allowed Crebilly Farm, the crown jewel of  
16 Westtown Township, to be developed into  
17 houses? Conversely, wouldn't you like to be  
18 remembered as the supervisors who stood up to  
19 Toll Brothers and protected the last large  
20 family farm in Westtown Township?

21 To quote the Willistown  
22 Conservation Trust on their website, "Our  
23 land feeds our bodies and souls, and it is  
24 the most important legacy we can pass on

1 intact to our children and grandchildren."

2 Thank you.

3 MR. MCKENNA: Thank you. At  
4 the microphone now is Diane Lemonides, and  
5 next after her is Marie Kania of Newtown  
6 Square.

7 MS. LEMONIDES: My comment is a  
8 plea for open space and historic  
9 preservation. We are all aware that our open  
10 space is dwindling and it is our region's  
11 most cherished asset. We can't take back  
12 developed land. And it is our responsibility  
13 for future generations that we plan  
14 carefully, with purpose for tomorrow. Please  
15 vote no.

16 MR. MCKENNA: Thank you, ma'am.  
17 At the microphone now is Marie Kania, and  
18 after her is Mindy Rhodes of West Bradford.

19 MS. KANIA: Thank you. I would  
20 like the record to show that although my post  
21 office box is Newtown Square, I live at  
22 Willistown Chase in Willistown Township. I  
23 don't really live in Newtown Square. And  
24 that's because where my development is, the

1 post office couldn't handle all of our  
2 mailboxes back in 1997, so we have the  
3 Newtown Square post office.

4 You cannot regain open space  
5 once it is lost. Just as you and I have been  
6 enriched by such fields and meadows, our  
7 children and children's children deserve to  
8 have open space to enjoy.

9 What does it merit a community  
10 to gain more houses but lose their open  
11 space?

12 Imagine a plaque placed on the  
13 farm that says: This open space was saved  
14 for you by Westtown Township residents and  
15 supervisors in 2017.

16 Or a plaque that will read:  
17 This development has robbed you of the  
18 enjoyment of beautiful open fields by  
19 Westtown Township supervisors in 2017.

20 Thank you.

21 MR. MCKENNA: Thank you, ma'am.

22 Mindy Rhodes is at the  
23 microphone, and after her is Carl Balis.

24 MS. RHODES: Mindy Rhodes, 331

1 Broad Run Road, West Bradford.

2 I was born and raised in West  
3 Chester. And when my father bought our farm  
4 on General Hill Drive it was a dirt road. I  
5 have seen a lot of change in my 44 years.

6 I would like to address Andrew  
7 Semon, the developer. Thank you for being so  
8 gracious any time our paths have crossed in  
9 this last year. If you are granted  
10 conditional use by this Board, I realize that  
11 legally you will have every right to develop  
12 Crebilly Farm with the current application  
13 submitted. I do not like it. I do get it.  
14 Just because you can, does not necessarily  
15 mean you should.

16 And I have faith in you that  
17 you can do better than the plans we have seen  
18 so far. I wonder if you would in this case  
19 think outside the box of so many typical  
20 development projects by your company and  
21 consider a different direction for Crebilly  
22 Farm.

23 What if you permitted a Phase  
24 One archaeological survey? What if you made

1 the decision to protect our national history  
2 and keep the development out of the  
3 Brandywine Battlefield swath? What if the  
4 Civil War Trust, Preservation Pennsylvania,  
5 our county, state and local conservancies  
6 pulled together to purchase that part of  
7 Crebilly Farm and buy down the development  
8 rights? What if you were a catalyst to help  
9 bridge the gap between the Robinson family  
10 and Westtown Township?

11 What if you helped the land  
12 owners see a bigger picture and a different  
13 way? What would the national headlines look  
14 like for your company once the media caught  
15 wind of "Toll Brothers develops historic land  
16 thoughtfully and saves American history?"

17 Every one of us in this room  
18 stems from the events that occurred September  
19 11th, 1777, on the land of Crebilly Farm and  
20 the surrounding area. That was the birth of  
21 our nation.

22 To the Westtown Township Board  
23 of Supervisors: Thank you to each of you for  
24 your hard work and thank you for taking this

1 so seriously. I can imagine this isn't quite  
2 what you thought you signed up for, yet here  
3 we are. A development of this magnitude will  
4 permanently cripple our community. When I  
5 try to imagine what West Chester will be like  
6 without Crebilly Farm and then upon her  
7 demise, gain such an inappropriate and  
8 massive development on historic land, I  
9 equate it to severing an artery and leaving a  
10 gushing geyser that will never recover.

11 Over the last year, I have  
12 attended every single Planning Commission  
13 meeting and conditional use hearing. I can  
14 honestly say, never, in the 50 plus hours of  
15 meetings and testimony, nor in countless  
16 letters, e-mails and phone calls I have  
17 exchanged over the last year regarding this  
18 subject, have I ever heard a single soul say:  
19 Gee, I really can't wait for that historic  
20 farm to get developed with over 300 houses.

21 The fate of this community and  
22 surrounding communities lies within the  
23 decision of three of you make. Please keep  
24 going. Please do not give up. Find a way.

1 Prepare to strap in for the next chapter as  
2 the rest of us are already prepared to do.

3 The people of Westtown Township  
4 are your constituents. They voted for you.  
5 They chose you. The three of you work for  
6 them. Though I think it wise to be frugal in  
7 spending other people's money, it is their  
8 money. I think their message has been clear  
9 and consistent: Do not grant conditional use  
10 to this developer. Please leave no stone  
11 unturned. If not you, then who? Thank you.

12 MR. MCKENNA: At the microphone  
13 now is Carl Balis. After Mr. Balis is Ken  
14 Lawson.

15 MR. BALIS: Thank you. I'm  
16 from Glenolden in Delaware County, and even  
17 though I'm not from this area, I'm very  
18 familiar with it, this area. I have been out  
19 here literally hundreds of times. I used to  
20 work around here. I've had friends out here.  
21 And in a larger sense it wouldn't matter  
22 whether I was familiar with the area or not.  
23 I could literally be from another continent  
24 and still speak here, because this kind of



1 problem is not just this township. It is not  
2 just this state. It is not just this  
3 country. It is the whole world right now who  
4 faces this kind of issue.

5 And the issue really is  
6 development and overdevelopment, and what  
7 kind of effect does it have on the people  
8 that live there.

9 And it just seems that people  
10 somehow equate those two things, and I've  
11 never quite understood, because  
12 overdevelopment and development are not the  
13 same thing. In fact, we are exactly the  
14 opposite. Because development, on the one  
15 hand, is something constructive. It is  
16 positive. It enhances a community.

17 Overdevelopment is totally  
18 destructive and destroys a community. They  
19 are not the same thing. When you reach a  
20 certain point where you just have to say, you  
21 know what, enough, no more. And it is really  
22 a common sense kind of decision.

23 You know, I have been listening  
24 to all the different studies and the experts

1 and testimony, and I'm thinking, you know  
2 what, you really don't need those things to  
3 know. Like, for example, do you really need  
4 a traffic study to know about traffic around  
5 here? Seriously. I mean, I live in Delaware  
6 County. But it is the same general kind of a  
7 thing.

8 It has gotten to the point even  
9 there where, depending on what time day of  
10 the day you are going to travel, you really  
11 have to think, you know, I can't really even  
12 go anywhere right now because if I even try  
13 to move I'll sit in traffic for 45 minutes.  
14 I might as well wait 45 minutes and then go.

15 Or you might say, well, you  
16 know, I can't take this road because now it  
17 is going to be so crowded, I got to go ten  
18 miles out of my way to make sure I can get  
19 there.

20 Well, is that the kind of  
21 community you really want to live in? Can  
22 anyone say that doesn't affect the quality of  
23 their life, that it has no meaning?

24 I mean, these kinds of things

1 are not abstraction, and that's a real point  
2 that needs to be brought out. People talk  
3 about these things and people stop it. Well,  
4 they are just concerned about these stupid  
5 things, just the fool with pie-in-the-sky  
6 notions, these irrelevant things.

7           No, they are not irrelevant.  
8 These are everyday things that you actually  
9 live. And getting back to traffic, that's  
10 not philosophical. That's not speculation.  
11 It is not theory. That's reality. You are  
12 in the traffic. You don't need any studies  
13 to know about it. And you know that if there  
14 is another community and even more cars, we  
15 can add one and one and you know that it  
16 makes two, and if you add two and one you get  
17 three.

18           So for all these reasons that I  
19 have talked about, plus just a general, I  
20 want to add another thing, just a general  
21 quality of life, you know, open space, again,  
22 it is one of those things, people will talk  
23 about it and people stop, no, you know, they  
24 have their head in the cloud somewhere.

1                   No, not at all. My feet are  
2 both right on this ground, right on the  
3 floor. Because open space does affect how  
4 you feel about the place where you live. I'm  
5 not saying you have to keep everything open.  
6 But if you develop to the point where you  
7 have nothing left, where everything around  
8 you is concrete and steel, it starts to  
9 affect the quality of your life, that the  
10 place you called home, it is no longer home.  
11 It becomes just a place where you happen to  
12 exist, but it is not a home. And there  
13 really is a difference. You know, you got a  
14 home, means something to you. The place  
15 where you exist, ah, you could move somewhere  
16 else and it wouldn't make any difference to  
17 you.

18                   So open space is critically  
19 important and it has value. Again, this is  
20 not an abstraction. It is not a philosophy.  
21 It has real, everyday value, and you feel  
22 your community is a place you truly love,  
23 that has a meaning for you because you carry  
24 it around with you 24 hours a day. It

1 affects your psyche and how you feel about  
2 your own life.

3 MR. MCKENNA: Mr. Balis, it is  
4 your four minutes. I ask you if you can wrap  
5 up.

6 MR. BALIS: Oh, okay. I hope  
7 that you will, for all the reasons that I  
8 have given, and all the reasons other people  
9 have given, I hope you will absolutely say:  
10 Enough. Enough is enough. And stop this.  
11 Thank you.

12 MR. MCKENNA: Mr. Lawson is at  
13 the microphone, and after Mr. Lawson is  
14 William Worth of Meetinghouse Road.

15 MR. LAWSON: Thank you. Thank  
16 you to the Board of Supervisors for your work  
17 here. Thank you to the audience and my  
18 fellow citizens for coming here.

19 I feel kind of awkward having  
20 my back to the citizens, because the citizens  
21 really are the ones that are in charge here.  
22 And I mean whether we embrace that or not is  
23 another question, but ultimately the power in  
24 our country and our system lies with the

1 citizens, and certainly that is no less true  
2 now than in any other time. Ultimately, the  
3 citizens will decide. We will decide what  
4 happens here.

5 About three years ago I went up  
6 to Boston. I was at Nathaniel Hall. And I  
7 walked in to see the place. And I told them  
8 I was from Brandywine Battlefield, very  
9 proud. And they just sort of shook their  
10 head and said: Oh, what a shame. I didn't  
11 know what they meant. I said: What do you  
12 mean? They said: Yeah, we hear what is  
13 happening down there. It is really terrible.

14 This is a national  
15 embarrassment what is happening at the  
16 Brandywine Battlefield. It is a world  
17 embarrassment, what we are doing to our  
18 Revolutionary War battlefields.

19 This whole discussion about  
20 whether it is a swath or Hessians marched  
21 there, it is insanity.

22 There has not been a real  
23 discussion that I have heard about this whole  
24 issue, about the history that we are

1       contemplating destroying forever. 240 years  
2       ago something happened, right on Crebilly  
3       battlefield. We know what happened because  
4       there was maps drawn at the time. We know  
5       what happened because Robert E. Lee's father  
6       was there, and he wrote in his memoirs about  
7       what he saw there as a member of the Virginia  
8       regiment. We know what happened there  
9       because Marquis de Lafayette came back and  
10      told us that shedding blood at Brandywine,  
11      very close to Crebilly Farm, was the greatest  
12      honor of his life.

13                        We know what happened because  
14      George Washington, right here at  
15      Dilworthtown, very likely rode up, as he was  
16      often wont to do, to be with the front lines  
17      and saw what was happening on Crebilly Farm.

18                        We know what happened because  
19      Pulaski's charge that turned the Brandywine  
20      red with blood of the Patriots happened right  
21      at that location.

22                        And we are thinking about  
23      developing it and turning it into a home,  
24      village of 400 homes, of destroying it for

1 the next 240 years.

2 Let me tell you something,  
3 everything that we say here, everything, with  
4 the technology that exists today, every word  
5 that is spoken, every word that is written,  
6 every picture that's taken goes basically  
7 into a database that goes into a cloud.

8 Now what happens? That goes  
9 into an AI inference engine for parts.

10 We know what happened 240 years  
11 ago on Crebilly Farm because of hand-drawn  
12 maps. But make no mistake about it, in 240  
13 years from now, when researchers and  
14 historians go back to figure out how these  
15 battlefields were ever destroyed, they are  
16 going to know exactly who did it. They are  
17 going to know the descendants of who said  
18 what, what side they were on, how they  
19 contributed to saving this battlefield or  
20 destroying it.

21 There is no hiding place to run  
22 240 years from now. Everything will be  
23 known. So keep that in mind.

24 We have no farther to look than



1 Yellow Springs to see an example for how an  
2 historic area can be preserved. Yellow  
3 Springs is beautiful. You know, Yellow  
4 Springs wasn't even a battlefield, but during  
5 Valley Forge that's where Washington had his  
6 troops, his sick men taken, and they died  
7 there. So it is very much a burial ground.  
8 But it is beautifully preserved.

9           There are, no doubt, many  
10 burial sites in and around Crebilly Farm.  
11 And you know what I heard? We are going to  
12 take one of the likely locations on the  
13 battlefield where bodies very likely are  
14 buried and use it as a cesspool. That's  
15 true.

16           I'm probably running out of  
17 time. I have been doing this, as you  
18 probably know, since 2014, and I attended I  
19 think every meeting in 2014. And, you know,  
20 I want to thank you for your service. And I  
21 know it can't be easy. Ultimately, the  
22 decision is going to come to you.  
23 Ultimately, whatever decision you make, and  
24 the reasons you give, are going to go into

1 the history books. This is history in its  
2 making right now. There will be no hiding  
3 place from the decisions you make. And you  
4 will be held accountable for it either way.

5 So, thank you.

6 MR. MCKENNA: Thank you, Mr.  
7 Lawson.

8 At the microphone now is  
9 William Worth. After Mr. Worth is Steven  
10 Lyons.

11 MR. WORTH: Good evening. I am  
12 the co-owner, along with my two brothers, of  
13 a 115-acre farm in nearby Birmingham  
14 Township. The farm is under a conservation  
15 easement, arranged by the Brandywine  
16 Conservancy. My wish has always been that  
17 Crebilly Farm would have gone the same, gone  
18 in the same route.

19 In my youth, back, back in the  
20 '40s, I had many fun times playing around the  
21 farm with Jimmy Robinson. One summer I was  
22 helping load hay on to a wagon being pulled  
23 by a big old tractor across the family  
24 fields.

1                   I could argue for preserving  
2           the land fought upon by the soldiers of the  
3           American Revolution, and argue against  
4           increased traffic. But those arguments have  
5           already been well made.

6                   My plea tonight to the Board,  
7           and to the Planning Committee members, is to  
8           act upon what you believe is best for the  
9           community, the children, and their children,  
10          and how they could grow to love this  
11          surrounding protected land, and to carry it  
12          forward, as their parents did. Thank you.

13                   MR. MCKENNA: Thank you, sir.  
14          Steve Lyons, no comment?

15                   MR. LYONS: No comment.

16                   MR. MCKENNA: Thank you, Mr.  
17          Lyons. I apologize, I'm having a hard time  
18          reading this next one. I think it is  
19          Jeannette and Kirk, maybe Lindvig?

20                   MR. LINDVIG: Lindvig.

21                   MR. MCKENNA: Lindvig, I  
22          apologize, on Boot Road.

23                   MS. LINDVIG: We have no  
24          comment.

1                   MR. MCKENNA: Thank you. All  
2 right. I think we are going to take a  
3 ten-minute break at this point, allow the  
4 court reporter to have a little bit of a  
5 rest. We will be back in ten minutes to  
6 begin again.

7                   (Recess taken.)

8                   (Ms. Camp and Mr. Thompson not  
9 present at this time.)

10                  MR. MCKENNA: Ladies and  
11 gentlemen, we want to resume public comments.  
12 I would ask you please to resume your seats.

13                  We are going to go back on the  
14 record. We are going to go back to a number  
15 of Westtown residents. At the microphone  
16 next will be Douglas Anderson of Jacqueline  
17 Drive. After Mr. Anderson will be Kristine  
18 Lisi.

19                  MR. ANDERSON: Good evening.  
20 Is this on?

21                  MR. MCKENNA: It is on. You  
22 have to get very close to the microphone.

23                  MR. ANDERSON: All right.  
24 Thank you very much for letting us be here.

1 I have a number of comments, and start out  
2 with a quote from the Toll Brothers website:  
3 When we build a new community, we believe in  
4 adding something vital to the area, something  
5 that measurably contributes to the lives  
6 within the community in a positive and  
7 dynamic way.

8 My whole discussion is  
9 basically to see how much this development  
10 jives with their stated objectives, their  
11 stated mission.

12 I am familiar with meetings  
13 like this. I'm a geophysicist, have been an  
14 expert witnesses in explosives, with blasting  
15 near houses and so on. And in my experience,  
16 I have seen many times at township meetings  
17 where a quarry would be blasting and the  
18 houses around it complain. And one of the  
19 problems is that in these situations the  
20 quarry started out in boondocks, the houses  
21 were developed around there later, so both  
22 parties are right. The quarry is right. And  
23 the neighbors are right.

24 So who is wrong? The

1 developers. Something inappropriate. They  
2 did something that they shouldn't have been  
3 doing.

4                   Again, what has happened. Do  
5 we want to fight inappropriate development?  
6 Again, when we build a new community, we  
7 believe in adding something vital to the  
8 area, something that measurably contributes  
9 to the lives of the community in a positive  
10 and dynamic way.

11                   So is this appropriate? Is  
12 this an appropriate development?

13                   If you look at a map of the lot  
14 sizes in the area, everything west of 202 in  
15 Westtown, except for a few small sections, is  
16 one acre or so. This development is proposed  
17 to be on a third-acre and a quarter-acre, the  
18 estate and the luxury or the executive lots.  
19 Very small, not in character with Westtown.

20                   But we went to Liseter, my wife  
21 and I drove out and saw the Liseter  
22 development and could see, once, in fact, we  
23 got through the claustrophobic entry, you  
24 could see the fact that there is a section

1 that Toll Brothers set aside for larger,  
2 one-acre lots.

3 So, in fact, this could be  
4 done. This could be done.

5 When we build a new community,  
6 we believe in adding something vital to the  
7 area, something that measurably contributes  
8 to the lives in the community in a positive  
9 and dynamic way.

10 So what is the motivation here?  
11 The motivation by Toll Brothers apparently is  
12 greed, because, and they are driven by the  
13 investors.

14 The conditional use, as I  
15 understand it, is to get extra townhouses in,  
16 to squeeze more in than, in fact, they were  
17 allowed to at the very beginning.

18 Can we move to traffic? Much  
19 has been said about traffic. When I saw the  
20 first study that came out that ignored New  
21 Street versus, and Pleasant Grove, I noticed  
22 that that wasn't part of the study. I  
23 thought this is not going to bode well for  
24 all these studies. In fact, when you really

1 think about the study of the traffic in this  
2 area, I imagine New Year's Eve, a fellow  
3 going into a party, getting drunk, going to  
4 the toilet, finds the toilet is plugged.  
5 What is he going to do? Well, I'm drunk  
6 enough I don't care. I'm going to take a  
7 dump and it doesn't matter, because it's all  
8 going to be clogged.

9                   However, when he leaves, on New  
10 Years Day they are going to clean that  
11 toilet. This project is going to dump the  
12 traffic here and nobody, there will be no New  
13 Years Day to clean up the toilet afterwards,  
14 after they leave.

15                   When we build a new community,  
16 we believe in adding something vital to the  
17 area, something that measurably contributes  
18 to the lives within the community in a  
19 positive and dynamic way.

20                   The history, what is this going  
21 to contribute to the history of the area?  
22 What is this going to add?

23                   Is my time almost up?

24                   MR. MCKENNA: Your time is up.



1 I was going to remind you, I would just ask  
2 if you conclude, please.

3 MR. ANDERSON: There are two  
4 alternatives. One is to have Toll Brothers  
5 reconsider what they are doing. And the  
6 other is to, in my opinion, have the Board  
7 produce such onerous conditions on this that  
8 they feel like that they are not going to do  
9 it. That's happened before, I know.

10 In addition, this community,  
11 the people that we have here, are committed  
12 in opposition to this development, and there  
13 are a lot of things that could be done,  
14 publication wise, and to show that this Toll  
15 Brothers operation is not appropriate. Thank  
16 you.

17 MR. MCKENNA: Thank you, Mr.  
18 Anderson. At the microphone is Kristine  
19 Lisi, and after her are Don and Pat Hays of  
20 Jacqueline Drive.

21 MS. LISI: I'm a Westtown  
22 Township resident and I have attended every  
23 single meeting except for one Planning  
24 Commission meeting, and I actually had my

1 husband stand up at that meeting for me so  
2 that he could talk about the threatened or  
3 endangered species that were given in  
4 numerous environmental protection reports on  
5 the Crebilly Farm and I'm hoping that's been  
6 passed along. I realize, I don't know if the  
7 Supervisors ever received that report, but I  
8 gave it to the Planning Commission. And I  
9 also only missed one of these conditional use  
10 hearings, and that was the September meeting.  
11 I was sorry to miss it, but sometimes life  
12 gets in the way.

13 But I do want to thank the  
14 Planning Commission and the Board of  
15 Supervisors for the time going through this.  
16 It has obviously been arduous for everyone,  
17 even the Toll Brothers side as well, as this  
18 has been going on for years.

19 It was an interesting analogy  
20 to follow, coming up here, but it did remind  
21 me of the one conditional use hearing we had  
22 in Westtown School when Toll Brothers brought  
23 an expert to try to say that the  
24 pharmaceuticals that are expelled and go into

1 the wastewater treatment system, the expert  
2 actually tried to say that there is a bug  
3 that humans secrete and that all those  
4 pharmaceuticals would be hauled away with the  
5 solid waste.

6 I cannot begin to tell you what  
7 kind of bullshit that is. And I can't  
8 believe, I can't believe that's an expert  
9 that Toll Brothers would bring out to say  
10 that that is really what happens. I can tell  
11 you with certainty that is not the case.  
12 Pharmaceuticals go into our wastewater. They  
13 are changing the genders of amphians,  
14 amphibians. I can't say the word right now.  
15 You know what I'm trying to say.

16 But I'm digressing because I  
17 followed that other gentleman and it made me  
18 think of it.

19 There is no need to talk about  
20 traffic because we know the traffic is  
21 horrific. Anyone who lives in this township,  
22 and whether it is for one year or 40 years,  
23 knows that the traffic is horrific.

24 We already know that our first

1 responders in our community are completely  
2 over stretched because they are covering  
3 multiple townships. Westtown Township does  
4 not own its own first responders force.

5 I thought that the woman who  
6 was the expert on wastewater management that  
7 spoke at the last conditional use hearing was  
8 really good. I just wish she had discussed  
9 the fact that a community of this kind of  
10 development is going to have heavy use of  
11 pesticides and fertilizers, and that's a lot  
12 of chemical going into our wastewater  
13 treatment -- wastewater systems. Not  
14 wastewater systems but going into our water  
15 tables and all of our watersheds.

16 Someone else has already  
17 addressed it, I don't need to bring up the  
18 fact that Toll Brothers is in thousands of  
19 lawsuits. Any time they do a development,  
20 there are always problems and there is  
21 thousands of lawsuits. But, again, that  
22 doesn't matter to this conditional use. The  
23 conditional use is on the 23 different points  
24 the Planning Commission brought up, and I am

1 begging the Board of Supervisors to make sure  
2 that Toll Brothers isn't just lightly  
3 scratching the surface of those conditional  
4 uses, that we are really looking at every  
5 single point and making sure that the  
6 conditions are being met. That's it.

7 MR. MCKENNA: Thank you, ma'am.

8 Don or Pat Hays, Jacqueline  
9 Drive. Are either of the Hays here, Don or  
10 Pat Hays? I assume they have left.

11 Jennifer, is it Stafford? New  
12 Street.

13 MS. STAFFORD: Hi. I'm going  
14 to do my best to read my terrible  
15 handwriting.

16 I'm here again in front of you  
17 as this is a matter that's very personal to  
18 me on a number of different fronts.

19 One, I live on New Street,  
20 about a half a mile from the proposed  
21 development site, and I'm afraid of what is  
22 going to become of my front yard once the  
23 road -- once the development and/or if the  
24 development comes into fruition.

1                   Two, our family was given a  
2           150-acre land grant from George Washington  
3           as payment for my two great, great, etcetera,  
4           uncles having served as his personal  
5           bodyguards. The farm is a working farm about  
6           an hour from here and set in the middle of  
7           urban sprawl. With the help of land trusts,  
8           local governments and conservancies, it is  
9           now preserved in perpetuity for its  
10          historical significance. Just like Crebilly  
11          Farm, it too is considered a crown jewel in  
12          the Delaware Valley's open space initiative.

13                   Three, our family dealt with  
14          Toll Brothers directly before the farm was  
15          preserved and I have firsthand experience  
16          with their tactics and the integrity of their  
17          word, or lack thereof.

18                   Just like everyone here, I care  
19          about maintaining the integrity of our local  
20          community and what makes it unique, but also  
21          about preserving those places directly tied  
22          to significant events in our nation's  
23          history. The development will strip the  
24          pastoral landscape of our local community and

1 forever remove a piece of our nation's  
2 history.

3 Study after study shows that  
4 the townships and its residents lose  
5 financially with dense developments like this  
6 one. Besides taking away our quality of  
7 life, the open space and what makes our  
8 township unique, it strains the  
9 infrastructure across the board. The  
10 developer does not absorb these costs. The  
11 taxpayers do.

12 Studies also show that the  
13 townships receive great financial benefits by  
14 maintaining open space versus incurring those  
15 financial burdens associated with  
16 developments of this intense density.

17 Toll Brothers has not  
18 demonstrated that they've met the necessary  
19 thresholds around numerous environmental  
20 concerns, traffic issues and historical  
21 ramifications. Toll Brothers has a long  
22 history of not dealing in good faith with  
23 townships or homeowners; suing to remove or  
24 diminish conditional items after the deal is

1 closed, leaving land stripped of its topsoil  
2 after economic conditions change, land ruined  
3 and unusable. After witnessing Toll  
4 representatives showing up at my  
5 grandmother's funeral, matriarch of our  
6 family farm, I can personally attest that  
7 they'll sink to any depth to get a good deal.

8           The community has made it clear  
9 that the wish and priority is not to allow  
10 this land to be developed. There are other  
11 avenues remaining via land trusts,  
12 preservation groups and the township's  
13 residents that would stand behind an open  
14 space initiative from a financial  
15 perspective. These groups work to make the  
16 family whole while allowing the community to  
17 maintain open space.

18           I would like to kindly remind  
19 the Board that they're in the driver's seat  
20 here, not Toll, and you represent the people  
21 of the township, not Toll Brothers. The best  
22 interests of this community, environmentally,  
23 financially, historically, do not lie in a  
24 second-rate housing development.



1                   I implore you to vote a strong  
2                   no on this development. I'm going to leave  
3                   you with what I think is a fitting quote that  
4                   I came across from George Washington.  
5                   "Experience teaches us that it is much easier  
6                   to prevent an enemy from posting themselves  
7                   than it is to dislodge them after they have  
8                   possession."

9                   Thank you.

10                  MR. MCKENNA: Thank you, ma'am.

11                  Next at the microphone is Peter  
12                  DuFault. After Mr. DuFault is Ken Hemphill.

13                  MR. DUFAULT: Knowing that my  
14                  statement that I have prepared is more than  
15                  four and a half minutes I'm going to cherry  
16                  pick it. I have given a copy of it to the  
17                  Board and ask that it be included as part of  
18                  the record that the court reporter is  
19                  keeping.

20                  Part of my working career has  
21                  been 20 years with a realty firm in Northern  
22                  New Jersey that developed and constructed  
23                  both office and industrial parks and planned  
24                  residential communities. I have an

1 appreciation for the complexities of this  
2 matter, realities of the zoning applicable to  
3 the property, and the competing interests  
4 involved.

5 Much testimony has been given  
6 and there are many very valid concerns, and  
7 many have spoken very eloquently about them.

8 I hate to bring up traffic  
9 issues, but that's the one issue that gives  
10 the Brandywine at Thornbury community  
11 legitimacy and standing as interested party,  
12 so I feel that I must.

13 With all due respect to  
14 PennDOT, who has a vested interest, and the  
15 traffic engineers who have testified for the  
16 applicant, I would encourage them to put  
17 aside their statistics, formulae, maps,  
18 measurements and technical jargon for a  
19 moment, and consider the realities  
20 experienced by residents.

21 Picture yourself in the  
22 following situations:

23 As a resident of West Pleasant  
24 Grove Road and surrounding areas and

1       contending with commuters who use this narrow  
2       road as a cut-through speedway to avoid the  
3       202/926 intersection during morning rush  
4       hours.

5                       As a resident of Brinton  
6       Village on 926 whose spouse suffered a  
7       cardiac event on a weekday morning, and the  
8       rescue squad, after negotiating the delay at  
9       the intersection, was further delayed because  
10      the entrance to the development was blocked  
11      by backed-up traffic on Street Road.

12                      As a resident of Brandywine at  
13      Thornbury who must make a left turn from  
14      Bridlewood Boulevard to go westbound on 926  
15      during the morning rush hour, but can't  
16      safely do so, because the eastbound traffic  
17      backup blocks both the view and the  
18      intersection itself.

19                      At the heart of these problems  
20      is the intersection of Routes 202 and 926.  
21      It is a long-standing nightmare for anyone  
22      who lives in the area. To this the Toll  
23      Brothers project would add 317 new dwelling  
24      units, approximately 600 cars. In other

1 words, to a pot of water that's boiling over,  
2 more water is added. While the additional  
3 water may cool the situation, it does nothing  
4 to reduce the underlying problem of volume at  
5 the intersection.

6 Much has been said, and much  
7 has been said, much has been -- little has  
8 been done. I got that wrong.

9 Supposedly, these relatively  
10 minor changes proposed by PennDOT will not  
11 only improve current traffic flow but also  
12 absorb the impact of the additional vehicle  
13 trips generated by the development. Does  
14 anyone who lives in the real world believe  
15 that? Even PennDOT doesn't. Even before the  
16 Toll Brothers project was introduced, PennDOT  
17 itself acknowledged, more than two years ago,  
18 that upon completion of their proposed plan,  
19 the intersection's level of service,  
20 currently an F, would still be an F, and they  
21 predicted it would remain so through 2035.

22 No matter how many trips were  
23 added, the testimony is always the situation  
24 will be improved, even if the improvement is

1 from one level of service F to another level  
2 of service F. It remains a failed  
3 intersection.

4 When I was in school I  
5 occasionally got an F. I did not, was not  
6 able to convince my mother or my father that  
7 it was a good F, it was better than the F I  
8 got the prior semester. I don't think that  
9 people here believe an improvement of a few  
10 minutes makes a big difference.

11 Particularly, one need not be a  
12 traffic engineer to assess the potential  
13 impact on surrounding roads. What is now a  
14 major traffic nightmare may well be elevated  
15 to standstill status, particularly at morning  
16 rush hours, when testimony shows that the  
17 eastbound queue extends from US 202 nearly a  
18 half mile back to Bridlewood Boulevard, and  
19 contains approximately 100 cars, meaning it  
20 may take 15 to 20 minutes for the vehicle at  
21 the proposed Bridlewood/926 intersection to  
22 finally clear the 202/926 intersection. I  
23 think prior witnesses have already made that  
24 comment.

1                   Let me talk a minute about the  
2                   problems --

3                   MR. MCKENNA: I'm going to ask  
4                   you not to do that, if that's okay. You have  
5                   reached your four minutes. I'm going to ask  
6                   if you wouldn't mind reaching your  
7                   conclusion. Thanks.

8                   MR. DUFAULT: I knew you were  
9                   going to do that to me.

10                   In summary, whether PennDOT and  
11                   some other traffic engineers think we can or  
12                   should absorb the additional traffic from  
13                   these homes, I ask you to consider the  
14                   negative impact the connector road and its  
15                   alignment with Bridlewood Boulevard would  
16                   place upon not only on our residents but the  
17                   residents of Westtown as well.

18                   Enough is enough. And a line  
19                   must be drawn somewhere, and this is as good  
20                   a place as any to draw it.

21                   This development as proposed  
22                   with a connector road and four-way  
23                   intersection is the straw that breaks the  
24                   proverbial camel's back. We strongly urge

1 you to look carefully at the potential scale  
2 of this proposed development, and  
3 particularly to reject the connector road and  
4 the creation of a four-way intersection with  
5 Bridlewood Boulevard.

6 I thank you for your time and  
7 for your many hours you have put in and still  
8 have to put in. Thank you.

9 MR. MCKENNA: Thank you, Mr.  
10 DuFault. Ken Hemphill is at the microphone.  
11 And after Mr. Hemphill is Gillian  
12 Fitzpatrick.

13 MR. HEMPHILL: I was involved  
14 in the Beaver Valley fight down the road, and  
15 in those meetings Concord Township  
16 essentially had one meeting and then rubber  
17 stamped the development for a campaign voter,  
18 it turned out to be. So it is really  
19 refreshing to see how professional this Board  
20 has been, how much time you have taken with  
21 this process. We really appreciate it. I  
22 know I do.

23 So a hundred years, a hundred  
24 plus years of case law have essentially given

1       us a situation where corporations are people  
2       under the law. And it is because you are  
3       people, you have all the same rights as a  
4       flesh and blood person, you have the right to  
5       sue, you have the right to enter a contract.

6                        You should pay taxes.

7       Frequently they don't, corporations don't.

8                        And as Baron Thurlow said,  
9       "Corporations have no soul to save and no  
10      body to incarcerate."

11                      But you are immortal and you  
12      have vast resources, and you come to  
13      townships, and you run amok, like the  
14      Frankenstein monster that we all created  
15      because we all kind of agreed to have  
16      corporations in our society, and you run amok  
17      nevertheless. And you create environmental  
18      damage wherever you go.

19                      But townships have a weapon  
20      since 1971 when the legislature unanimously  
21      passed two sessions in a row the  
22      Environmental Rights Amendment, and when it  
23      was approved by the general public in 1971 it  
24      received the largest majority of, the largest



1 vote majority of any vote that had ever taken  
2 place in Pennsylvania history.

3 So under this environmental  
4 protection amendment you are bound to protect  
5 the environment of your constituents, and  
6 that essentially means that any project that  
7 presents or can cause environmental harm to  
8 your constituents, you are bound by the  
9 Environmental Rights Amendment to say no. In  
10 fact, your oath of office requires that you  
11 take an oath of -- your oath of office  
12 requires that you follow the or promise to  
13 adhere to the Pennsylvania Constitution,  
14 which means that in that you promise, well,  
15 Pennsylvania Constitution contains the  
16 Environmental Rights Amendment, so it is,  
17 really, you have an easy decision: Does this  
18 help Westtown's environment or does it hurt  
19 Westtown's environment?

20 And clearly, looking at these  
21 plans and listening to all the experts over  
22 the last 12 months, it is clear that these  
23 plans hurt Westtown Township. Thank you.

24 MR. MCKENNA: Thank you, sir.

1                   Gillian Fitzpatrick is at the  
2 microphone, and David Turner is on deck.

3                   MS. FITZPATRICK: All right.  
4 So the first point I would like to make  
5 tonight is that Jeffrey Madden, which was the  
6 stormwater management witness, provided  
7 testimony regarding the feasibility of  
8 submitted plans for Toll Brothers. He works  
9 for a company called ESE Consultants. I  
10 would like to point out on the record that  
11 according to the ESE website, ESE  
12 Consultants, Inc., is a wholly owned  
13 subsidiary of Toll Brothers.

14                   I would like to point out to  
15 Mr. Adelman that you cannot call into  
16 question the integrity of the stormwater  
17 management witness presented by Neighbors for  
18 Crebilly because she has also represented  
19 activist groups in the past, when your own  
20 witness is literally on your payroll.

21                   MR. MCKENNA: Ma'am, if you  
22 wouldn't mind, a little closer to the  
23 microphone. The Board is having a hard time  
24 hearing you. And can you slow down a little

1 bit because it is a little quick with your  
2 reading.

3 MS. FITZPATRICK: Additionally,  
4 Mr. Madden testified that the soil  
5 remediation technique used to mitigate the  
6 impact of stormwater management --

7 MR. MCKENNA: Hang on.  
8 Eleanor, were you able to get that? Maybe  
9 come to the microphone maybe so she can see  
10 you a little better. I apologize. I can  
11 generally tell from her body language if she  
12 is getting it or not. Get real close to that  
13 microphone.

14 MS. FITZPATRICK: Can you hear  
15 me now?

16 MR. MCKENNA: Not really. Put  
17 it up a little bit towards your mouth.

18 MS. FITZPATRICK: There?

19 MR. MCKENNA: There you go.

20 MS. FITZPATRICK: Additionally,  
21 Mr. Madden testified that the soil  
22 remediation technique used to mitigate the  
23 impact of stormwater management would fall on  
24 the homeowners and would be policed by the

1 HOA for compliance. Therefore, the  
2 homeowners are responsible for enforcing that  
3 practice on themselves. This is a conflict  
4 of interest and that will not happen. If  
5 there are no laws in place to demand this, no  
6 enforcement agency, no way to educate new  
7 homeowners, and it would cost them money, it  
8 will not be done. Therefore, I ask the Board  
9 to realize this is not a legitimate  
10 stormwater management practice.

11 My second main point is that  
12 the superintendent of the West Chester School  
13 District, Dr. Scanlon, testified that the  
14 district would most likely move to add  
15 modular classrooms in the event that the  
16 neighborhood is built and will result in a  
17 substantial increase in students. I would  
18 like to support the call to assess an impact  
19 fee to Toll Brothers to help the school  
20 district avoid this. My main reason being:  
21 I graduated from Unionville High School back  
22 during a fight between taxpayers and the  
23 district to expand the school to accommodate  
24 an increasing number of students. The school

1 district moved to modular classrooms and  
2 placed them in the front and the back of the  
3 school. I attended classes in these  
4 classrooms for two years, and felt at risk  
5 ever day that I walked in and out of the  
6 front doors with no way to keep out an  
7 intruder.

8                   While it's horrible to think  
9 about, armed intruders are a part of American  
10 life at this point, with another shooting  
11 occurring at an elementary school within the  
12 past month. That school avoided deaths by  
13 locking down the school using practiced  
14 plans. Modular classrooms interrupt these  
15 plans and make it increasingly difficult for  
16 a school to protect its students. Though I  
17 don't have kids of my own, I would be furious  
18 as a parent that if this neighborhood goes  
19 in, my school district would have to choose  
20 between cutting their current offerings and  
21 adding modular classrooms. God forbid  
22 anything were to happen at a West Chester  
23 school impacted by this development, modular  
24 classrooms would surely make the situation

1 harder to secure. As a past student that had  
2 to worry about this every day during my final  
3 years of high school, I plead you not to put  
4 the school district in that situation. Don't  
5 risk the safety of students for a political  
6 ploy.

7 My third point is that this  
8 isn't the only development. There is 150  
9 homes proposed for the Tigue development.  
10 There is 600 units of apartments going into  
11 the Greystone Manor off of 322 near West  
12 Chester. You have 110 townhomes currently in  
13 West Whiteland Township being built on the  
14 side of 202 south. You have 200 proposed  
15 apartment units at the corner of Matlack and  
16 202, and proposed development on Oakland Road  
17 near the Dilworthtown Inn. So this isn't  
18 happening in a vacuum. This isn't 600 cars.  
19 This is thousands of cars in the next five to  
20 six years.

21 Lastly, these aren't just  
22 numbers on a page. You decreasing the  
23 quality of life for those of us that live  
24 here. So, Andrew, when you lay your head

1 down tonight, in your home on the National  
2 Historic Registry, one street away from one  
3 of the largest preservations of land in  
4 Chester County, the Stroud Preserve, be sure  
5 to know that your home choice sends a  
6 message: You won't even buy the junk your  
7 company produces. So why should anyone else?

8 MR. MCKENNA: Thank you, ma'am.

9 At the microphone at this time  
10 is David Turner. After Mr. Turner is  
11 Catherine Quillman.

12 MR. TURNER: No comment.

13 MR. MCKENNA: No comment from  
14 Mr. Turner. Ms. Quillman. After Ms.  
15 Quillman is Elizabeth Moro.

16 MS. QUILLMAN: I have included  
17 photos that you are going to get, but  
18 obviously people can't see them.

19 My name is Catherine Quillman.  
20 I live in West Chester. I am a local  
21 historian and author. I'm currently under a  
22 contract to write a book titled *The American*  
23 *Revolution in the Brandywine Valley*.  
24 However, my interest in the battlefield dates

1 to the late '80s, 1980s, when I first wrote  
2 about a grassroots organization that is now  
3 part of the Chester County Planning  
4 Commission called the Brandywine Battlefield  
5 Task Force.

6 I wrote about this group when I  
7 was a suburban staff writer for *The*  
8 *Philadelphia Inquirer*. There were numerous  
9 articles over the years, including one in  
10 2000 that focused on the so-called battle  
11 over the Fieldpoint subdivision, originally a  
12 Toll Brothers project. I don't know if Toll  
13 was part of the final agreement but only 46  
14 acres of what we now call Sandy Hollow  
15 Heritage Park was saved.

16 I bring this up because with  
17 the exception of Sandy Hollow and the recent  
18 acquisition of the Dilworth Farm, no  
19 large-scale parts of the battlefield have  
20 been preserved beyond scenic easements. Of  
21 course, this greatly saddens me that a battle  
22 that has been called the turning point of the  
23 American Revolution is now largely crammed  
24 with housing developments, despite decades of



1 preservation efforts.

2 I believe the entire Crebilly  
3 property should be saved and not merely the  
4 so-called battlefield corridor. I also want  
5 to inform you of another American  
6 Revolutionary site that Toll, in my opinion,  
7 has destroyed. According to the Wise  
8 Preservation Planning, which wrote the  
9 so-called historic narrative or  
10 documentation, more than a thousand soldiers  
11 encamped on the former Daniel Evans  
12 homestead, near the village of Eagle on Route  
13 100 or what Toll now calls Chester Springs.

14 The property is part of Toll's  
15 Byers Station, which spans two townships.  
16 Toll's first development stage began in 2001.  
17 I have included a recent photo of the Daniel  
18 Evans homestead, where General Wayne joined  
19 Washington on September 21st, 1777, after the  
20 Paoli Massacre. Despite the decades since  
21 Toll purchased the former Evans and Ewing  
22 farm, the 18th century Evans homestead is  
23 still used as a Toll office and is not being  
24 treated as an historic structure as promised.

1                   In fact, the so-called black  
2 hole of the sewer treatment system is within  
3 yards of the house, and the rare  
4 springhouse/residence now faces what I call a  
5 wall of grass, which is part of a 24-foot  
6 high embankment. As you can see from the  
7 photos, several trailers have been there  
8 since 2001 and they have been there so long,  
9 the wheels are now embedded into the ground.

10                   According to Upper Uwchlan  
11 Township records which I acquired, Toll  
12 received bonus density despite the fact that  
13 the Evans barn, described as Wise as dating  
14 to the 1700s, was never converted into a  
15 clubhouse. Instead it was razed.

16                   To quote the township minutes  
17 of 2003, the barn, quote, was sound in 2002  
18 but changing the roadway grade several years  
19 ago shifted the pressure on the basement  
20 walls, which compromise the barn. It wasn't  
21 maintained and continues to deteriorate.

22                   The minutes also speak of Toll  
23 Brothers' recreational amenities. Evidently,  
24 that was more of an issue than saving any

1 historic buildings. In fact, several early  
2 buildings, outbuildings including a wagon  
3 house dating to the 18th century, was damaged  
4 by a fallen tree in early 2002 and left to  
5 rot instead of being removed, for instance,  
6 to Uwchlan Township's park known as Upland  
7 Farm on Route 100.

8                   Another barn in West Vincent  
9 Township was converted to a clubhouse.  
10 However, the early house next to it remains  
11 boarded up today. Another 18th century house  
12 was renovated by Toll, but it was described  
13 as cheaply done and care wasn't even taken to  
14 match the roof of the old roof, the color of  
15 the roof to the new plastic addition, which  
16 they call plastic, I included a photo. I was  
17 told by a local historian that the barn that  
18 belonged to this house mysteriously burned to  
19 the ground since Toll began this phase of the  
20 development in 2006.

21                   I bring up what was once known  
22 as the Evans/Ewing farm, because, like  
23 Crebilly, it was not only eligible for the  
24 National Register of Historic Places, the

1 paperwork was completed but never submitted  
2 by the Ewing family.

3 I should also point out that  
4 Byers Station has nearly the same development  
5 plans as Crebilly's such as carriage houses  
6 and single family homes.

7 MR. MCKENNA: Ma'am --

8 MS. QUILLMAN: Yes.

9 MR. MCKENNA: I'm sorry to  
10 interrupt, but you have exceeded your four  
11 minutes.

12 MS. QUILLMAN: I have one last  
13 issue.

14 MR. MCKENNA: If you wouldn't  
15 mind concluding.

16 MS. QUILLMAN: My conclusion  
17 is, as several residents have said in these  
18 meetings, they are concerned with long-term  
19 care of Crebilly's historic buildings. Thank  
20 you.

21 MR. MCKENNA: Thank you. If we  
22 could go off the record for one minute.

23 (Discussion off the record.)

24 MR. MCKENNA: Okay. At the

1 microphone now is Elizabeth Moro. After Ms.  
2 Moro is, I believe it is Mr. Mork, I'm having  
3 a hard time with that name, of Brintons  
4 Bridge Road in Birmingham. Go ahead, ma'am.

5 MS. MORO: At a meeting to  
6 defend the possibility of another option for  
7 Crebilly Farm, I shared with Chadds Ford Live  
8 the importance to make every effort we can to  
9 preserve our historic battlefields and to  
10 honor those who valiantly fought for the  
11 birth of our nation. By keeping these spaces  
12 open, every generation has the opportunity to  
13 re-witness the battle and hear the courageous  
14 tales of our founders. It is about  
15 preserving our quality of life, historically  
16 and environmentally.

17 And I am told that there is a  
18 sign on the property itself that says: You  
19 are entering the Brandywine Battlefield.

20 This is about principle over  
21 profit, patriotism to our country for the  
22 larger good, and preservation of our natural  
23 resources and bucolic views.

24 At a time in our nation's

1 history where all these things are being  
2 questioned, let us not let this moment pass  
3 when we have the chance to make the  
4 difference. Some have criticized on what  
5 merits I present my thoughts, and it is this:  
6 I am a citizen of this state and a resident  
7 of the county. I have a vested interest in  
8 retaining the beauty of our area for  
9 generations to come.

10 Under Article one, Section 27  
11 of the Pennsylvania Constitution, "The people  
12 have a right to clean air, pure water, and to  
13 the preservation of the natural, scenic,  
14 historic, and esthetic values of the  
15 environment, Pennsylvania's public natural  
16 resources are the common property of all the  
17 people, including generations yet to come.  
18 As trustees of these resources, which you  
19 are, the Commonwealth shall conserve and  
20 maintain them for the benefit of all the  
21 people." And this legal precedence is the  
22 ruling that saved Beaver Valley.

23 And to further make my point,  
24 John Dernbach, Widener Law University

1 professor, has written about the ERA, the  
2 equal -- excuse me -- Environmental Rights  
3 Amendment, and his analysis was cited by  
4 Chief Justice Castille in his landmark  
5 opinion.

6 The right to clean air and pure  
7 water is equivalent to the right to free  
8 speech.

9 The people of Pennsylvania  
10 voted four to one in favor of the bipartisan  
11 amendment.

12 According to the Supreme Court:  
13 The right delineated in the first cause of  
14 Section 27 presumptively is on par with the  
15 rights, and enforceable with the same extent  
16 as, any other right reserved to the people in  
17 Article 1, which is some pretty important  
18 things which are also being challenged today,  
19 the right to life, liberty, property and the  
20 pursuit of happiness; it includes freedom of  
21 speech, freedom of religion, the right to  
22 trial by jury, and the right to bear arms.

23 This is not a small decision  
24 that is being made here. And I respect every

1 single one of you here. We have become  
2 almost like a family, we have spent so much  
3 time together. I'm from a very large family.  
4 I'm one of 12 kids. And I know sometimes  
5 hard decisions need to be made, and often we  
6 offend one another because of our principles.  
7 But at the end of the day, we have to do the  
8 right thing for the greater good and not just  
9 for the dollar. Thank you.

10 MR. MCKENNA: Thank you, ma'am.

11 Sir, I'm glad you understood  
12 what I was trying to say with your name. I  
13 apologize. Is it Jarl Mork?

14 MR. MORK: It is Jarl Mork.

15 MR. MCKENNA: Jarl Mork. After  
16 Mr. Mork is Vince Moro.

17 MR. MORK: Well, I'm going to  
18 speak first to you, the Supervisors of  
19 Westtown Township. I appreciate the work  
20 that you have put in, along with the Planning  
21 Commission, and I appreciate the gravity of  
22 the situation. But I will speak to also the  
23 Supervisors of Thornbury Township, of  
24 Birmingham Township, and I should add to this



1 list East Bradford Township, the Borough of  
2 West Chester, and the West Chester  
3 University, because they are all going to be  
4 affected severely. You have the  
5 responsibility to protect the health, safety  
6 and welfare of the current and future  
7 citizens of your townships, and of those who  
8 pass through your townships, and to preserve  
9 open space, farmland and historical  
10 properties. Are you doing everything you can  
11 to foresee the impacts and to satisfy those  
12 responsibilities?

13 To the Robinsons: You have the  
14 opportunity to leave a positive legacy and  
15 good neighborhood relations by working with  
16 the community to preserve as much of the farm  
17 as possible and still achieve a reasonable  
18 return by engaging in a dialogue with the  
19 land conservancies, the developers and the  
20 other interested parties.

21 To Toll Brothers: You have the  
22 opportunity to improve your image and  
23 practices by working with the interested  
24 parties to achieve a reasonable development

1 and a reasonable profit, and to also preserve  
2 a significant portion of the historic  
3 property.

4 To PennDOT: You have the  
5 opportunity and the responsibility to get  
6 ahead of the serious and worsening traffic  
7 situation on Routes 202 and 926, and other  
8 surrounding roads to include Pleasant Grove  
9 Road, New Street and Birmingham Roads.

10 To all parties: Do the right  
11 thing. Plan and act to minimize the number  
12 of homes and maximize the preserved open  
13 space of Crebilly Farm. Thank you.

14 MR. MCKENNA: Thank you, sir.  
15 At the microphone is Vince Moro, Chadds Ford,  
16 and after Mr. Moro is Cathy Robbins-Metzger.

17 MR. MORO: Good evening  
18 everybody. And I just wanted to thank  
19 everybody from the Board, representatives of  
20 Toll Brothers, but, the most important, the  
21 people that stand behind me, the residents of  
22 this township, residents from other townships  
23 who have come forward to attend the hearings  
24 and meetings in support of saving Crebilly

1 Farm.

2                   When I look upon the stage I  
3 get goose bumps. I get goose bumps not  
4 because I enjoy coming to these meetings and  
5 township hearings but because I graduated two  
6 children on this very stage. They got their  
7 diplomas here. And one thing we did when the  
8 kids graduated and throughout their years of  
9 school is we taught them to go out to the  
10 community and to respect and regard others.

11                   When it came time for them to  
12 fill out college applications, they were  
13 taught and guided so that they were perfect  
14 and they were complete. And when we finally  
15 set them free we said: Go out to the  
16 community and in everything you do, put your  
17 best foot forward.

18                   So in addressing the various  
19 parties here, the Robinson family, I don't  
20 know if any of you are here, but most people  
21 know me as one of the founders of the  
22 Neighbors for Crebilly. I'm not here  
23 representing Neighbors of Crebilly tonight.  
24 I'm here as a proud father. And I would ask

1 you to put your best foot forward and work  
2 with the community in making this  
3 reconsideration and some change here on this  
4 plan.

5 Toll Brothers, Andrew and  
6 Gregg, you are doing your job. I get that.  
7 I understand that. But the plans that you  
8 brought forward, some of the words that  
9 describe it throughout these hearings,  
10 incomplete, disregarding/disrespectful of the  
11 zoning requirements. Some of the basic,  
12 basic things that the township asks for in  
13 the Zoning Code is to comply. The words  
14 rudimentary, conceptual on your application,  
15 which we know we ask our kids to be perfect  
16 and to put an application together, put their  
17 best foot forward, your application is  
18 rudimentary, conceptual for your consultants.

19 On top of that, when you  
20 consider the Environmental Rights Act, it is  
21 unconstitutional. So tonight when you put  
22 your daddy hats on, think about it. Think  
23 about putting your best foot forward. But  
24 for right now you should be ashamed.

1                   To the Board of Supervisors: I  
2     thank you. When you make your decisions, I  
3     ask that you put your best foot forward and  
4     to really think about the impact that this is  
5     going to have on the community. And thank  
6     you for your time too. I get it, firsthand,  
7     running for public office, working in public  
8     office, being a public servant, with a wife  
9     who is a candidate for Congress, and the  
10    amount of time spent, time you will never get  
11    back, time that is put forward in the  
12    communities so that the community can become  
13    a better place. So I want to thank each and  
14    every one of you, Mr. Haws especially on  
15    going out of term. Thank you.

16                   I'll leave with a quote. It  
17    goes back to our children, and we kind of  
18    adopted this quote going into this project.  
19    And it says: We do not inherit the land from  
20    our ancestors. We borrow it from our  
21    children. Thank you.

22                   MR. MCKENNA: Thank you, Mr.  
23    Moro. At the microphone now is Cathy  
24    Robbins-Metzger. After Ms. Metzger is Cheryl

1 or Stephen Koblensky.

2 MS. ROBBINS-METZGER: Thank you  
3 very much for allowing us to voice our  
4 opinions. I do not live in your township. I  
5 live in East Bradford, I live on South Bridge  
6 Road. I have only been here for about seven  
7 years. I moved up here from the very  
8 overdeveloped State of Florida.

9 But my husband and I have a  
10 beautiful historic home right off of Creek  
11 Road and 842. And since moving up here I  
12 have been blessed to enjoy the beauty of  
13 Chester County and am so proud to live in  
14 this area because, for the most part,  
15 everyone up here takes such pride in the open  
16 space and the history here.

17 My daughter was just here, my  
18 daughter who is a captain in the military,  
19 and she was just here for the holidays,  
20 visiting for Thanksgiving. And I drove, we  
21 drove by Crebilly Farms several times, and I  
22 explained to her what was going on. And I  
23 asked her, based on the last couple meetings  
24 I went to, about the staff rides and the

1 military expert we had here, and she was very  
2 familiar as she had participated in several,  
3 was stationed in Virginia.

4                   And one of the things she said  
5 to me as we were talking about it was that  
6 historic battlefields are crucial, and not  
7 only educating citizens but also training new  
8 officers in all aspects of war, supply,  
9 logistics, tactics. Many battlefields are  
10 little more than a monument or trail that has  
11 been polluted and trampled by the ignorant.  
12 It is so rare to stand witness to so many  
13 untouched acres and to try to imagine the  
14 necessary carnage that took place on such a  
15 flawless piece of nature.

16                   When people discuss historic  
17 battlefields, the majority that are brought  
18 up are usually Civil War battlefields. To  
19 have the chance to preserve such a monumental  
20 piece of history, of our nation's history,  
21 where our Patriots stood and fought against  
22 the greatest military power in the world at  
23 that time, and won, is an exceptional rarity,  
24 and entire landscape unscathed by the

1 ever-growing concrete ocean, a piece of land  
2 that has helped secure this nation's ability  
3 to stand independently, something we  
4 celebrate with ardor every year, to let it go  
5 and become swallowed up by modern development  
6 is no different than if the Patriots that  
7 fought here laid down their weapons along  
8 their side.

9                   We must stand up and fight for  
10 this, to preserve this land, it is such an  
11 important part of our history. And my  
12 daughter was in Afghanistan and came back.  
13 She was a history major. And I just, I am  
14 just so proud to live in such a beautiful  
15 community. And please just do the right  
16 thing. Vote your conscience and do the right  
17 thing.

18                   And to Toll Brothers: You have  
19 an awesome opportunity here to do the right  
20 thing. To Mindy's point, what kind of PR and  
21 free advertising would you receive if you did  
22 the right thing? Every person in here  
23 tonight can go home and tell their friends  
24 and their family what an awesome thing that



1 Toll Brothers did, was to allow Crebilly to  
2 be saved and not be raped by your company for  
3 greed. Thank you.

4 MR. MCKENNA: At the microphone  
5 now is Cheryl Koblensky, and after her is  
6 James Hammerman.

7 MS. KOBLENSKY: I want to thank  
8 you for this opportunity to speak. I wasn't  
9 prepared tonight with any statement or any  
10 quotes or anything. I have attended all the  
11 Planning Commission meetings, and tonight I  
12 was just here to show support and I was not  
13 going to have a comment, but I could not  
14 leave tonight without just making it known  
15 and going on record that this is such an  
16 important decision.

17 As a resident of Thornbury  
18 Township, what you decide here moving forward  
19 affects our legacy, all of our generations  
20 moving forward. It has an historical  
21 significance. It has environmental impact  
22 issues. It is all of the things that we have  
23 spoken about this evening. There are so many  
24 things to lose, and the only thing that I can

1 see that we gain is money.

2 And so we talk about doing the  
3 right thing. It affects many different  
4 communities as well, so as part of Thornbury  
5 Township, I live at Brandywine at Thornbury,  
6 and I wanted to thank Peter DuFault for kind  
7 of bringing it to the attention, it is not  
8 just everyone that takes 926 and 202, but our  
9 particular development is really at risk as a  
10 cut-through for all of the people looking to  
11 make shortcuts, and it is going to affect our  
12 quality of life, the people that live in the  
13 community, for a really long time.

14 So please take this under  
15 consideration. And we appreciate all of the  
16 time that you have put into this decision.  
17 Thank you.

18 MR. MCKENNA: Thank you, ma'am.  
19 James Hammerman. Is Mr. Hammerman still  
20 here?

21 MR. SPACKMAN: He left.

22 MR. MCKENNA: He is not  
23 present. Next, and I apologize, I cannot  
24 read the last name, Pamela, is it Clan?

1 Clard? Skyline Drive, Glen Mills. I'm  
2 sorry, ma'am.

3 MS. CLOUD: That's okay.

4 MR. MCKENNA: Say your last  
5 name.

6 MS. CLOUD: Pam Cloud.

7 MR. MCKENNA: Cloud, that makes  
8 a lot more sense.

9 MS. CLOUD: Sorry. It is my  
10 handwriting.

11 I'm going to be very honest  
12 here. I did not plan to come to this meeting  
13 tonight. So I don't have anything formally  
14 prepared. But I have been watching for  
15 months and months. And I spent the past two  
16 or three days with my son, who is probably  
17 the youngest person here in this audience  
18 tonight, sitting back there very patiently  
19 waiting for me to say what I need to say, we  
20 spent the past few days hiking in open space  
21 in Chester County, all over the place, and  
22 exercising, out with friends, and I can't say  
23 how much I appreciate the areas that already  
24 have been saved.

1                   And it is very emotional that,  
2           for me, it is not just this development, it  
3           is all of the development. I work in real  
4           estate, and a lot of people move to Chester  
5           County to get away from all of the  
6           development that they have already  
7           experienced. And I hate to see this area  
8           become what everybody else is trying to get  
9           away from.

10                   And I appreciate the time to  
11           speak to you guys, and to Toll, and just hope  
12           that you will do the right thing, as  
13           everybody else has said. And I also want to  
14           support all the people here that have worked  
15           so hard to save Crebilly Farm, and I really  
16           am here to show my support for them as well.  
17           And my son said he would support me if I get  
18           up and say this. So thank you so much.

19                   MR. MCKENNA: Thank you, ma'am.  
20           Next is Renee Bender, and after Ms. Bender is  
21           Elizabeth Tankel.

22                   MS. BENDER: Hi everybody. I  
23           have a brief comment. Those before me have  
24           spoken much more eloquently. I ask that you

1 not --

2 MR. MCKENNA: Ma'am, can you  
3 speak a little closer to the microphone. The  
4 Board is having a tough time hearing you.

5 MS. BENDER: I was going to ask  
6 that you not underestimate the value that  
7 Crebilly Farm has as open space for us, and  
8 those who come after us, and that you do all  
9 you can to prevent this development and  
10 destruction.

11 MR. MCKENNA: Thank you, ma'am.  
12 Elizabeth Tankel.

13 A VOICE: She just stepped out  
14 for a moment.

15 MR. MCKENNA: We can come back  
16 to Elizabeth. Rich Cole, Pony Court.

17 MR. COLE: I give my  
18 appreciation to the Board of Supervisors,  
19 Planning Commission and to all the people  
20 that have spoken tonight. I'll try to  
21 complement what everybody has been saying  
22 with some thoughts maybe that haven't been  
23 covered.

24 Where are the legions of

1 homeowners that support Toll? Are there any  
2 of them? Have any of them shown up and  
3 presented to us and shown us what a better  
4 community we are going to have because of  
5 your neighborhood that you want to put in?

6 Five years from now we are not  
7 going to regret letting them in -- I mean we  
8 are going to regret letting them in. Toll is  
9 going to survive without us by finding other  
10 poor bastards who don't care as much about  
11 their present or their past. Why not just go  
12 ahead and let Toll move on to their next, to  
13 their next exploitation.

14 There are so many different  
15 areas where the development is going to  
16 negatively impact communities, and I think  
17 about my own neighborhood where the connector  
18 road will end up going through and heading  
19 south, and we will get all that traffic  
20 that's trying to bypass 202. And right now  
21 it is a quiet little street, where kids play,  
22 and get on buses, and go play basketball, and  
23 friendships are made, and people walking  
24 their pets. That will all have to change.

1                   And I guess the funny thing is  
2           that that's something that just can't really  
3           be quantified. The easy stuff is what they  
4           do, is when they talk about how much, how  
5           many homes are going to be built, the cost of  
6           the homes, and it basically comes down to a  
7           profit and loss statement. And they've got  
8           so many different layers of profitability  
9           built into what, into what they are doing  
10          that they are never going to end up giving an  
11          appropriate contribution to what we are going  
12          to end up paying.

13                   Because what they are really  
14          trying to do is benefit from all the effort  
15          that we put into building our communities and  
16          our homes and having nice homes. If this was  
17          a terrible neighborhood they never would have  
18          come in here. They are in here because they  
19          know that they are going to get something  
20          from us.

21                   So I would just hope that you  
22          recognize, and I recognize how difficult this  
23          must be, but we don't owe them anything, and  
24          five years from now we will know that we made

1 the right decision and they will have moved  
2 on to some other neighborhood.

3 So thank you for doing the  
4 right thing.

5 MR. MCKENNA: Thank you, sir.  
6 Ms. Tankel.

7 MS. TANDEL: Hi.

8 MR. MCKENNA: Just confirm,  
9 Elizabeth Tankel.

10 MS. TANDEL: Elizabeth Tankel,  
11 17 Wildwood Drive.

12 MR. MCKENNA: After Ms. Tankel  
13 will be Boots Tolsdorf. Go ahead.

14 MS. TANDEL: Malvern,  
15 Pennsylvania.

16 First of all, thank you to you  
17 who are listening and paying attention. But  
18 I really want to address the people in the  
19 audience. I live in Willistown Township. We  
20 have a very active land conservancy and we  
21 have supervisors who stood up to the  
22 tremendous pressure of development. I hope  
23 that you three supervisors will reach out to  
24 our supervisors in Willistown, because since



1 I moved here in 1982, Willistown has changed  
2 very little. It is so recognizable to me.  
3 The topography hasn't changed. The  
4 architecture hasn't changed.

5 But when I drive through your  
6 township I see tremendous changes. It is  
7 unrecognizable to me.

8 I remember one night in June of  
9 1982 I was driving a car that wasn't very  
10 good. I had just gotten married and I was  
11 visiting a friend on Boot Road. And I had to  
12 drive down 202 at night. It was pitch black.  
13 And all I could do was pray that my car  
14 wouldn't break down on 202 because it was,  
15 there was nothing, there were no houses,  
16 there were no businesses. And I thought, oh  
17 good God, if I get stranded here, I'm  
18 screwed. No cars driving by.

19 And now I look at that same 202  
20 and it is unrecognizable to me. Everyone who  
21 is here, please -- I'm right against the  
22 microphone -- but please remember, you have  
23 power. Talk to your friends. Don't let this  
24 go. Don't give up. Keep fighting, because

1       you can still save this.

2                       My township I hope is safe. It  
3 has changed very little. But your township  
4 has changed tremendously. Hold on to what is  
5 left. Thank you so much. God bless you.

6                       MR. MCKENNA: Thank you, ma'am.  
7 Next on the list is Boots Tolsdorf. After  
8 Ms. Tolsdorf is Mark Landon.

9                       MS. TOLSDORF: I didn't come  
10 here to speak tonight. I don't have anything  
11 prepared. But I speak from a long-time  
12 resident of Chester County. My parents lived  
13 here in 1941 when I was six months old, and  
14 we lived south of West Chester on Burke Road.  
15 We have lived in East Bradford, West Bradford  
16 Township. I raised my children in Westtown  
17 Township. And I now live in East Goshen  
18 Township.

19                       You haven't heard of me before  
20 and I haven't been to very many meetings  
21 because I don't always stay here. I do have  
22 a home in Florida where we usually spend the  
23 winter. But whenever anybody asks me where  
24 my home is, I always say Chester County. My

1 parents were very active here. My father and  
2 mother, my father started the Red Clay  
3 Association, the Brandywine Valley  
4 Association, with a bunch of other people.  
5 He was very involved in associations in West  
6 Chester.

7                   And I'm very proud to say that  
8 both my boys who own businesses here in town  
9 fell in love with the township and this  
10 county so much that they decided to live here  
11 and raise their families here. So the three  
12 generations of us here. And I hope that my  
13 grandchildren will continue to live here at  
14 some point as well.

15                   I have seen historical  
16 buildings. I lived in an historical  
17 building, built in Westtown Township in 1816,  
18 I lived there for 30 years. I preserved that  
19 house because, as someone said earlier, I  
20 felt like a caretaker. I didn't own that  
21 house. I simply was there to carry on the  
22 historical preservation of that house that  
23 was started by people, the Hoopes family who  
24 built it. I was fortunate to sell it to a

1 restoration architect, so I know he bought it  
2 because he loved it.

3 Because Chester County is such  
4 a vital part of my heart, Crebilly Farm is as  
5 well. I have seen buildings come and go. I  
6 have seen the mansion house go in West  
7 Chester. I have seen the Friends Meeting  
8 house at the corner of Church and Chestnut in  
9 West Chester go. And I know how that has  
10 impacted a lot of people. Once it is gone,  
11 it is gone.

12 So although I am not a resident  
13 of Westtown Township anymore, I certainly am  
14 a resident of Chester County, and I, like so  
15 many of you who were so much more eloquent  
16 than I tonight, feel the same way you do.  
17 And I certainly hope for the preservation of  
18 history, because I think open lands is  
19 incredibly important. But I leave my heart  
20 here, and I hope and understand that most of  
21 you have too. Thank you.

22 MR. MCKENNA: Thank you, ma'am.  
23 Mark Landon, Birmingham Road.

24 MR. LANDON: Thank you. I'm

1 Mark Landon. I live near Crebilly Farm on  
2 Birmingham Road, in Birmingham Township.

3 I would like to take just a  
4 moment to speculate, and I speculate that if  
5 we were to poll all the Revolutionary War  
6 scholars in the U.S., not many would think  
7 this development is a very good idea.

8 If we could consult a  
9 significant sample of environmental  
10 scientists, it is hard to believe this  
11 project would get their approval. I think if  
12 we were to ask the tens of thousands of  
13 motorists who drive through Westtown Township  
14 on Routes 202 and 926 each day that none  
15 would think this development is a good idea.

16 I believe that if you were to  
17 survey all the parents, taxpayers and staff  
18 of the West Chester Area School District and  
19 ask if this development was a good idea, you  
20 would hear a resounding no.

21 And I wonder what the first  
22 responders who serve our needs would say if  
23 you asked them if they thought this  
24 development was a good idea and would keep us

1 safer. I suspect it would not.

2 And if you ask the 10,000  
3 Westtown residents who elected this  
4 distinguished Board, I bet you would find  
5 very few who think developing Crebilly Farm  
6 is a good idea.

7 I suspect if you ask for a show  
8 of hands in this room we wouldn't see too  
9 many, maybe other than from the Toll folks,  
10 who think this is a good idea.

11 So if you think that I might be  
12 on the right path with my assumptions and  
13 that the significant majority of all these  
14 important constituencies don't think the  
15 development is wise, I think it is clear,  
16 this Board needs to find a way to prevent  
17 this project from moving forward. Thank you.

18 MR. MCKENNA: Thank you, sir.

19 Ladies and gentlemen, that was  
20 all the names we had listed on the sign-up  
21 forms that are in front of us. Subject to  
22 turning to the Board members, I'm going to  
23 ask one last time, final call, is there  
24 anyone else who has a comment tonight?

1                   I'm not hearing any. Then it  
2                   is appropriate for us to conclude this  
3                   evening. I remind everyone, the exhibits  
4                   have been admitted this evening. We will  
5                   close the record. There will be no further  
6                   testimony or evidence presented to the Board.  
7                   They will render their decision at a public  
8                   meeting on December 28th, it is a Thursday,  
9                   at 6:00 p.m. in the township building.

10                   I want to thank every one of  
11                   you. I appreciate your patience. I  
12                   appreciate your respectfulness, your attitude  
13                   throughout this process. That includes all  
14                   counsel, Mr. Adelman, everyone that was  
15                   before us, the Board, and especially everyone  
16                   in Rustin and the entire school district, Mr.  
17                   Scanlon, everyone for accommodating us over  
18                   the last ten months.

19                   Have a great holiday. We will  
20                   see you at the end of December.

21                   (Proceedings conclude at 9:00  
22                   p.m.)

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E X H I B I T S

TOWNSHIP EXHIBITS

B-32 - Toll Brothers objections to exhibits

B-33 - 11/20/17 Adelman e-mail granting  
extension of time

B-34 - Camp reply to objection of exhibits

B-35 - Copies of public comment

CERTIFICATE OF REPORTER

PAGE 1899



1 Commonwealth of Pennsylvania )  
2 Chester County )

3

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5

CERTIFICATE OF REPORTER

6

7

I, Eleanor J. Schwandt, Registered  
Merit Reporter and Notary Public, do hereby  
certify that the foregoing record, pages 1755  
to 1898 inclusive, is a true and accurate  
transcript of my stenographic notes taken on  
November 27, 2017, in the above-captioned  
matter.

14

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17

IN WITNESS WHEREOF, I have hereunto  
set my hand and seal this 4th day of  
December, 2017.

18

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21

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Eleanor J. Schwandt

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