

Westtown Township
1039 Wilmington Pike, West Chester, PA 19382
610-692-1930

AFFIDAVIT OF MAILING

I, Allison Samson, assistant to Patrick M. McKenna, Solicitor, being duly authorized, do hereby declare that on the 22nd day of October, 2021, I mailed one copy of the attached notice to the attached locations for Application of Fox Clearing, LLC, 1013 Shiloh Road, UPI No. 67-2-23.

Signed:

A. Samson

Allison Samson

Exhibit B-4 PMM 11/10/2021

NOTICE

WESTTOWN TOWNSHIP

THE WESTTOWN TOWNSHIP BOARD OF SUPERVISORS will meet on Wednesday November 10, 2021 at 7:00 pm., prevailing time, at the Township Building, 1039 Wilmington Pike, West Chester, Pennsylvania, to hear the following:

THE CONDITIONAL USE APPLICATION OF FOX CLEARING, LLC. The property is UPI No. 67-2-23, which is approximately 64.956 acres of land located at 1013 Shiloh Road. The parcel is owned by the Applicant and is located in the R-1 Residential District of Westtown Township. The parcel is currently used for agricultural and residential uses. The Applicant seeks conditional use approval pursuant to §170-900 et seq. of the Westtown Township Zoning Ordinance to permit a flexible development of single-family detached homes for up to 70 lots, and any other such relief deemed necessary by the Board of Supervisors.

The Board may consider other such matters as may properly come before it.

All persons desiring to be heard may attend and be heard. If any person who wishes to attend the meeting has a disability and/or requires auxiliary aid, service or other accommodation to observe or participate in the proceedings, please contact the Township Manager at 610-692-1930 to discuss how those needs may be best accommodated.

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

Exhibit B-4 PMM
11/10/2021

ADJOINING PROPERTY OWNERS

Notice was mailed to the following by first-class mail on October 22, 2021:

Fox Clearing, LLC, 1013 Shiloh Road, UPI No. 67-2-23

Neighbor/Mailing Address	Parcel No.	Property Address
Dearld and Frances Hay 926 Oakbourne Road West Chester, PA 19382	67-2-4	
Ryan Wiseley Patrice Wiseley et al 934 Oakbourne Road West Chester, PA 19382	67-2-4.2A	
Michael and Lorie Disanti 932 Oakbourne Road West Chester, PA 19382	67-2-4.2B	
Michael and Valerie Long 1002 Shiloh Road West Chester, PA 19382	67-2-4.2C	
William and Frances Leonard 931 Hunt Drive West Chester, PA 19382	67-2-4.2D	
Vincent Saccomandi Jennifer Dawson 930 Hunt Drive West Chester, PA 19382	67-2-4.2E	
Chadwick Wingrave Mary Bowen 928 Hunt Drive West Chester, PA 19382	67-2-4.2F	
Scott and Jeanette Donahue 926 Hunt Drive West Chester, PA 19382	67-2-4.2G	
John and Shannon Schad 927 Hunt Drive West Chester, PA 19382	67-2-4.2M	

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Neighbor/Mailing Address	Parcel No.	Property Address
Steven Alderman 929 Hunt Drive West Chester, PA 19382	67-2-4.2N	
Daniel Campbell 930 Oakbourne Road West Chester, PA 19382	67-2-4.3	
Jayanta and Keya Das 1015 Shiloh Road West Chester, PA 19382	67-2-5	
Andrew and Christine Costagliola 1017 Shiloh Road West Chester, PA 19382	67-2-5.1	
Brian and Karee Foley 1009 Shiloh Road West Chester, PA 19382	67-2-7	
John and Christine O'Brien 1007 Shiloh Road West Chester, PA 19382	67-2-7.1	
Ivar and Jennifer Galilea 1011 Shiloh Road West Chester, PA 19382	67-2-8	
Darryl and Cherrie Green 921 Shiloh Road West Chester, PA 19382	67-2-10.1	
John and Jennifer Crispino 930 Westtown Road West Chester, PA 19382	67-2-20.4	
Phila Suburban Water Co c/o Aqua PA Inc Attn: Bill Jerdon 762 W. Lancaster Ave. Bryn Mawr, PA 19010	67-2-20.4A	

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Neighbor/Mailing Address	Parcel No.	Property Address
David and Kimberly Maialetti 928 Westtown Road West Chester, PA 19382	67-2-20.4B	
Min Jung Kim Steven Cho 1118 Chateau Drive West Chester, PA 19382	67-2-20.5	
Joseph and Allyson Debes 1116 Chateau Drive West Chester, PA 19382	67-2-20.5A	
Paul and Susan Vanscovich 911 Shiloh Hill Drive West Chester, PA 19382	67-2-20.6	
Todd Reith 1120 Chateau Drive West Chester, PA 19382	67-2-20.6A	
Anthony and Monica Hughes 1122 Chateau Drive West Chester, PA 19382	67-2-20.7	
John and Joanna Gagliardi 909 Shiloh Hill Drive West Chester, PA 19382	67-2-20.7B	
James and Frances Lees 1028 Little Shiloh Road West Chester, PA 19382	67-2-20.8	
Justin Power Monica Nhan 932 Westtown Road West Chester, PA 19382	67-2-21	

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Neighbor/Mailing Address	Parcel No.	Property Address
Nagata Lee Family Trust John C. Lee Tru et al 936 Westtown Road West Chester, PA 19382	67-2-22	
Joseph Sleiman 9 Vernon Lane Malvern, PA 19355	67-2-22.1	940 Westtown Road
Westtown School Attn Chief Financial Officer 975 Westtown Road West Chester, PA 19382	67-2-24	1020 Westtown Road
Jerrod Hudson Nataki Harbin 902 Shiloh Hill Drive West Chester, PA 19382	67-2N-51	
Hans and Josepha Levert 904 Shiloh Hill Road West Chester, PA 19382	67-2N-52	
Michael Tysowsky Tru Suzanne P. Tysowsky Tru 1017 Centre School Way West Chester, PA 19382	67-2N-53	
Michael and Pamela Cazaubon 1015 Center School Way West Chester, PA 19382	67-2N-54	
Robert and Maryann Irvine 1014 Centre School Way West Chester, PA 19382	67-2N-57	
Mark and Susan 1016 Centre School Way West Chester, PA 19382	67-2N-58	

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Neighbor/Mailing Address	Parcel No.	Property Address
Justin and Lori Caranfa 918 Shippen Lane West Chester, PA 19382	67-2N-61 67-2N-62	916 Shippen Lane
Barry and Deborah Borden 920 Shippen Lane West Chester, PA 19382	67-2N-63	
Ronald and Barbara Fox 919 Shippen Lane West Chester, PA 19382	67-2N-64	
Kahn Trust Wallace J. Kahn Tru 917 Shippen Lane West Chester, PA 19382	67-2N-65	
Charles and Marilyn Bolz 915 Shippen Lane West Chester, PA 19382	67-2N-66	
Andrew and Camille Holstein 913 Shippen Lane West Chester, PA 19382	67-2N-67	
Earl and Dolores Brown 1018 Centre School Way West Chester, PA 19382	67-2N-68	
Russell Hatton Shirley LeClerc 940 Kilduff Circle West Chester, PA 19382	67-5-4.1	
Daniel and Marcia Podgurski 937 Kilduff Circle West Chester, PA 19382	67-5-4.5	
Elliott Leitman 939 Kilduff Circle West Chester, PA 19382	67-5-4.6	

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Neighbor/Mailing Address	Parcel No.	Property Address
Hawthorne Development Homeowners Assoc 1007 Old Hawthorne Drive West Chester, PA 19382	67-5-20	
Stefan and Kimberly Cooper 1001 Old Hawthorne Drive West Chester, PA 19382	67-5-20.1	
Edward and Marylou Shea 1003 Old Hawthorne Drive West Chester, PA 19382	67-5-20.2	
Lin Zhou Peng Yan 1005 Old Hawthorne Drive West Chester, PA 19382	67-5-20.3	
Matthew and Tamra Pusey 1007 Old Hawthorne Drive West Chester, PA 19382	67-5-20.4	
Leland and Kara Weaver 1004 Old Hawthorne Drive West Chester, PA 19382	67-5-20.5	
Gillian May Schaadt Tru Brian Michael Schaadt Tru et al 1000 Old Hawthorne Drive West Chester, PA 19382	67-5-20.6	
Andrew and Mary Jo Hopton 1029 Shiloh Road West Chester, PA 19382	67-5-21	
Joseph and Jillian Powell 1007 Ashley Road West Chester, PA 19382	67-5B-5	
Michael and Erika Torosian 1013 Ashley Road West Chester, PA 19382	67-5B-7	

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Neighbor/Mailing Address	Parcel No.	Property Address
Marc and Susan Wyllie 1015 Ashley Road West Chester, PA 19382	67-5B-8	
David and Barbara Read 1017 Ashley Road West Chester, PA 19382	67-5B-9	
Alan Wright Paula Kline 1019 Ashley Road West Chester, PA 19382	67-5B-10	
Kevin and Catherine Haskins 1021 Ashley Road West Chester, PA 19382	67-5B-11	
Peter and Karen Kollias 1023 Ashley Road West Chester, PA 19382	67-5B-12	

UPI	Owner 1	Owner 2	Local Address	Municipality	Zip Code	Mailing Address 1	Mailing Address 2	Mailing Address 3
67-2-4	HAY DERALD J &	FRANCES R	926 OAKBOURNE RD	WESTTOWN	19382	926 OAKBOURNE RD	WEST CHESTER PA	
67-2-4.2A	WISELEY RYAN E	WISELEY PATRICE M ETAL	934 OAKBOURNE RD	WESTTOWN	19382	934 OAKBOURNE RD	WEST CHESTER PA	
67-2-4.2B	DISANTI MICHAEL J &	LORIE A	932 OAKBOURNE RD	WESTTOWN	19382	932 OAKBOURNE RD	WEST CHESTER PA	
67-2-4.2C	LONG MICHAEL &	VALERIE	1002 SHILOH RD	WESTTOWN	19382	1002 SHILOH RD	WEST CHESTER PA	
67-2-4.2D	LEONARD FRANCIS WILLIAM &	FRANCES C	931 HUNT DR	WESTTOWN	19382	931 HUNT DR	WEST CHESTER PA	
67-2-4.2E	SACCOMANDI VINCENT	DAWSON JENNIFER E	930 HUNT DR	WESTTOWN	19382	930 HUNT DR	WEST CHESTER PA	
67-2-4.2F	WINGRAVE CHADWICK A	BOWEN MARY E	928 HUNT DR	WESTTOWN	19382	928 HUNT DR	WEST CHESTER PA	
67-2-4.2G	DONAHUE SCOTT G &	JEANETTE M	926 HUNT DR	WESTTOWN	19382	926 HUNT DR	WEST CHESTER PA	
67-2-4.2M	SCHAD SHANNON	SCHAD JOHN JOSEPH	927 HUNT DR	WESTTOWN	19382	927 HUNT DR	WEST CHESTER PA	
67-2-4.2N	ALDERMAN STEVEN G		929 HUNT DR	WESTTOWN	19382	929 HUNT DR	WEST CHESTER PA	
67-2-4.3	CAMPBELL DANIEL T		930 OAKBOURNE RD	WESTTOWN	19382	930 OAKBOURNE RD	WEST CHESTER PA	
67-2-5	DAS JAYANTA &	KEYA	1015 SHILOH RD	WESTTOWN	19382	1015 SHILOH RD	WEST CHESTER PA	
67-2-5.1	COSTAGLIOLA ANDREW B &	CHRISTINE E	1017 SHILOH RD	WESTTOWN	19382	1017 SHILOH RD	WEST CHESTER PA	
67-2-7	FOLEY BRIAN C &	KAREE	1009 SHILOH RD	WESTTOWN	19382	1009 SHILOH RD	WEST CHESTER PA	
67-2-7.1	OBRIEN JOHN R &	CHRISTINE M	1007 SHILOH RD	WESTTOWN	19382	1007 SHILOH RD	WEST CHESTER PA	
67-2-8	GALLEA IVAR R &	JENNIFER L	1011 SHILOH RD	WESTTOWN	19382	1011 SHILOH RD	WEST CHESTER PA	
67-2-10.1	GREEN DARRYL RAY	GREEN CHERRIE LEE	921 SHILOH RD	WESTTOWN	19382	921 SHILOH RD	WEST CHESTER PA	
67-2-20.4	CRISPINO JOHN	CRISPINO JENNIFER	930 WESTTOWN RD	WESTTOWN	19382	930 WESTTOWN RD	WEST CHESTER PA	
67-2-20.4A	PHILA SUBURBAN WATER CO		1114 CHATEAU DR	WESTTOWN	19010	C/O AQUA PA INC ATTN BILL JERDON	762 W LANCASTER AVE	BRYN MAWR PA
67-2-20.4B	MAIALETTI KIMBERLY	MAIALETTI DAVID	928 WESTTOWN RD	WESTTOWN	19382	928 WESTTOWN RD	WEST CHESTER PA	
67-2-20.5	KIM MIN JUNG	CHO STEVEN	1118 CHATEAU DR	WESTTOWN	19382	1118 CHATEAU DR	WEST CHESTER PA	
67-2-20.5A	DEBES JOSEPH D	DEBES ALLYSON G	1116 CHATEAU DR	WESTTOWN	19382	1116 CHATEAU DR	WEST CHESTER PA	
67-2-20.6	VANSOVIICH PAUL B &	SUSAN M	911 SHILOH HILL DR	WESTTOWN	19382	911 SHILOH HILL DR	WEST CHESTER PA	
67-2-20.6A	REITH TODD M		1120 CHATEAU DR	WESTTOWN	19382	1120 CHATEAU DR	WEST CHESTER PA	
67-2-20.7	HUGHES ANTHONY &	MONICA M	1122 CHATEAU DR	WESTTOWN	19382	1122 CHATEAU DR	WEST CHESTER PA	
67-2-20.7B	GAGLIARDI JOHN E &	JOANNA M	909 SHILOH HILL DR	WESTTOWN	19382	909 SHILOH HILL DR	WEST CHESTER PA	
67-2-20.8	LEES JAMES S JR &	FRANCES L	907 SHILOH HILL DR	WESTTOWN	19382	1028 LITTLE SHILOH RD	WEST CHESTER PA	
67-2-21	POWER JUSTIN R	NHAN MONICA	952 WESTTOWN RD	WESTTOWN	19382	932 WESTTOWN RD	WEST CHESTER PA	
67-2-22	LEE-NAGATA FAMILY TRUST	LEE JOHN C TRU ETAL	956 WESTTOWN RD	WESTTOWN	19382	936 WESTTOWN RD	WEST CHESTER PA	
67-2-22.1	SLEIMAN JOSEPH		940 WESTTOWN RD	WESTTOWN	19355	9 VERNON LA	MALVERN PA	
67-2-23	FOX CLEARING LLC		1013 SHILOH RD	WESTTOWN	17601	227 GRANITE RUN DR	LANCASTER PA	
67-2-24	WESTTOWN SCHOOL		1020 WESTTOWN RD	WESTTOWN	19382	ATTN CHIEF FINANCIAL OFFICER	975 WESTTOWN RD	WEST CHESTER PA
67-2-24.1	WESTTOWN TOWNSHIP		950 WESTTOWN RD	WESTTOWN	19395	PO BOX 79	WESTTOWN PA	
67-2N-51	HUDSON JERROD &	NATAKI HARBIN	902 SHILOH HILL DR	WESTTOWN	19382	902 SHILOH HILL DR	WEST CHESTER PA	
67-2N-52	LEVERT HANS	LEVERT JOSEPHA M	904 SHILOH HILL DR	WESTTOWN	19382	904 SHILOH HILL DR	WEST CHESTER PA	
67-2N-53	TYSOVSKY MICHAEL TRU	TYSOVSKY SUZANNE P TRU	1017 CENTRE SCHOOL WY	WESTTOWN	19382	1017 CENTRE SCHOOL WY	WEST CHESTER PA	
67-2N-54	CAZAUBON MICHAEL P &	PAMELA K	1015 CENTRE SCHOOL WY	WESTTOWN	19382	1015 CENTER SCHOOL WAY	WEST CHESTER PA	
67-2N-57	IRVINE ROBERT H &	MARYANN B	1014 CENTRE SCHOOL WY	WESTTOWN	19382	1014 CENTRE SCHOOL WAY	WEST CHESTER PA	
67-2N-58	KASKEY MARK	KASKEY SUSAN	1016 CENTRE SCHOOL WY	WESTTOWN	19382	1016 CENTRE SCHOOL WAY	WEST CHESTER PA	
67-2N-61	CARANFA JUSTIN	CARANFA LORI	918 SHIPPEN LA	WESTTOWN	19382	918 SHIPPEN LA	WEST CHESTER PA	
67-2N-62	CARANFA JUSTIN	CARANFA LORI	916 SHIPPEN LA	WESTTOWN	19382	918 SHIPPEN LA	WEST CHESTER PA	
67-2N-63	BORDEN DEBORAH J	BORDEN BARRY A	920 SHIPPEN LA	WESTTOWN	19382	920 SHIPPEN LA	WEST CHESTER PA	
67-2N-64	FOX RONALD N &	BARBARA P	919 SHIPPEN LA	WESTTOWN	19382	919 SHIPPEN LA	WEST CHESTER PA	
67-2N-65	KAHN TRUST	KAHN WALLACE J TRU	917 SHIPPEN LA	WESTTOWN	19382	917 SHIPPEN LA	WEST CHESTER PA	
67-2N-66	BOLZ CHARLES R &	MARILYN J	915 SHIPPEN LA	WESTTOWN	19382	915 SHIPPEN LA	WEST CHESTER PA	
67-2N-67	HOLSTEIN ANDREW	HOLSTEIN CAMILLE	913 SHIPPEN LA	WESTTOWN	19382	913 SHIPPEN LA	WEST CHESTER PA	
67-2N-68	BROWN EARL H &	DOLORES C	1018 CENTRE SCHOOL WY	WESTTOWN	19382	1018 CENTRE SCHOOL WAY	WEST CHESTER PA	
67-5-4.1	HATTON RUSSELL C	LECLERC SHIRLEY D	940 KILDUFF CI	WESTTOWN	19382	940 KILDUFF CIR	WEST CHESTER PA	
67-5-4.5	PODGURSKI DANIEL M	PODGURSKI MARCIA A	937 KILDUFF CI	WESTTOWN	19382	937 KILDUFF CIR	WEST CHESTER PA	
67-5-4.6	LEITMAN ELLIOTT		939 KILDUFF CI	WESTTOWN	19382	939 KILDUFF CIR	WEST CHESTER PA	
67-5-20	HAWTHORNE DEVELOPMENT HOMEOWNERS ASSOC		1002 OLD HAWTHORNE DR	WESTTOWN	19382	1007 OLD HAWTHORNE DR	WEST CHESTER PA	
67-5-20.1	COOPER STEFAN	COOPER KIMBERLY	1001 OLD HAWTHORNE DR	WESTTOWN	19382	1001 OLD HAWTHORNE DR	WEST CHESTER PA	
67-5-20.2	SHEA EDWARD A	SHEA MARYLOU	1003 OLD HAWTHORNE DR	WESTTOWN	19382	1003 OLD HAWTHORNE DR	WEST CHESTER PA	
67-5-20.3	ZHOU LIN	PENG YAN	1005 OLD HAWTHORNE DR	WESTTOWN	19382	1005 OLD HAWTHORNE DR	WEST CHESTER PA	
67-5-20.4	PUSEY MATTHEW C	PUSEY TAMRA A	1007 OLD HAWTHORNE DR	WESTTOWN	19382	1007 OLD HAWTHORNE DR	WEST CHESTER PA	
67-5-20.5	WEAVER LELAND G	WEAVER KARA MARIE	1004 OLD HAWTHORNE DR	WESTTOWN	19382	1004 OLD HAWTHORNE DR	WEST CHESTER PA	
67-5-20.6	SCHAADT GILLIAN MAY TRU	SCHAADT BRIAN MICHAEL TRU ETAL	1000 OLD HAWTHORNE DR	WESTTOWN	19382	1000 OLD HAWTHORNE DR	WEST CHESTER PA	
67-5-21	HOPTON ANDREW P &	MARY JO	1029 SHILOH RD	WESTTOWN	19382	1029 SHILOH RD	WEST CHESTER PA	
67-5B-5	POWELL JOSEPH JAMES	POWELL JILLIAN CONSTANCE	1007 ASHLEY RD	WESTTOWN	19382	1007 ASHLEY RD	WEST CHESTER PA	
67-5B-7	TOROSIAN MICHAEL	TOROSIAN ERIKA	1013 ASHLEY RD	WESTTOWN	19382	1013 ASHLEY RD	WEST CHESTER PA	
67-5B-8	WYLLIE MARC C	WYLLIE SUSAN V	1015 ASHLEY RD	WESTTOWN	19382	1015 ASHLEY RD	WEST CHESTER PA	
67-5B-9	READ DAVID A &	BARBARA R	1017 ASHLEY RD	WESTTOWN	19382	1017 ASHLEY RD	WEST CHESTER PA	
67-5B-10	WRIGHT ALAN	KLINE PAULA	1019 ASHLEY RD	WESTTOWN	19382	1019 ASHLEY RD	WEST CHESTER PA	
67-5B-11	HASKINS KEVIN D &	CATHERINE P	1021 ASHLEY RD	WESTTOWN	19382	1021 ASHLEY RD	WEST CHESTER PA	
67-5B-12	KOLLIAS PETER P &	KAREN	1023 ASHLEY RD	WESTTOWN	19382	1023 ASHLEY RD	WEST CHESTER PA	