

# WESTTOWN TOWNSHIP

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

Post Office Box 79  
Westtown, PA 19395  
FAX 610-692-9651

[www.westtownpa.org](http://www.westtownpa.org)

## **AGENDA** **Westtown Township Board of Supervisors** **Workshop Agenda**

**Westtown Township Municipal Building**  
**1039 Wilmington Pike, Westtown**

**Tuesday, January 21, 2025**

**Start time: 6:30 PM Workshop**

- 1. Sarah Starkweather Elementary School Addition Sketch Plan – 15 minutes**
- 2. Recorded Subdivision Plan for John Laffey (UPI. 67-4-54 and 67-4-49) and Access Easement – 15 minutes**
- 3. Request for Shiloh AME Historic Marker – 15 minutes**
- 4. Public Comment on Workshop Items\* - 15 minutes**

*Tonight's Workshop will be viewable on Zoom via the following link:*

<https://us02web.zoom.us/j/89939917814><https://us02web.zoom.us/j/89939917814>

*Or by phone at: 646-558-8656*

*\*The public comment period at the end of the Workshop will last approximately 10 minutes. The public will be asked to limit their remarks to two minutes each to allow others an opportunity to speak. To the extent that further public comment is required, speakers will be asked to save their remarks until the Public Comment - Non-Agenda Items portion of the Regular Board of Supervisors Meeting.*



YOUR GOALS. OUR MISSION.

January 16, 2025

Ms. Mila Carter, Director of Planning and Zoning/Township Manager  
Westtown Township  
1039 Wilmington Pike  
West Chester, PA 19382

Re: Sketch Plan Submission  
Sarah Starkweather Elementary School  
1050 Wilmington Pike, West Chester  
West Chester Area School District

Dear Ms. Carter,

Attached please find four copies of the above referenced sketch plan submitted for discussion at the January 23<sup>rd</sup> Board of Supervisors' workshop meeting.

The plan proposes several small additions to the school, the largest of which is a two-story classroom addition planned at the west end of the school.

Stormwater management is proposed via a small underground basin facility behind the school that will be designed in accordance with Township and State requirements.

No other site changes are proposed; parking areas and the number of parking spaces and vehicular/bus circulation will not change. The proposed additions will not increase the student or staff capacity of the school. In addition to the above described changes, extensive renovation of the interior of the school is planned that will right-size existing classrooms, administrative, and activity spaces that will create areas for current teaching curriculums and methods.

Thank you very much and please contact me with any questions.

Very truly yours,

T&M Associates

Barry G. Stingel, PLA  
Supervising Landscape Architect  
302-540-1651

Cc: West Chester Area School District



Consultants:  
Civil:  
T&M Associates  
1700 Market Street, Suite 3110  
Philadelphia, PA 19103  
(215) 282-7846



Structural Engineer:  
SCHRADERGROUP  
555 E North Lane, Suite 5100, Building D  
Conshohocken, PA 19428  
(215) 482-7440

Professional Seal:

Owner:  
West Chester Area School  
District  
782 Springdale Drive  
Exton, PA 19341  
PHONE: 484-266-1000

Additions and Renovations to:  
**SARAH STARKWEATHER  
ELEMENTARY SCHOOL**  
1050 WILMINGTON PIKE  
WESTTOWN TOWNSHIP  
CHESTER COUNTY, PA

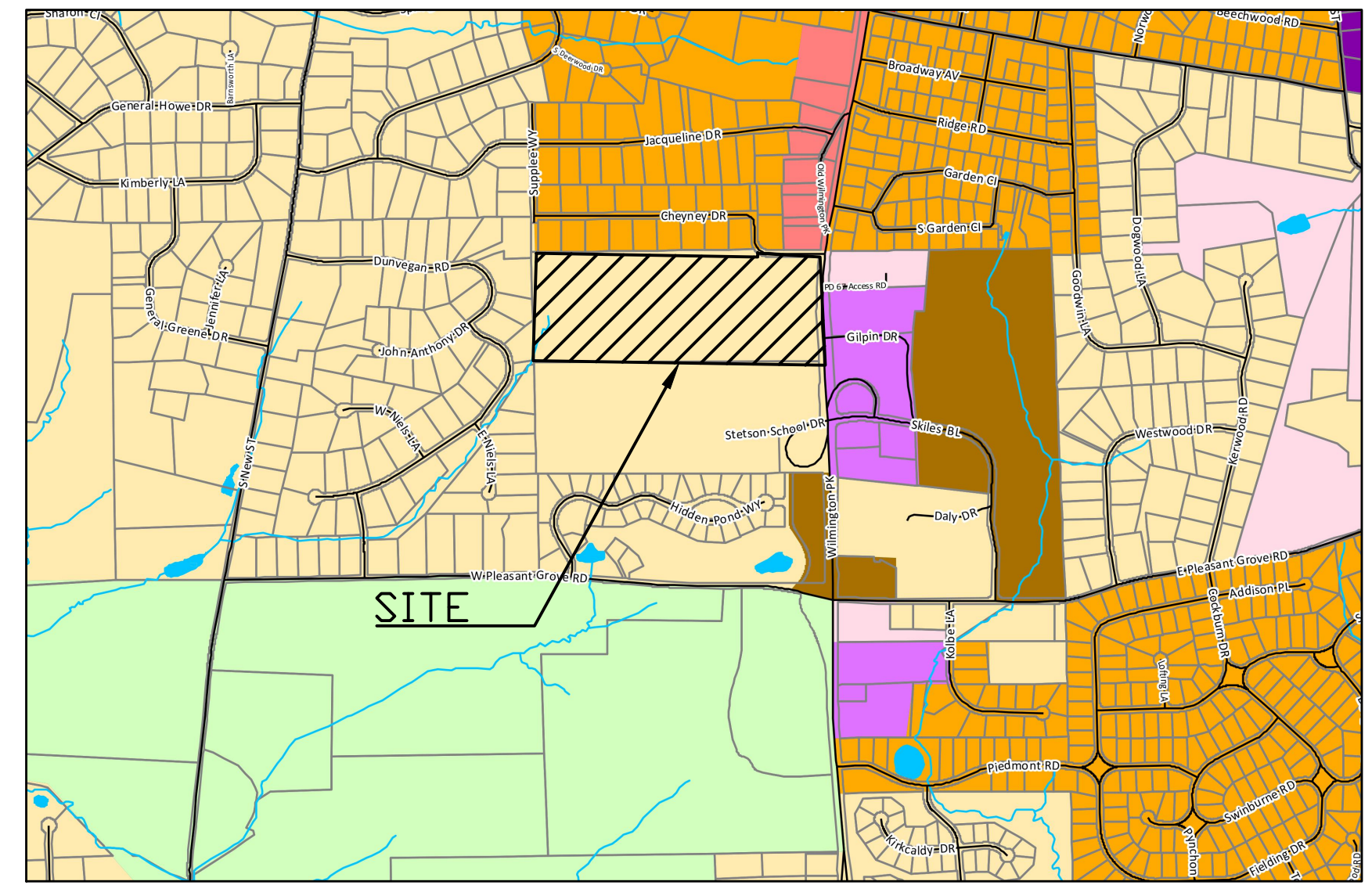
ISSUED FOR:

NO.	DESCRIPTION	DATE

DATE: 10/XX/2024  
SG PROJECT NUMBER: XX-XXX

Key Plan:

Drawing Title:  
**SITE PLAN**  
Drawing Number:  
**STE 1**



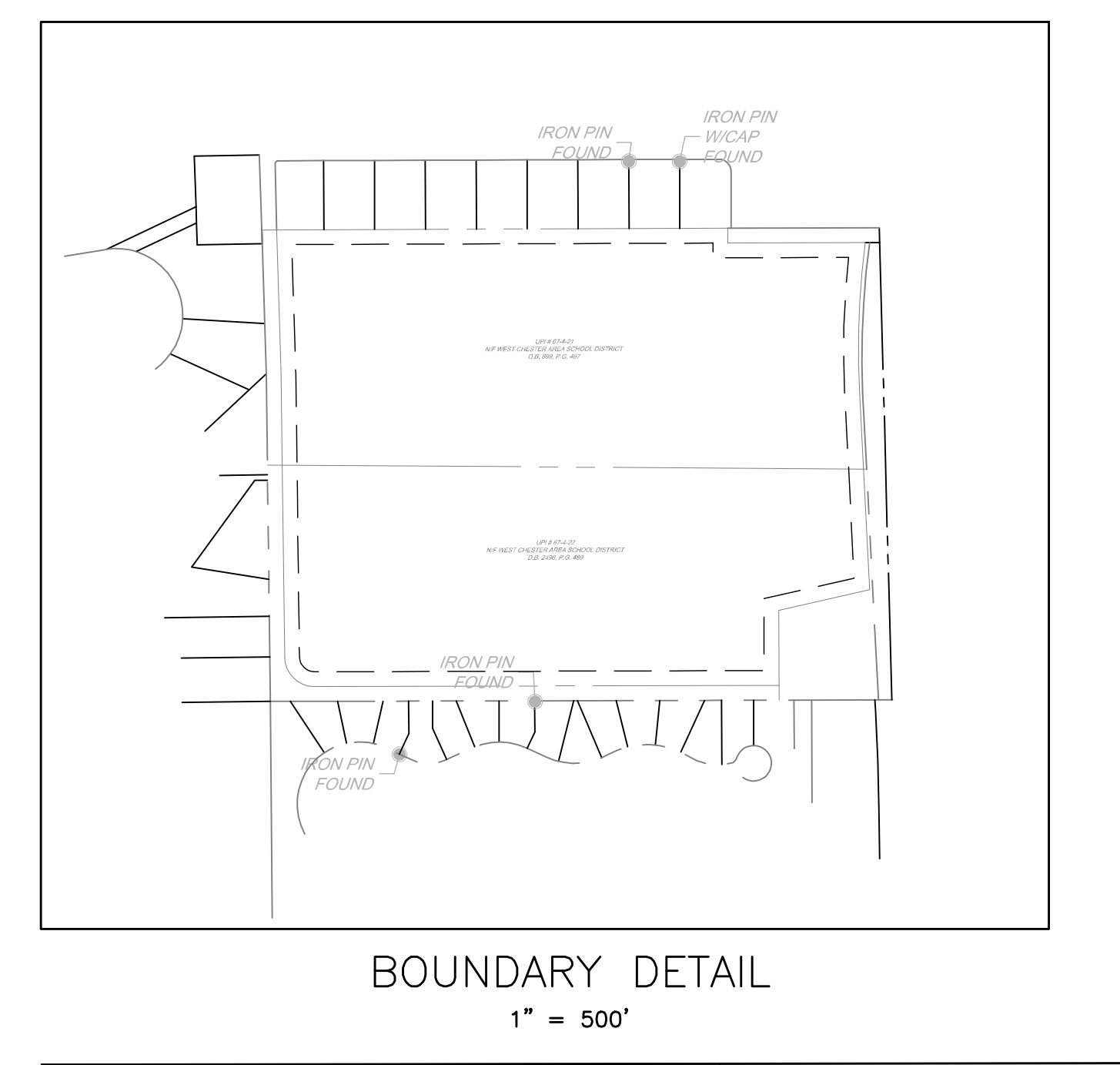
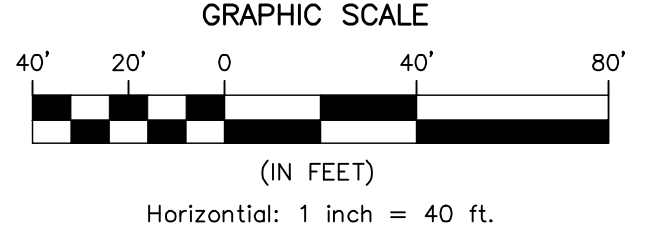
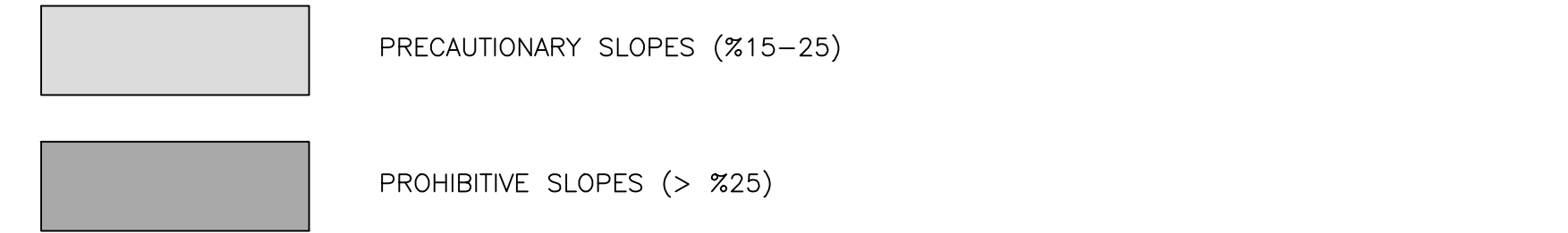
ZONING MAP  
1" = 500'

SITE STATISTICS

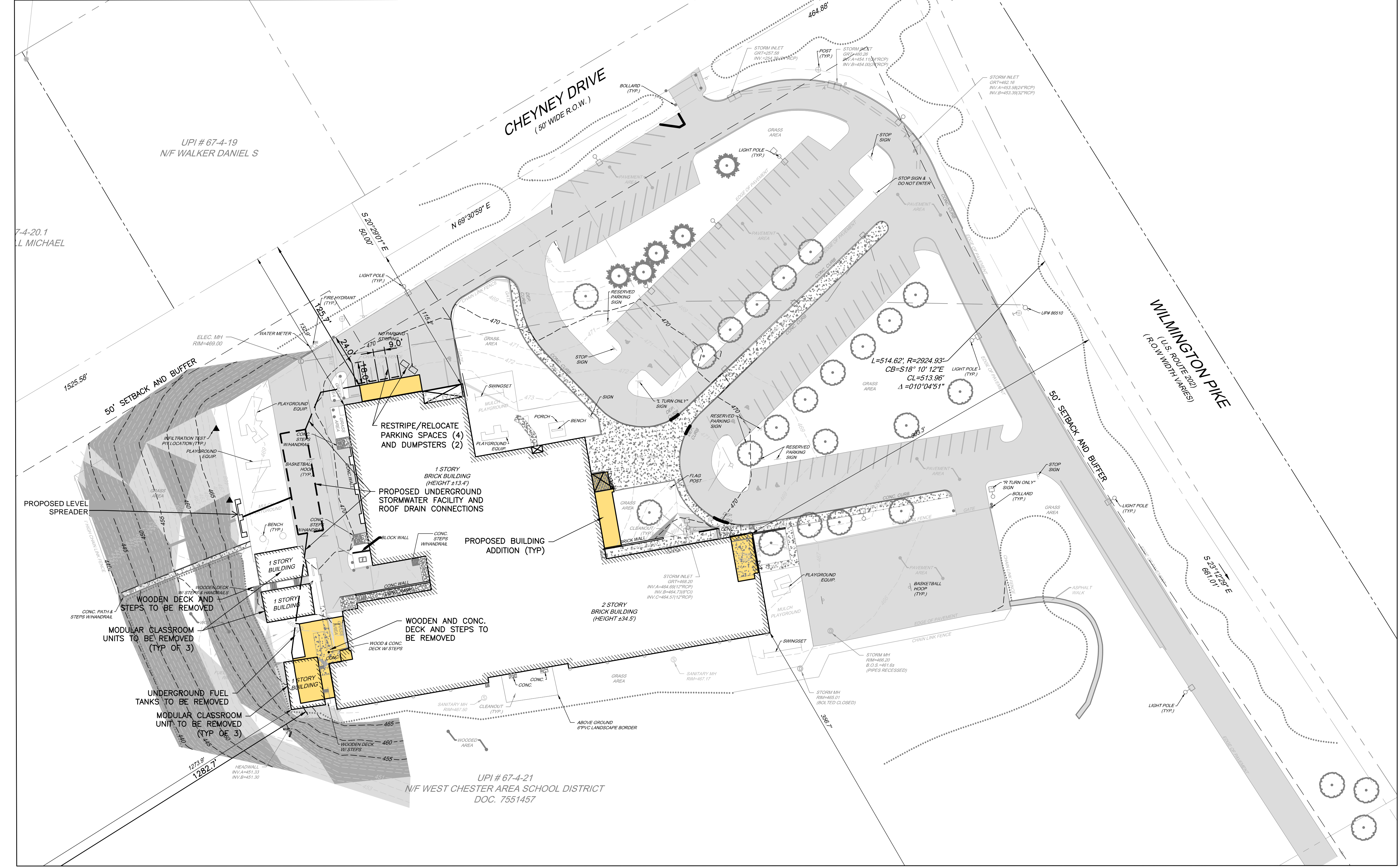
- OWNER: WEST CHESTER AREA SCHOOL DISTRICT  
782 SPRINGDALE DRIVE  
EXTON, PA, 19341
- EXISTING PROPERTY IDENTIFICATION:  
LOT 1: TAX MAP ID #: 67-4-21  
PARCEL ID #: 6704 0021000E  
TRACT LOCATION:  
1050 WILMINGTON PIKE  
WEST CHESTER, PA 19382  
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA
- GROSS TRACT AREA SUMMARY:  
LOT 1 = ±37.9 AC.
- ZONING DISTRICT: R-1

EXISTING ZONING DISTRICT: R-1 RESIDENTIAL DISTRICT				
SPECIAL EXCEPTION USE PER 170-601.8(3): EDUCATIONAL INSTITUTION				
AREA AND BULK REGULATIONS				
	CODE SECTION	REQUIRED/PERMITTED (PER RESIDENTIAL DISTRICT REQUIREMENTS PER 170-601.8(3))	EXISTING	PROPOSED
MINIMUM LOT WIDTH (FT.)	§ 170-702E	200 FT	>200 FT	NO CHANGE
MINIMUM LOT WIDTH AT STREET (FT.)	§ 170-702E	50 FT*	>250 FT	NO CHANGE
MAXIMUM IMPERVIOUS COVERAGE (% OF LOT)	§ 170-702E	40%	10.1%	10.2%
MAXIMUM BUILDING COVERAGE (% OF LOT)	§ 170-702E	20%	3.09%	3.11%
MINIMUM LOT AREA (AC.)	§ 170-702E	2 AC	±37.9 AC	NO CHANGE
MINIMUM FRONT YARD SETBACK (FT.)	§ 170-702E	50 FT**	303.3 FT (FROM ROUTE 202)	NO CHANGE
MINIMUM SIDE YARD SETBACK, EACH (FT.)	§ 170-702E	50 FT	132.9 FT	125.7 FT
MINIMUM COMBINED SIDE YARD SETBACK (FT.)	§ 170-702E	100 FT	489.6 FT	482.4 FT
MINIMUM REAR YARD SETBACK (FEET)	§ 170-702E	50 FT	1273.9 FT	1282.7 FT
MAXIMUM BUILDING HEIGHT (FEET)	§ 170-702E	38 FT	<38 FT	NO CHANGE
MAXIMUM NUMBER OF STORES	§ 170-702E	3	<3	NO CHANGE
SITE DESIGN REQUIREMENTS				
MINIMUM BUFFER WIDTH (FT.)	§ 170-702E	50 FT	EXISTING NON-COMFORMITY	NO CHANGE

\* MINIMUM LOT WIDTH AT STREET LINE IS 50 FEET, EXCEPT 250 FEET MINIMUM AT THE FUTURE RIGHT-OF-WAY LINE OF ROUTES 202, 3, 352, OR 926, IF THE USE WOULD HAVE DIRECT ACCESS ONTO ANY OF THESE ROUTES.  
\*\* MINIMUM FRONT YARD IS ONE HUNDRED FEET MINIMUM FROM THE FUTURE RIGHT-OF-WAY LINE OF ROUTE 202 OR ROUTE 3.  
PARKING REQUIREMENTS:  
§ 170-1705E: 1 SPACE PER 15 STUDENTS.  
ADDITIONAL ZONING NOTES:



BOUNDARY DETAIL  
1" = 500'

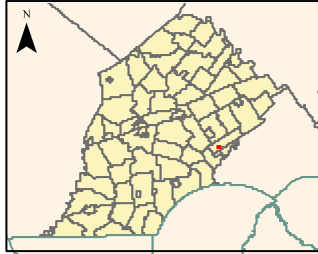


PROJECT INFORMATION:  
PROJECT: SARAH STARKWEATHER ELEMENTARY SCHOOL ADDITIONS AND RENOVATIONS  
FILE NAME: SARAH STARKWEATHER SITE PLAN  
DATE: 10/XX/2024  
LAST SAVE BY: [Name]  
COPRIGHT 2025, T&M ASSOCIATES - ALL RIGHTS RESERVED. THE COPYING OR REUSE OF THIS DOCUMENT OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT, WITHOUT THE WRITTEN PERMISSION OF T&M ASSOCIATES IS PROHIBITED.  
2024041512





COUNTY OF CHESTER  
PENNSYLVANIA



Find Owner Information

PARID: 6704 00490000  
 UPE: 67-4-49  
 Owner1: MCLUCAS MICHAEL P &  
 Owner2: AMY N  
 Mail Address 1: PO BOX 642  
 Mail Address 2: WESTTOWN PA  
 Mail Address 3:  
 ZIP Code: 19395  
 Deed Book: 2849  
 Deed Page: 562  
 Deed Recorded Date: 03/01/1992  
 Legal Desc 1: SES OF E PLEASANT GROVE RD  
 Legal Desc 2: LOT & DWG  
 Acres: 0.5  
 LUC: R-10  
 Lot Assessment: 40140  
 Property Assessment: 51640  
 Total Assessment: 91780  
 Assessment Date: 12/15/2023 7:39:35 AM  
 Property Address: 112 E PLEASANT GROVE RD  
 Municipality: WESTTOWN  
 School District: West Chester Area

Map Created:  
Thursday, October 17, 2024



County of Chester

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 County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at [www.chesco.org/gis](http://www.chesco.org/gis).



RECORDER OF DEEDS  
CHESTER COUNTY, PA

2024 NOV 22 PM 2:00

PREPARED BY/RETURN TO:

ARTHUR L. SAGNOR, III, ESQUIRE  
WETZEL GAGLIARDI FETTER & LAVIN, LLC  
122 SOUTH CHURCH STREET  
WEST CHESTER, PA 19382

67-4-49

UPI NOS.: 67-4-~~8~~ and 67-4-54.

SHARED DRIVEWAY ACCESS EASEMENT AGREEMENT FROM MICHAEL P.  
MCLUCAS AND AMY N. MCLUCAS OVER UPI NO. 67-4-49 IN FAVOR OF  
MICHAEL P. MCLUCAS AND AMY N. MCLUCAS FOR UPI PARCEL NO. 67-4-54

THIS SHARED DRIVEWAY ACCESS EASEMENT AGREEMENT (hereafter the Access Agreement) is entered into this 19th day of November, 2024, between MICHAEL P. MCLUCAS AND AMY N. MCLUCAS, (hereinafter referred to as "Grantor"), the owner of UPI # 67-4-49 and MICHAEL P. MCLUCAS AND AMY N. MCLUCAS, (hereinafter referred to as "Grantee"), the owner of UPI # 67-4-54.

WITNESSETH:

WHEREAS, the Grantor is the fee simple owner of certain real estate located at 112 E. Pleasant Grove Road, Westtown Township, West Chester, PA and identified as Tax Map Parcel 67-4-49 (hereafter "Grantor's Property") as further described in a Deed recorded in Record Book 2849, page 562 in the Office of the Recorder of Deeds in and for Chester County; and

WHEREAS, Grantee is the fee simple owner of certain real estate located at 110 E. Pleasant Grove Road, Westtown Township, West Chester, PA and identified as Tax Map Parcel 67-4-54 (hereafter "Grantee's Property") as further described in a Deed recorded in

Record Book 2849, Page 558 in the Office of the Recorder of Deeds in and for Chester County; and

WHEREAS, Grantee's Property was granted access through Grantor's Property pursuant to a Plan for John Laffey recorded in Book 825 Page 1 in the Office of the Recorder of Deeds of Chester County, PA on August 11, 1976; and

WHEREAS, the existing driveway on Grantor's Property identified as 67-4-49 provides access to East Pleasant Grove Rd. for Grantee's Property; and

WHEREAS, Grantee's Property, as located and identified as UPI NO. 67-4-54, consisting of approximately four (4) acres plus improvements is a land locked parcel without direct access to the public road identified as East Pleasant Grove Road (hereafter East Pleasant Grove Rd.), Westtown Township, PA except for the existing driveway; and

WHEREAS, there is no formal agreement documenting the existing driveway access for Grantee's Property over and through Grantor's Property for the Grantor and Grantee's Properties, notwithstanding the Plan; and

WHEREAS, it is the intention of the parties hereto to provide for a formal, written access easement (the Access Easement) confirming Grantee's Property access over and through Grantor's Property to the public road identified as "East Pleasant Grove Rd.; and

WHEREAS, this Access Easement shall be for the purpose of using, repairing, replacing and/or maintaining the existing driveway to connect Grantee's Property to East Pleasant Grove Rd. as well as allowing for any public utilities to be installed, constructed or reconstructed in the existing driveway, if necessary.

NOW, THEREFORE, Grantor, for good and valuable consideration, for the sum of One (\$1.00) Dollar and other valuable consideration, does grant, sell and convey an access easement to the Grantee set forth as follows:

1. Grant of Easement. For the consideration set forth above, Grantor does grant, bargain, sell, assign and release to Grantee the full right and easement for Grantee's Property to access East Pleasant Grove Rd. through Grantor's Property in the ten (10) foot wide existing driveway shown and highlighted on the ChescoViews aerial photograph of Grantor's property as attached as Exhibit "A";

2. Physical Description of the Easement. The area of the Access Easement is shown on Exhibit "A" as attached hereto burdens Grantor's Property in favor of Grantee's Property as described per Exhibit "B", attached hereto;

A. Exhibit "A" is the ChecoViews aerial photograph of the Grantor's Property showing the existing driveway.

B. Exhibit "B" is an illustration of the dimensions of the existing driveway.

3. Purpose. The grant of the Access Easement is for the purpose of access (egress and regress) from Grantee's Property over the driveway (as illustrated on Exhibit A and dimensionally defined on Exhibit B) to serve Grantee's Property and permit Grantee's Property access East Pleasant Grove Rd. as well as for the installation and construction or reconstruction of any public utilities over or under the existing driveway.

4. Access Easement Length. The existing driveway (Access Easement) is located in the western portion of Grantor's Property starting at East Pleasant Grove Rd. and extending approximately 237 feet to the boundary of Grantee's Property as per Exhibit B.

5. Maintenance Obligations. The obligation or responsibility for the cost of the use and/or maintenance of this Access Easement is as follows:

A. The term maintenance means any and all necessary work to maintain (including but not limited to snow plowing and/or deicing and/or sealing) as well as repaving and/or replacing the existing driveway.

B. Any and all maintenance costs shall be borne equally by the Grantor and Grantee, their successors and assigns; and

C. In the event that it becomes necessary to disturb the surface area surrounding the existing driveway, the Grantor and Grantee agree to return the disturbed portion of Grantor's Property to the same condition which existed prior to such disturbance, including but not limited to final grading and

replacement of shrubbery with the cost borne equally by the Grantor and Grantee, their successors and assigns.

D. To the extent either Grantor and/or Grantee are required to install, construct and/or reconstruct any utilities the cost of the same and any restoration of the surface area of the Access Easement and/or the surface area surrounding the Access Easement shall be the sole responsibility of the party needing the utility work.

6. Ownership. The Grantor and their successors and assigns shall continue to enjoy the exclusive use and ownership of the Access Easement for any and all other purposes which do not interfere with nor prevent the use of the Access Easement for access and/or utilities to East Pleasant Grove Rd. by Grantee, their successors and assigns.

7. Benefit and Life of the Easement. This Access Easement shall bind and benefit the current and future owners and occupiers of the Grantor and Grantee, respectively, their heirs, successor and assigns at all times and seasons hereafter forever as a covenant running with the land.

8. Work to Be Performed. All work to be performed, pursuant to this Access Easement, shall be completed in a good and workmanlike manner, and, further anything to the contrary notwithstanding any and all construction, maintenance, repair and/or reconstruction, shall be in full conformance with the rules and regulations of Chester County and/or Westtown Township, such acknowledgment and agreement being made by the parties hereto on behalf of themselves, their heirs, executors, administrators, successors and assigns.

9. Determination of Maintenance. Grantor and Grantee, their respective successors and assigns, shall meet on an annual basis to determine the maintenance, repair and/or replacement necessities for the Access Easement as well as entering into third party contracts for the necessary maintenance, if any, of the Access Easement.

10. Payment for Maintenance. The Grantor and Grantee, as well as their respective successors and assigns, as set forth in paragraph 5 above, agree that each shall pay their respective equal share of the costs to the contractor responsible for the work



within thirty (30) days after the contractor completes the necessary maintenance or such other time frame mandated by the contractor. If the owner of either the Grantee's Property and/or Grantor's Property fails to pay their respective equal share, the failure to pay may be enforced by an action at law by the other owner. (This clause does not apply to any utility installation or construction needed or required on behalf of one party - who shall be responsible for said costs solely).

11. Disputes. The Grantor and Grantee, their respective heirs, successors and assigns agree any disputes hereunder shall be submitted to The American Arbitration Association in accordance with the commercial rules of The American Arbitration Association utilizing one (1) arbitrator to decide the dispute. Each party shall bear their respective filing fees (as required by The American Arbitration Association) as well as are responsible for their own legal counsel and/or other consultants in presenting their case to the Arbitrator appointed by The American Arbitration Association.

12. Termination. This Easement may be terminated and forever extinguished or altered, modified or limited only in writing executed by the parties hereto or their representative, heirs, or assignee and in a form sufficient to be recorded as executed by the then record owners of Grantor's and Grantee's Property and also executed by all mortgagees then holding mortgages of record.

13. Recording. This Access Easement shall be recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania.

14. Enforceability. If any provision of this Access Easement is determined by a Court of law to be unenforceable, then such portion of this Access Easement will be deemed severed, but each and every other portion of this Access Easement shall remain in full force and effect.

15. Governing Law. This Easement shall be governed pursuant to the laws of the Commonwealth of Pennsylvania.

Signature page to follow.

IN WITNESS WHEREOF, the Grantor and Grantee, intending to be legally bound, have caused these presents to be duly executed the day and year first above written.

WITNESS:




GRANTOR:

 (SEAL)  
By: Michael P. McLucas, husband

WITNESS:



 (SEAL)  
By: Amy N. McLucas, wife

WITNESS:




GRANTEE:


 (SEAL)  
By: Michael P. McLucas, husband

WITNESS:



 (SEAL)  
By: Amy N. McLucas, wife

ADDRESS OF GRANTEE:

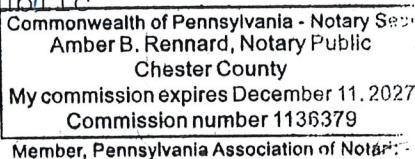
  
110 E. Pleasant Grove Road  
West Chester, PA 19382



COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF CHESTER :

On this 19<sup>th</sup> day of November, 2024, before me, the undersigned officer, personally appeared Michael P. McLucas, who, being duly sworn according to law, deposes and says that he is Grantor and Grantee herein and has executed this Agreement as and for the Grantor and Grantee as his own free act and deed and desire that the same might be recorded as such.

**IN WITNESS WHEREOF**, I have hereunto set my hand and official seal.

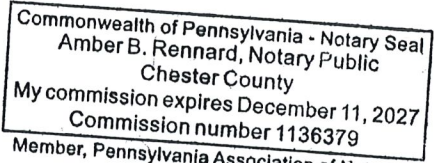
Amber B. Rennard  
Notary Public  


COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF CHESTER :

On this 19<sup>th</sup> day of November, 2024, before me, the undersigned officer, personally appeared Amy N. McLucas, who, being duly sworn according to law, deposes and says that she is the Grantor and Grantee herein and has executed this Agreement as and for the Grantee as her own free act and deed and desire that the same might be recorded as such.

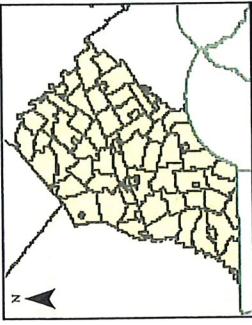
**IN WITNESS WHEREOF**, I have hereunto set my hand and official seal.

Amber B. Rennard  
Notary Public





COUNTY OF CHESTER  
P E N N S Y L V A N I A



Find Owner Information

PARID: 6704 00490000  
 UPI: 67-4-49  
 Owner1: MCLUCAS MICHAEL P &  
 Owner2: AMY N  
 Mail Address 1: PO BOX 642  
 Mail Address 2: WESTTOWN PA  
 Mail Address 3:  
 ZIP Code: 19395  
 Deed Book: 2849  
 Deed Page: 562  
 Legal Desc 1: SES OF E PLEASANT  
 GROVE RD  
 Legal Desc 2: LOT & DWG  
 Acres: 0.5  
 LUC: R-10  
 Lot Assessment: 40140  
 Property Assessment: 51640  
 Total Assessment: 91780  
 Assessment Date: 12/15/2023 7:39:35  
 AM  
 Property Address: 112 E PLEASANT  
 GROVE RD  
 Municipality: WESTTOWN  
 School District: West Chester Area



Map Created:  
Thursday, October 17, 2024

County of Chester

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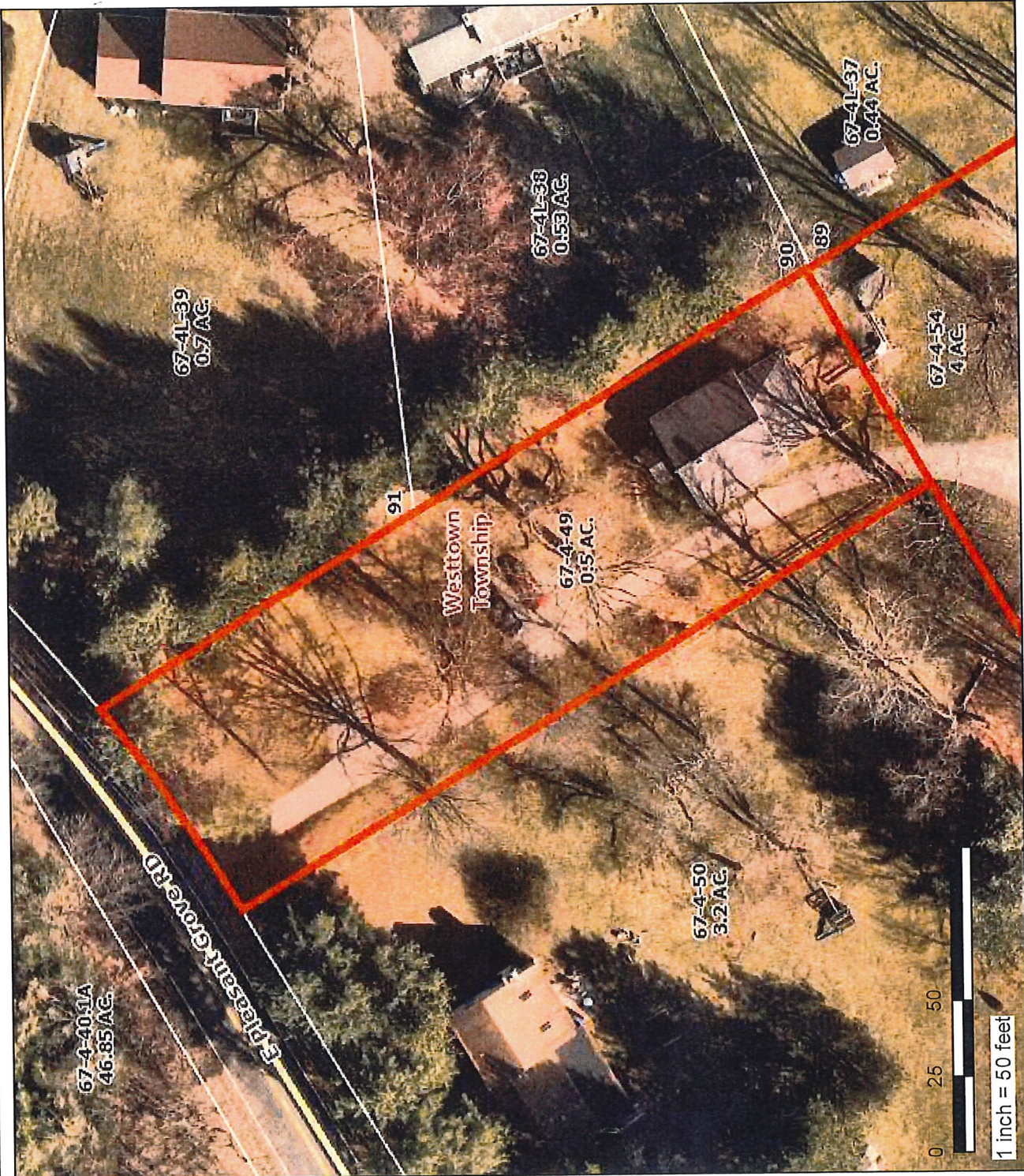
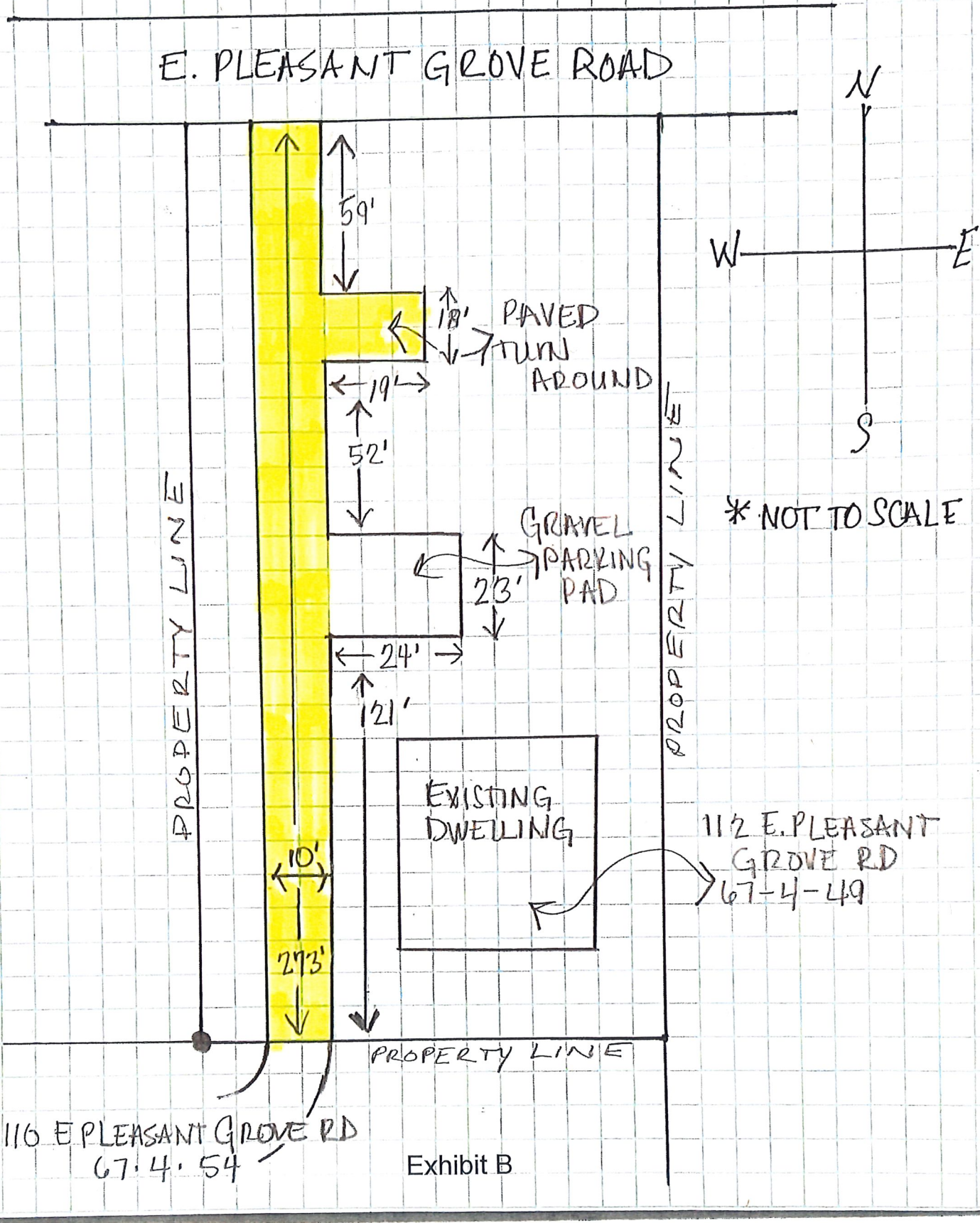


EXHIBIT A



MICHAEL AND AMY MCLUCAS  
110 E. PLEASANT GROVE RD  
WEST CHESTER PA 19382

EXISTING PAVED DRIVE  
10' x 273'



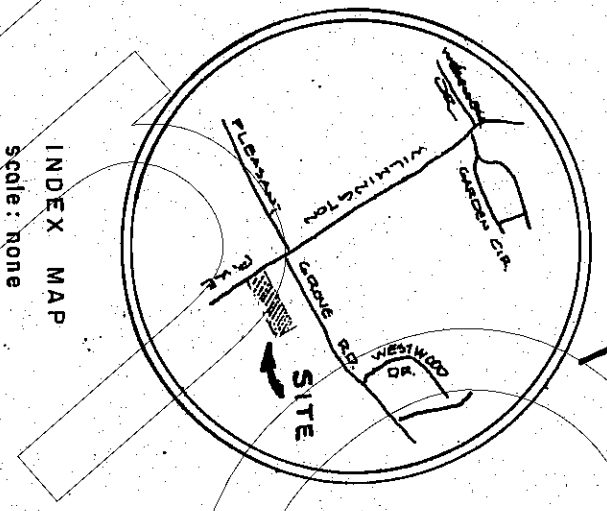
NOTE: ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK.

THIS PLAN IS COPYRIGHTED AND ANY REPRODUCTION IN WHOLE OR PART THEREOF WITHOUT WRITTEN AUTHORIZATION IS EXPRESSLY PROHIBITED.

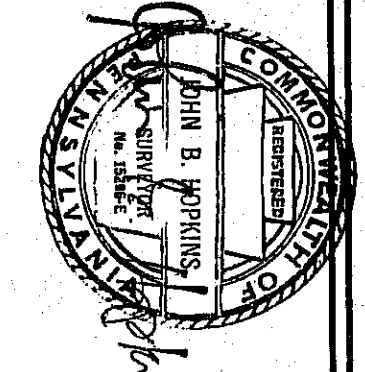
- 1. THIS IS THE SAME PARCEL OF LAND WHICH JOHN LAFFEY ACQUIRED APRIL 15, 1976 RECORDED DB. W 47/262 IN THE CHESTER COUNTY COURT HOUSE.
- 2. OUTLINE DATA FROM A SURVEY BY T.G. COLESWORTH AND IS NOT TO BE CONSIDERED AS AN OUTLINE SURVEY BY THIS OFFICE.
- 3. ACCESS TO TRACT NO. 2 TO BE THROUGH EXISTING TRACT OWNED BY CHARLES NICHOLS AS SHOWN ON PLAN AND NEITHER EXISTING LANS OF CHARLES NICHOLS NOR TRACT NO. 2 TO BE SOLD SEPARATELY, ONE FROM THE OTHER, WITHOUT FIRST OBTAINING TOWNSHIP SUBDIVISION APPROVAL.

Order # 7040 E  
 Drawn By J.B.H.  
 Checked By [Signature]  
 Approved By [Signature]

**ZONING DATA**  
 CLASSIFICATION RESIDENTIAL  
 WIDTH 75' (Street Line)  
 50' (Street Line)  
 CIRCULAR 55% MAX.  
 SET BACK 5' MIN  
 SIDE YARDS 5' MIN  
 REAR YARD 5' MIN  
 HEIGHT 30 MAX



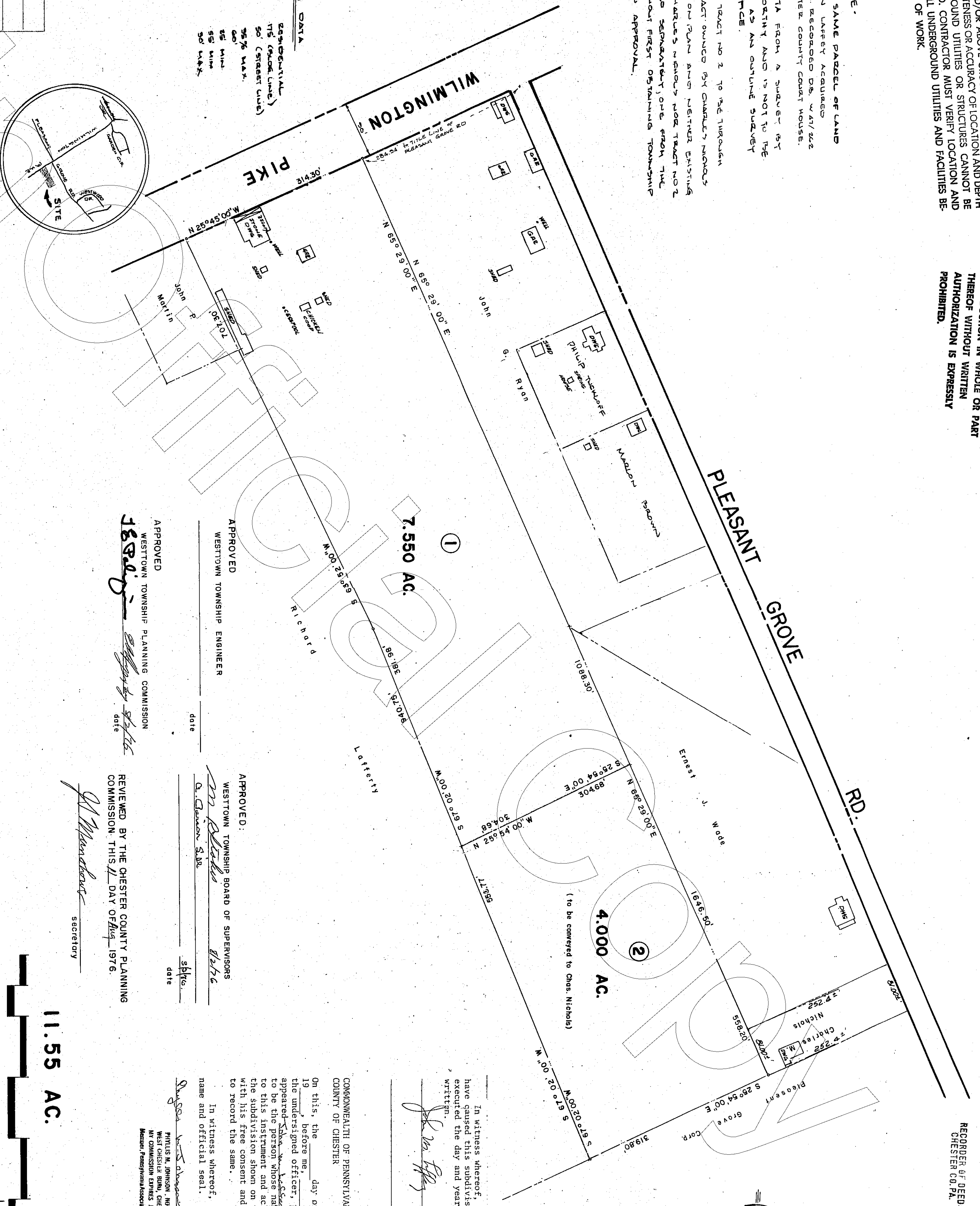
**YERKES ASSOCIATES, INC.**  
 EXTON, PA.  
 SITE PLANNERS  
 LANDSCAPE ARCHITECTS  
 CONSULTING ENGINEERS  
 SURVEYORS



SUBDIVISION RECORDED IN CHESTER CO. PA.  
 MADE FOR PLAN # 525  
**JOHN LAFFEY**

WESTTOWN TOWNSHIP  
 CHESTER COUNTY  
 PENNSYLVANIA

DATE: MAY 17, 1976  
 PLAN NO. 67-42  
 SCALE: 1" = 100'



APPROVED  
 WESTTOWN TOWNSHIP PLANNING COMMISSION  
 [Signature]  
 date 5/17/76

APPROVED  
 WESTTOWN TOWNSHIP ENGINEER  
 [Signature]  
 date

APPROVED:  
 WESTTOWN TOWNSHIP BOARD OF SUPERVISORS  
 [Signature]  
 date 5/17/76

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION. THIS 11 DAY OF May 1976.  
 [Signature]  
 secretary

11.55 AC.

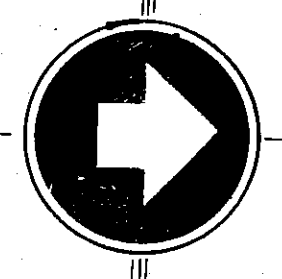
COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF CHESTER

On this, the 3 day of AUG 1976, before me, the undersigned officer, personally appeared John Laffey known to me to be the person whose name is subscribed to this instrument and acknowledged that the subdivision shown on this plan is made with his free consent and that it is desired to record the same.

In witness whereof, I hereunto set my name and official seal.

[Signature]  
 PHILIP M. JOHNSON, NOTARY PUBLIC  
 WEST CHESTER BORO, CHESTER COUNTY  
 MY COMMISSION EXPIRES JUNE 13, 1977  
 Notary, Pennsylvania Association of Notaries

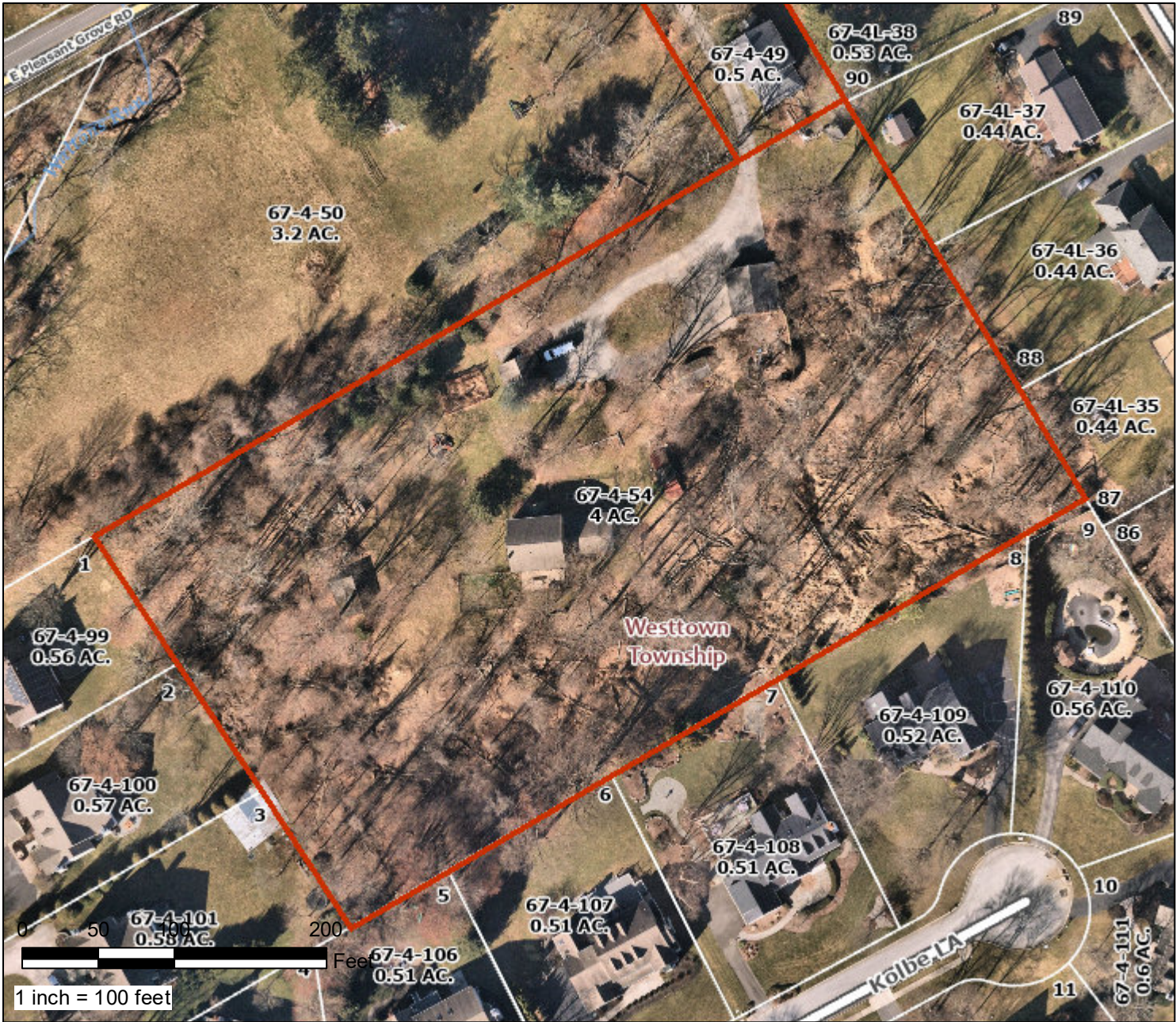
In witness whereof, the said owners have caused this subdivision to be duly executed the day and year first below written.  
 [Signature]  
 seal







COUNTY OF CHESTER  
PENNSYLVANIA



Find UPI Information

PARID: 6704 00540000  
UPI: 67-4-54  
Owner1: MCLUCAS MICHAEL P &  
Owner2: AMY N  
Mail Address 1: PO BOX 642  
Mail Address 2: WESTTOWN PA  
Mail Address 3:  
ZIP Code: 19395  
Deed Book: 2849  
Deed Page: 558  
Deed Recorded Date: 03/01/1992  
Legal Desc 1: S & REAR OF E  
PLEASANT GRO  
Legal Desc 2: 4 AC DWG & GAR  
Acres: 4  
LUC: R-10  
Lot Assessment: 84720  
Property Assessment: 154790  
Total Assessment: 239510  
Assessment Date: 12/15/2023 7:39:35  
AM  
Property Address: 110 PLEASANT  
GROVE RD  
Municipality: WESTTOWN  
School District: West Chester Area

Map Created:  
Thursday, October 17, 2024



County of Chester

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## **Proposal - Shiloh AME Church and Cemetery Marker**

### **Introductions:**

Presenters:

Stephen Lyons (Chairperson Friends of Shiloh AME Church & Cemetery) and Bertha Jackmon (Historian Mt Zion AME Church in Devon and Board member of Pennsylvania Hallowed Grounds)

### **Proposal:**

Friends of Shiloh AME Church and Cemetery wish to solicit the cooperation and authorization of the Westtown Board of Supervisors to place an historical marker at the site of the Shiloh AME Church and Cemetery on Little Shiloh Rd. recognizing Westtown's African American Community.

- The Brandywine Civil War Roundtable (a non-profit, 501c3 corporation in existence for thirty years) would act as fiduciary representative to collect the funds raised by the community to acquire the historic marker.
- Friends of Shiloh would donate the marker to Westtown Township for maintenance and care.
- The location of the marker is referenced in the Map by the Red Star in the dedicated right of way upon approval by the Westtown Roadmaster.

### **Proposed Language for the Shiloh AME Church and Cemetery Marker**

“SHILOH AFRICAN METHODIST EPISCOPAL CHURCH & CEMETERY

In 1817, Shiloh AME Church purchased this land and graveyard. One of the earliest AME churches in the area, it became the site of a vibrant Black community, a refuge on the Underground Railroad and defined the spirit of self-emancipation. Jarena Lee, the first female preacher of the AME church, spoke here in the 1820s-1830s. Rev. Henry McNeal-Turner also spoke here, and 14 United States Colored Troops who fought in the Civil War are among the 140 people buried here. After the congregation dwindled and the church burned, it was demolished in 1960 with headstones removed and graves forgotten.”

### **Historic Marker Ordinance**

(Chapter 170 Zoning Act XVIII, last amended 3/18/2020) provides for the placement of an historic marker within the right of way of the township road, Little Shiloh Rd. “170-1802 B (45) –public right of way extends 30’ from centerline of a collector road.” Also, we acknowledge that 170-1803 P says that “a sign cannot be erected without owner’s permission **except those authorized or required by local government.**”



### **Friends of Shiloh AME Church and Cemetery:**

Friends of Shiloh AME is a volunteer organization dedicated to the preservation of the historic AME cemetery and church grounds founded in 1817 on Little Shiloh Road in Westtown Township, PA. Working with partners and descendants of those interred, our goals are to become good stewards of this property; ensure the cemetery is properly maintained, including the graves of the Civil War veterans buried there; and to provide access to descendants of those interred and others. Promoting community education on the history of the Shiloh AME Church, cemetery and community is a primary goal.

**Proposed Shiloh AME Marker**



**COUNTY OF CHESTER  
PENNSYLVANIA**



Find Address Information

PARID: 6703 015 104A0  
 UPE: 67-3-151.4A  
 Owner1: FURGELE JOHN A  
 Owner2:  
 Mail Address 1: 1650 E STREET RD  
 Mail Address 2: GLEN MILLS PA  
 Mail Address 3:  
 ZIP Code: 19342  
 Deed Book: 7373  
 Deed Page: 415  
 Deed Recorded Date: 02/27/2008  
 Legal Desc 1: ES & REAR OF E STREET RD  
 Legal Desc 2: 1 AC DWG & POOL  
 Acres: 1  
 LUC: R-10  
 Lot Assessment: 43860  
 Property Assessment: 179050  
 Total Assessment: 2229 10  
 Assessment Date: 12/15/2023 7:39:35 AM  
 Property Address: 1650 E STREET RD  
 Municipality: WESTTOWN  
 School District: West Chester Area

Map Created:  
 Wednesday, December 11, 2024



County of Chester

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