

WESTTOWN PLANNING COMMISSION

SPECIAL MTG: 1/10/2017 @ RUSTIN

RE:CREBILLY

Comments by Mr. Pomerantz, Planning Commission Chair

A couple of housekeeping items, and a couple of observations for you to think about:

HOUSEKEEPING:

From the outset, Russ and I have referred to Crebilly as the iconic centerpiece of Westtown Township.

For those of you who attended the last meeting, at Stetson last month, you may recall that on behalf of the PC I requested of the developer a tour of the whole of the Crebilly property. So that we could eyeball first-hand what it was we were being mandated to opine on.

To its credit, Andrew Semon arranged for the tour for the Planning Commission. Some of us, and our solicitor and our Planning Director took that TOUR last week. Arrangements are being made for the other PC members who could not do so then, to so soon.

OBSERVATION ONE

Each PC MEMBER can speak for himself or herself of what seeing the 322 acre property meant to them.

I was left with three very clear impressions:

NOTHING I observed on what was an extensive very slow drive thru with many questions asked and answered has changed what I said at the first meeting we held in November:

I wish we weren't here. I wish we didn't have to be here doing what we are doing.

Crebilly is magnificent. MAGNIFICENT. Every inch the iconic centerpiece I spoke of at that first meeting.

And maybe, just maybe, if over the past twenty five years had this Township's political and administrative leadership's requested and conducted a TOUR of Crebilly, maybe,

maybe, a different course of action might have resulted...from creative, out of the box thinking.

OBSERVATION TWO:

A strong recommendation for this Township's present Board of Supervisors:

IF YOU HAVEN'T ASKED FOR A TOUR OF CREBILLY, THEN YOU HAVE NOT SEEN AND DON'T KNOW WHAT YOU WILL BE DECIDING ON.

Whether such a tour may or may not have an impact on your final decision-making—seeing it first hand will give you a perspective that will add value to what you hear first hand during your Conditional Use hearings, and from reading all of the minutes of and reviewing the recommendations from the Planning Commission.

And seeing first hand what you are deciding on should be an operating principle of this and future Boards of Supervisors.

SECOND HOUSEKEEPING ITEM

There will likely be two more of these Planning Commission Crebilly/Toll Meetings. The first will be the 24th of this month, again in this auditorium and the final will be likely at Stetson on Feb 9th.

Your involvement to date has been admirable...and impactful...and speaking for the PC, every aspect of your involvement—from content to decorum—has been a model of public civics lesson.

We trust your involvement will stay the course thru the next two Planning Commission meetings and even more significantly thru the course of the forthcoming Board of Supervisors Conditional Use Hearings.

Which brings me to the next point: by law those who will have the greatest potential impact on the Board of Supervisors will need to be qualified as having status as Parties to the process.

Some can come by that status by relative proximity to the property...others may do so in other ways...Rather than my using this moment in time to get into the details of what it might take to gain such status and what it means, I strongly recommend you contact Rob Pingar, the Township's Mgr, or Chris Patriarca, the Township's Planning Director...or possibly consult with an attorney for guidance.

A FINAL THOUGHT: and it follows up the public interest and involvement in this process:

Many residents it seems received over the weekend-as we did at our household—a post card talking about this process. And Crebilly...

Whatever one's perception of Crebilly and Toll, and notwithstanding whatever the result will be from this process, the postcard undertaking was impressive...a passionate call to action...

Later that evening I received a voicemail from someone who's identity will go unnamed with a message that could have been construed as cynically questioning the intent, and motivation, and a why is the public stupidly wasting its time attitude, on the part of those behind the post card...and the other entities that have put action and resources behind their concern for what has been proposed...

I don't know about you...but when I detect such cynicism—no matter to whom it is directed, my response—as it was Saturday night—is guided by the following precept as simple and straight forward as it is profound:

For those who understand...no explanation is necessary...and for those who don't understand, no explanation will ever suffice.

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So as each of us involved in this process does our job...mandated or by choice...I urge you to keep up the effort.

Thank you.