

JAMES & DEMETRA PETERS

1114 Paxon Hollow Road
Media, PA 19063

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jamespeterslaw@aol.com
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March 8, 2016
Hand Delivered

Mr. Joseph Romano
Marple Township
Director of Zoning Enforcement

RE: Application of S. Sudhop Entitled Woodland Preserve
Request for Postponement of 3/24/2016 Planning Commission Meeting

Dear Mr. Romano:

My wife and I have resided at 1114 Paxon Hollow Road for thirty years.

We have just learned that for the third time Stephen Sudhop is attempting to obtain the Township Planning Commission's permission to construct a massive building project called Woodland Preserve directly in our back yard. The first Planning Commission Meeting is set for two weeks from now, on 3/24/2016.

We ask that you kindly grant a reasonable extension of time to those landowners who would be adversely affected by this project to review the relevant documents, and to prepare our responses. We ask that this meeting be postponed for ninety days.

As you know, Mr. Sudhop's consent to this request for a reasonable postponement is most certainly not required for our request to be granted. His response is irrelevant.

Please also know that a refusal to grant us a reasonable postponement of this meeting will severely prejudice our rights, and may give rise to unnecessary litigation.

Thank you for your kind cooperation and courtesy.

Sincerely,



JAMES P. PETERS ESQUIRE

MARPLE TOWNSHIP
TOWNSHIP PLANNING COMMISSION
227 S. Sproul Road
Broomall, PA 19008

Re: "Woodland Preserve"

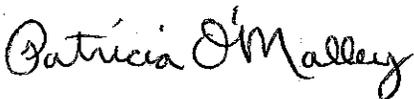
We will not be able to attend the 03/24 hearing on this proposal, but wish our views to be known. The letter may be read at hearing.

Neither Palmers Mill nor Paxon Hollow are expandable roadways. Both are old and hilly, with significant deer traffic, blind curves and no sidewalks or shoulders. The area already sees bus riders from Lawrence Park braving the road to Wesley (formerly Martins Run) and parking at the base of Palmers Mill when the hill proves too much in the snow. The traffic these roads handle is already maxed out from route 252 and 320 cut-throughs.

High density housing of the type envisioned by the ironically proposed "Woodland Preserve" belongs on larger roads like 252, 3 and 252 which have multiple lanes, lighting and traffic lights. It does not belong in a 2-4 acre zoned residential area which has carefully preserved existing greenspace for decades.

Please deny the zoning change request which would make this high density housing project possible. Please continue Marple's long established history of protecting the quality of life and character of our neighborhoods.

Sincerely,



PATRICIA A. O'MALLEY, Esquire



STEPHEN M. RYMAL, Esquire

Dr. Roger C. Sealy

(610) 353-3878
890 Paxon Hollow Rd
Media, PA 19063

March 23, 2016

Dear Commisioners:

I am writing to express my concerns regarding the proposed zoning amendment that would allow a CCRC facility (described as Woodland Preserve) to be built on Paxon Hollow and Palmers Mill Rds. This letter addresses specific concerns, many of which were raised at a prior meeting concerned an earlier proposal for an Active Adult Community at the same location.

Is there a need for such a facility in this area, and specifically in Marple Township. I believe the answer to this is clearly "No." Several such facilities already exist, including Wesley on Martins Run, less than 1 mile from the proposed site. Even if there was determined to be such need, developments of this kind should properly be located on one of the major roads in the area – 320, 252 and Route 3 – which are more suited for the increased traffic that would be involved. I recall that at a prior meeting Mr. Sudhop himself used this argument to oppose additional building at the nearby Paxon Hollow Country Club, stating that the building was "more suited to Baltimore Pike." I echo those sentiments with regard to this particular proposed project.

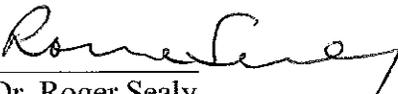
Consider the cost to the neighborhood, a quiet, wooded, residential area along Paxon Hollow and Palmers Mill. Many of us moved to the area precisely because it is this way and we were assured that zoning did not permit change. Ironically, former commissioner Sudhop was the person who assured me of this when we bought his former property.

Consider too that Paxon Hollow and Palmers Mill are narrow, windy roads that already have significant traffic volume, a significant part of which is traffic going to and from the Wesley facility. We have emergency vehicle traffic at all times of the day. Additionally, these roads are especially hazardous in winter when there is snow and ice. We and other residents have helped dig out Wesley employees from snow banks each winter. Furthermore, the hill from the junction of Paxon Hollow and Palmers Mill up to Martins Run is especially challenging in wintry conditions, such that employees of Wesley abandon their cars at the bottom of the hill and wait to be bussed to their workplace. Several Wesley employees walk from Lawrence Park to Martins Run. Increased traffic puts their safety more at risk. All in all, another nursing home facility in the area will increase all these problems.

One should of course also consider potential benefits to such a development to the community. Will the facility provide employment for significant numbers of Marple residents? Based on Wesley, the answer is "No" – the majority of Wesley employees come from outside the area. Will the facility provide significant economic benefits to the township far in excess of what would come from building single family homes? Again,

the answer is likely to be "No." Mr. Sudhip owns in excess of 44 acres. On this acreage he could build perhaps 22 homes, with tax revenue to the township of perhaps \$132,000. If he is allowed to build a CCRC, more revenue no doubt can be expected. Let's suppose that it is tripled, to \$396,000, an increase of \$264,000. In that case the increased revenue per year would be only about \$11 per resident (I am assuming a Marple population of 24,000), less than \$1 per month. I for one would gladly pay \$1 per month to not have this facility built in our neighborhood.

In conclusion, based on the above considerations, I contest that there is no demonstrated need for this facility, that costs to the neighborhood and environment are significant and irrevocable, and that potential benefits to the township are questionable at best. I urge you to oppose the zoning amendment.


Dr. Roger Sealy



March 21, 2016

Dear Commission(ers)

Since I may be out of town for the scheduled meeting on March 24th 2016 , I am writing to join my neighbors in expressing my deep concern about and objection to the Woodland Preserve development project.

I have viewed the project plan materials on the township's website and I believe this project is completely and thoroughly out of character with its surroundings. The involved land is not a naturally contiguous plot that is otherwise near existing home, but invades and obliterates all rational aspect of township planning and zoning.

Furthermore, the plan

1. Creates a population density many multiples of what exists today, threatening to strain all public resources in ways that may not be wholly predictable or remediable in the future.
2. Seems to run right up to and about existing residential properties with new roads and multiple unit dwelling that maximize the invasive aspects of the project and its imposition on neighbors;
3. Includes multi-story buildings with heights that are completely out of character for the community, would dramatically negatively affect the views and enjoyment of open space of the neighborhood
4. Requires the clear-cutting of hundreds of trees which are old growth and cause the wholesale destruction of flora and fauna, including habitats for deer foxes, bog and Pennsylvania Painted turtles.
5. Exponentially increases the traffic level on the already narrow and windy Palmers Mill and Paxon Hollow Roads, causing a hazard to all who lie in and around this this area, including prospective residents.

627 BALTIMORE AVENUE
EAST LANSDOWNE, PA 19050

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215.748.1400

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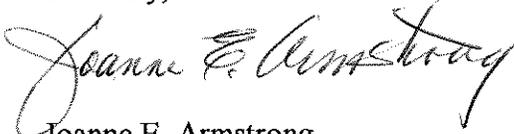
EMAIL
admin@yoderandarmstrong.com

WEBSITE
www.yoderandarmstrong.com

I do not understand why the Zoning Board or the Planning Commission would even consider this plan as a viable project. If the RA 2 zoning is broken that also means that any one of us can sell to a developer. We all live on 2 or more acres and we could subdivide and build apartments or townhouses. We all understand that Mr. Sudhop has a right to build on his property, but he should be made to conform to the 2 acre zoning that is now in existence. Mr. Mackey built Briddlebrook and Saddlebrook and the township made him adhere to the 2 acre zoning. I do not see any reason why Mr. Sudhop should be allowed to break the zoning. He is only doing this from a point of greed without any consideration for the Township or residents. .

I hope and trust you will keep these issues in mind when you listen to the proposal and consider its appropriateness in our community.

Sincerely,

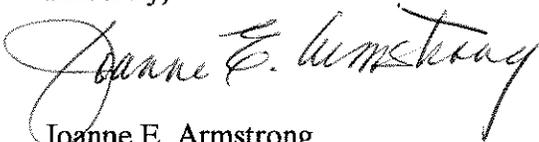
A handwritten signature in cursive script that reads "Joanne E. Armstrong". The signature is written in black ink and is positioned above the typed name.

Joanne E. Armstrong
1130 Paxon Hollow Road
Media, PA 19063
610-353-3028

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Sincerely,

A handwritten signature in cursive script that reads "Joanne E. Armstrong". The signature is written in black ink and is positioned above the typed name.

Joanne E. Armstrong
1130 Paxon Hollow Road
Media, PA 19063
610-353-3028

February 29, 2016

1

Delaware County Planning Commission
Court House/Government Center
201 W. Front Street
Media, PA 19063

2

Marple Township Planning Commission
227 South Sproul Road
Broomall, PA 19908

To Whom it May Concern: Re: Property bounded by Palmers Mill & Paxon Hollow Roads

It recently came to our attention that Marple Township Planning Commission may have rezoned land behind our homes, 4 Saddlebrook Circle & 1130 Paxon Hollow Rd, from residential to CCRC in order to permit Mr. Steven Sudhop to develop a large senior community to include 650 units on that land. The property we are referring to is described in an August 21, 2014 agenda as bounded on "South side of Palmers Mill Road, opposite of Martins Run Road, bounded by Paxon Hollow Road to the south and east, and by residential properties of Bridlebrook and Saddlebrook Lanes to the west". This development plan (see documents under Woodland Preserve on the Marple homepage) has a direct impact upon approximately 20 homeowners contiguous to that land. We have been unable to determine whether the requested rezoning has gone through since maps on the Marple Township website do not show that rezoning has occurred.

Since as a contiguous property to this land, we have significant interest in the planning process, my husband and I consulted a family lawyer who directed us to submit a formal request for copies of all documents relevant to this rezoning and development process. These documents would include any draft ordinances of the township, any relevant meeting notes for Marple Township Planning commission and Delaware County Planning Commission, as well as a copy of Mr. Sudhop's applications to the township. We would be happy to receive these documents in digital form or to pay for paper copies.

Thank you for your assistance in this matter.

Jeanine Czubaroff

Val and Jeanine Czubaroff

4 Saddlebrook Circle

Media, PA 19063

610-325-3834

610-955-9569

jcubaroff@ursinus.edu (no spaces, no caps)

James & Joanne E. Armstrong
1130 Paxon Hollow Rd.
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610-353-3028

*GAVE Plaintiff Oral
3-3-2016*