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# INDIVIDUALS CONCERNED FOR NEWTOWN SQUARE

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www.ic4nsca.org

Email: [president@ic4ns.org](mailto:president@ic4ns.org)

P.O. Box 405, Newtown Square, PA 19073

## ***JUST SAY NO TO THE BPG "ENTITIES"!***

Dear Neighbor:

You are receiving this letter to make you aware of the outcome of the negotiations to resolve a lawsuit over building an office building on the Ellis Preserve brought by BPG against the Newtown Township's Board of Supervisors. The negotiations also involved the Town Center. Unfortunately, the issue is no longer just a choice between the By-Right plan proposals, which included the big box(es) threat on the 13 acre Crossroads plot between Winding Way and Route 3, and the 46 acre Town Center and parcel alternatives presented at the May 30 & 31, 2007 meetings at the Gauntlet Center.

An attachment (on the Website [www.ic4nsca.org](http://www.ic4nsca.org) under HOT TOPICS) to this letter will address the current threat to our and our children's future and the Quality of Life that we presently enjoy here in Newtown Square. It will outline the ramifications of the rezoning BPG proposes for the entire 219 acres and what now amounts to the right to build a "City" and no longer just a Town Center. ***Since it is not possible to sufficiently discuss these issues in a letter, an IC4NS meeting will be held at the Knights of Columbus (KOC) meeting hall near the intersection of Route 252 and Goshen Road on Wednesday, September 10th at 7:30 pm.*** This meeting will include PowerPoint presentations to put the scenarios into perspective and to contrast the various options BPG has presented for the By-Right Plan and for the Town Center Plan. The presentations will also summarize the main points of the BPG proposed Town Center Overlay District (TCOD) ordinance and the specifics of the current SA between the Township Board of Supervisors and the BPG "Entities".

The bottom line is: The Settlement Agreement replaces the current SU-1 special use zoning and development limiting requirements, along with any ordinances that "interfere" with BPG's city-like standards; thus, severely eliminating some and limiting most of the Board of Supervisors' decision-making powers regarding the development of the 219 acre property owned by the BPG "Entities".

*The IC4NS position is: Let the power to zone and regulate development remain with the Township, its elected Supervisors, and its residents. Keep the Ellis Preserve Zoned as an SU-1 District and work with BPG to develop a plan acceptable to both parties and the residents of Newtown Square. To accomplish this, SAY NO to the Settlement Agreement which includes the Town Center Sector and which eliminates or transforms our current ordinances into a set of city-like standards on portions or all of the property owned by the BPG "Entities". We do not want or need a city environment and its associated problems in the midst of our neighborhoods.*

The meeting on September 10th is for invited guests and people opposing or still undecided about the SA and the Town Center and want information. So, please print your name, address, phone and email on an index card or a sheet of paper and present the completed card or sheet at the entrance for collection. You may also fill out a form at the meeting. Should you be unable to attend, please send me a letter or an email with your address stating you want the Supervisors to say NO to the SA and Town Center. Thank you for your interest and concern.

Sincerely,

Andy Semeister, President, IC4NS