

WEST BRADFORD TOWNSHIP

RESOLUTION NO. 2024-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WEST BRADFORD TOWNSHIP ("TOWNSHIP") ADOPTING IN ITS ENTIRETY THAT CERTAIN LETTER DATED JUNE 25, 2024 ("LETTER") ISSUED BY MICHAEL S. GILL, ESQUIRE, OF THE LAW FIRM, BUCKLEY, BRION, MCGUIRE & MORRIS LLP, WEST BRADFORD TOWNSHIP SOLICITOR, ON BEHALF OF WEST BRADFORD TOWNSHIP AND ITS GOVERNING AUTHORITY, ADDRESSED TO BRIAN L. NAGLE, ESQUIRE, MACELREE HARVEY, LTD, ATTORNEY FOR EMBREEVILLE REDEVELOPMENT, L.P., ("EMBREEVILLE"), OWNER OF THE REMAINDER PROPERTY IDENTIFIED IN THE SETTLEMENT AGREEMENT AND IN THE LETTER, CONCERNING THE TOWNSHIP'S ADOPTION ON MARCH 12, 2024 OF THE TOWNSHIP'S OFFICIAL MAP.

**WHEREAS**, Township and Embreeville are parties to the Settlement Agreement identified in the Letter, a true, correct, and complete copy of which is attached hereto; and

**WHEREAS**, Township acknowledges that Embreeville intends to develop the Remainder Property pursuant to the Settlement Agreement and applicable law and Township intends to develop and/or use the Acquisition Property as a municipal park and for other municipal purposes, both of which properties are shown on an Overall Subdivision Plan prepared in accordance with the Settlement Agreement and heretofore approved by the Court of Common Pleas of Chester County; and

**WHEREAS**, the Board of Supervisors acknowledges on behalf of the Township its adoption and ratification of the Letter as the official position of the Township with regard to the subject matter thereof.

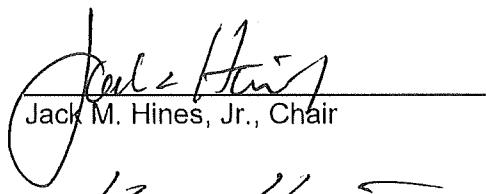
**RESOLVED** by the Board of Supervisors of West Bradford Township this 25<sup>th</sup> day of June, 2024.

ATTEST:

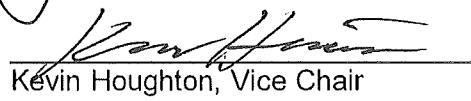


Justin V. Raich, Secretary

BOARD OF SUPERVISORS:



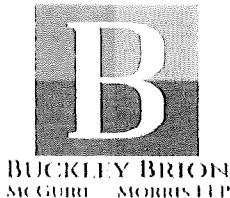
Jack M. Hines, Jr., Chair



Kevin Houghton, Vice Chair

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Laurie W. Abele, Member



BUCKLEY BRION  
MCGUIRE MORRIS LLP

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118 West Market Street, Suite 300

West Chester, Pennsylvania 19382-2928

June 25, 2024

Brian L. Nagle, Esquire  
MacElree Harvey, Ltd.  
17 West Miner Street  
West Chester, Pennsylvania 19382

Re: Township of West Bradford Official Plan

Dear Brian:

This Firm represents the Township of West Bradford (the “Township”), generally. That representation includes issues related to that certain Settlement Agreement by and between the Township, the Township Zoning Hearing Board, and your client, Embreeville Redevelopment, LP (“Embreeville Redevelopment”), as the same is amended through the date of this letter (the “Settlement Agreement”). Settlement on the Township’s acquisition of the Acquisition Property (as that term is defined in the Settlement Agreement) is scheduled to occur on Tuesday, July 9, 2024, at 10:00 A.M.

On March 12, 2024, and pursuant to Article IV of the Municipalities Planning Code, 53 P.S. § 10401 *et seq.*, the Township Board of Supervisors (the “Board”) approved the Official Map of the Township (the “Official Map”). A copy of the Official Map is attached here.

This letter is confirmation that Embreeville intends to, and may, redevelop the Remainder Property (as that term is defined in the Settlement Agreement) in accordance with the Settlement Agreement and applicable law including, without limitation, applicable versions of the Township Zoning Ordinance, the Township Subdivision and Land Development Ordinance, and the Township Stormwater Management Ordinance, respectively. The Township has no intention of acquiring the Remainder Property, notwithstanding that the Remainder Property is identified on the Official Map as part of a future Township park. In that regard, the Board will revise the Official Map in the near future to remove the Remainder Property from the outline of that future park on that document. Nothing set forth in this letter is intended to be, or shall be construed as, an expansion of Embreeville’s rights under the Settlement Agreement or applicable law.

Very truly yours,

*s/ Michael S. Gill*

Michael S. Gill

/msg  
Attachment

cc: Justin Yaich, Township Manager (*via electronic mail, with attachment*)  
Ronald C. Nagle, Esquire (*via electronic mail, with attachment*)