

[by Smita Bharti · 2,240 supporters](#)

[Ferguson Township Board of Supervisors: Deny Toll Brothers development plan](#)

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Petition update

Supervisor Meeting Monday at 7 p.m.; Citizen Letter Signers Needed over the weekend



Smita Bharti

State College, PA

Nov 13, 2015 — REMINDER - The Ferguson Township Board of Supervisors will be voting on the Toll Brothers/PSU development plan on Monday, November 16. The meeting starts at 7 p.m. at 3147 Research Drive, and we'd like the room to be full of people encouraging the supervisors to follow the Planning Commission's brave lead, and deny the plan.

OVER THE WEEKEND - SIGN A LETTER

Kelli Hoover (kxhoover2015@gmail.com) is collecting names and addresses of FERGUSON TOWNSHIP residents to put on a letter to give to the Ferguson supervisors on Monday.

The text of the letter is below. Please contact Kelli if you live in Ferguson Township and want your name added to the letter.

To: Ferguson Township Supervisors

From: Ferguson Township residents, voters, and taxpayers

Re: Your vote on Monday night on the Toll Brothers Development Plan

We, the voters of Ferguson Township, respectfully request your NO VOTE on the Toll Brothers Development plan. We hope that our message was clear when we voted out the incumbents on the Board who support the Toll Brothers development plan to be replaced by three new supervisors who are against the plan. There are several problems with this proposal and the Planning Commission made that very clear by voting down the Tolls plan at their last meeting.

Planning Commissions' opinions in general are crucial for informing Township Supervisors about the pros and cons of a development plan, and the commission gave several sound reasons for their no vote last week. We believe that this plan has serious flaws and that you should take the advice of the Commission's recommendation to vote down this plan.

In support of the Commission's reasons, we have the following concerns:

This development would set several bad land use precedents for future proposals outside the regional growth boundary and could set the Ferguson Twp Board up for lawsuits from developers in the future.

If you vote yes, other developers might sue if the Board doesn't approve plans that require similar changes to the Regional Growth Boundary (RGB) and zoning because they might expect the same treatment as Toll Brothers. To get this deal to go through you have to expand the RGB and change zoning on a 5-acre plot from rural agricultural use to R4 to meet all the requirements of the zoning ordinances. By setting this precedent, you can't say yes to one developer and no to others without consequences. The result: sprawl outside the RGB, and not just on ag land. Developers who want to build on any open space could sue to force approval of their plan and we do not want our tax dollars spent on bad calls by this Board.

The University Area Joint Authority (UAJA) has stated numerous times at Centre Region Council of Governments (COG) meetings that our sewer system does not have the capacity to handle any further developments outside the RGB. Within the RGB our current zoning is what is used by UAJA to determine sewer capacity. If you change the zoning outside the sewer service area and outside the RGB in a piece meal manner, as is proposed in the Tolls plan, this will create significant problems for managing our sewer system. The precedent set by this Board could jeopardize the ability of UAJA to serve current customers already within the RGB and their ability to plan ahead for what needs to be done to increase the capacity of the system.

Moreover, when UAJA has to expand the sewer system, or at a minimum pay a great deal more for managing the nutrient burden associated with more customers on the current system, they will have no choice but to raise our rates to recoup these costs. This is not fair to the current residents, which is why proposals to expand the RGB are supposed to go through the COG approval process first, which you intend to avoid.

We are also very concerned that the new park planned adjacent to the apartment complex will experience frequent flooding and higher than normal maintenance costs. This unexamined, unintended consequence of a bad deal will result in unusable, flooded sports fields and even worse, contaminate our drinking water.

Approval of the Tolls development would set a very bad precedent for storm water management as the primary and sole use of ag land or any open space outside or inside the RGB. Because land used for storm water retention also counts as open space when a developer builds, approval of this plan could lead to further erosion of ag land and open space for farms and parks in our township.

Please vote with your consciences, knowing that the people you represent are overwhelmingly against this initiative. You can be assured that we will vote with our consciences in the next Supervisors' election.

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