

RESOLUTION NO. 2025 - 14

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THORNBURY TOWNSHIP,
CHESTER COUNTY, GRANTING THE REQUEST OF CHEYNEY UNIVERSITY TO
WITHDRAW THE LAND DEVELOPMENT PLAN PREVIOUSLY APPROVED BY
RESOLUTION NO. 2023-14**

WHEREAS, Cheyney University has requested via correspondence dated July 16, 2025, attached hereto as Exhibit "A", to formally withdraw the land development plans for a sports complex and associated fields submitted by the University on February 10, 2022, and granted final land development approval by the Township by Resolution No. 2023-14.

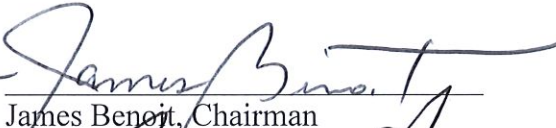
NOW THEREFORE, the Board of Supervisors of Thornbury Township, Chester County, hereby grants the July 16, 2025, request of Cheyney University of Pennsylvania to withdraw the University's land development plan submission dated February 10, 2022, and hereby rescinds the Township's land development preliminary and final approvals of the proposed Sports Complex and Athletic Fields, as set forth in Resolution 2023-11 and Resolution 2023-14.

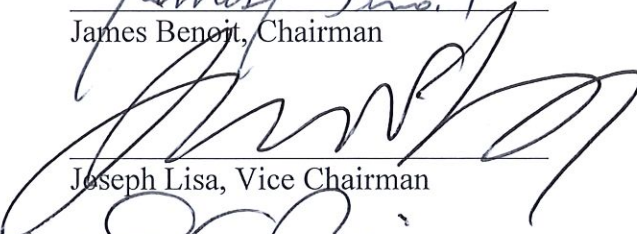
ADOPTED THIS 19th DAY OF AUGUST 2025.

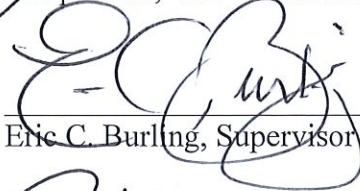
ATTEST:

**THORNBURY TOWNSHIP, CHESTER COUNTY
BOARD OF SUPERVISORS**


Audrey Hudak, Township Manager


James Benoit, Chairman


Joseph Lisa, Vice Chairman


Eric C. Burling, Supervisor


Robert Wiggins, Supervisor


Paul Manidis, Supervisor



Cheyney University of Pennsylvania

1837 University Circle
Cheyney, Pennsylvania 19319-0200
610-399-2000
www.cheyney.edu

July 16, 2025

Board of Supervisors
Thornbury Township, Chester County
800 E. Street Road
West Chester, PA 19382

RE: Cheyney University of Pennsylvania Withdrawal of Land Development Plan

Dear Supervisors:

Cheyney University of Pennsylvania, located at 1837 University Circle, Cheyney, Pennsylvania, 19319 requests to formally withdraw the land development plan for the University's new Athletic Fields and Sports Complex submitted to the Township on February 10, 2022. The University is redesigning the land development plan for the new Athletic Fields and Sports Complex to ensure the mission, vision, and values of the University are incorporated in the new designs. The innovative designs will support Cheyney's efforts to attract students, enhance community pride and academic vitality, serve as a multiuse facility for students and the community, prioritize eco-friendly practices and security for a healthy campus, and address the current athletic needs while allowing for future growth.

The redesigned plan will take into consideration all stormwater management systems, all considerations of the Thornbury Township Zoning Board, all provisions set forth by the Fire Marshal, and compliance with all matters associated with the Historic Preservation Commission's Memorandum of October 7, 2022.

In addition, Cheyney University and the architectural firm PZS Architects, LLC will facilitate an update to the previous traffic study data collected in October 2022 and evaluate potential traffic and parking impacts associated with the redevelopment of the new Athletic Fields and Sports Complex and Cheyney University's campus in Thornbury Township, Chester County. The traffic study will evaluate the intersections of (1) PA 926 and Cheyney Road, (2) PA 926 and Westtown Road (3) Cheyney Road and University Circle, (4) Creek Rd and Cheyney Road, (5) Creek Road and Alumni Lane/Lot E, (6) Westtown Road/Creek Road and University Circle, and (7) Westtown Road and Dilworthtown Road/Alumni Lane.

If you have questions regarding Cheyney University's request to withdraw the previous land development plans for the Athletic Fields and Sports Complex, please contact me.

Sincerely,

Derrick C. Gilmore, Ed.D.
Chief Operations Officer

cc: Aaron A. Walton, University President
Judy Lizza, Township Manager
Steven Dupes, Campus Engineer
Raymond Maggi, PZS Architects