



Chester County Law Reporter

(USPS 102-900)

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Chester County Law Reporter

(USPS 102-900)

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Appeal of Chester County Outdoor

Billboard – Health, safety and welfare of public

In its Decision of July 8, 2020, this Court determined that the proposed billboard in the location selected would pose risk to the health safety and welfare of the public. Consistent with that determination, the court sought to consider alternative sites or configurations for the proposed billboard. A subsequent submission reconfigured and moved the billboard. The Township had the burden to prove its position that the newly proposed configuration had an adverse impact on the public's health, welfare and safety. The newly proposed billboard was not in the line of sight through the traffic signal; the intersection had been reconfigured, making it safer; the Township's expert could not determine what effect the billboard would have on accidents. The Court *Held* the Township did not meet its burden regarding the newly proposed billboard. Accordingly, the appeal of Chester County Outdoor, LLC was granted, approving the proposed billboard and submitted plan presented to the court.

R.E.M

C.C.P. Chester County, Pennsylvania No. 2016-03863-ZB; Appeal of Chester County Outdoor, LLC from the Decision of the East Pikeland and Township Zoning Hearing Board Dated March 23, 2016

David L. Black for Chester County Outdoor, LLC
Wendy W. McLean for the Zoning Hearing Board of East Pikeland Township
Tunnell, J., September 13, 2021:-

APPEAL OF CHESTER COUNTY OUTDOOR, LLC FROM THE DECISION OF THE EAST PIKELAND TOWNSHIP ZONING HEARING BOARD DATED MARCH 23, 2016	: IN THE COURT OF COMMON PLEAS : : CHESTER COUNTY, PENNSYLVANIA : : NO. 2016-03863-ZB
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DECISION

Appellant, Chester County Outdoor LLC (“CCO”), is in the business of developing and operating outdoor advertising assets. In 2011, CCO filed a substantive validity challenge to Sections 1902.13 and 1904.1 of the Zoning Ordinance of Appellee, East Pikeland Township (the “Township”), alleging that the provisions unlawfully excluded off-site advertising, *i.e.*, billboards. The Zoning Hearing Board in 2012 issued a decision and order sustaining the validity challenge. Extensive litigation ensued following the denial of CCO’s permit application which it submitted in 2016. CCO first appealed to this court, which denied its appeal from the ZHB’s decision. CCO then appealed this court’s denial to the Commonwealth Court.

In its Opinion and Order of July 28, 2017, the Commonwealth Court concluded that CCO was entitled to site-specific relief. It remanded the matter to the trial court and directed that this court review CCO’s application in accordance with their noted directives. The trial court did so and issued a Decision and Order on July 8, 2020 consistent with the Commonwealth Court’s directive. In sum, the trial court concluded as follows:

1. The Township met its burden of demonstrating that the proposed billboard failed to comply with the extant provisions of the 2011 ordinance;
2. The unchallenged pre-existing and generally applicable provisions of the Zoning Ordinance nonetheless could not be applied to CCO’s application; and
3. The Township met its burden and demonstrated that the proposed billboard would pose a risk to the health, safety and welfare of the public. Specifically, the court identified concerns regarding visual lines for drivers and traffic conditions at the proposed location.
4. The court therefore needed to consider alternative sites or alternative configurations for the proposed billboard in order to fashion site-specific relief.

In accordance with the trial court’s findings and conclusions, additional hearings

[69 Ches. Co. Rep. Appeal of Chester County Outdoor

were scheduled to consider appropriate site alternatives or configurations. The trial court held additional hearings on December 18, 2020, April 4, 2021 and May 17, 2021. Based upon the evidence presented, the court makes the following:

I. FINDINGS OF FACT

1. At the December 18, 2020 hearing, CCO presented a new proposal for its billboard. The billboard is to be located at 458 Schuylkill Road, PA Route 23 (the "Property").

2. Schuylkill Road/Route 23 is an urban arterial roadway. (Exhibit T-7 (4/7/2021), at p. 2).

3. The speed limit on the road at the proposed billboard site is 45 miles per hour. (N.T., 11/21/19, 71:15-17).

4. The Property (Tax Parcel I.D. #: 26-3E-21.1) is in the Township's Mixed Use ("MU") Zoning District. (Exhibit T-8).

5. The proposed location for the billboard is the west side of Schuylkill Road (Route 23), on the northern side of the Property. (N.T., 11/21/19, at 12:9-14, N.T., 12/18/20, 12:11-13).

6. This new location is approximately 230 feet north of the prior proposed location. (Exhibit A-1 (12/18/2020)).

7. There are no residences within 150 feet of the proposed billboard. (N.T., 4/7/21, at 82, 83).

8. The proposed billboard has two faces. Each face is 27 feet tall by 18 feet wide. (Exhibit A-1 (12/18/2020)).

9. The proposed billboard is a monopole of the same structure as the prior proposed pole. (Exhibit A-1 (12/18/2020)).

10. The height of the billboard structure is 48 feet, the same as the prior proposed billboard. (Exhibit A-1 12/18/2020).

11. The prior proposed billboard was wider than it was high. (Exhibit A-1 12/18/2020).

12. The present proposed billboard is taller than it is wide. (*Id.*)

13. CCO has rotated the billboard so that the long side is the vertical side. (*Id.*)

14. Subsequent to the proceedings before the Zoning Hearing Board, the area of the proposed billboard, Route 23, underwent significant roadway improvements.

15. The improvements included the creation of a center turn lane and a realignment of the intersection of Rt. 23 and Rt. 724. (N.T., 4/7/2021, at pp. 6-7).

16. The proposed billboard does not align with the traffic signal at Rt. 724 and Rt. 23. (N.T. 12/18/2020 p. 12-20, 35).

17. The reconfiguration removed the proposed billboard from the line of sight through the traffic signal at Rt. 23 and Rt. 724.

18. The proposed billboard will operate and function in compliance with the PennDOT standards. (N.T. 12/18/2020 p. 17-20).

19. The proposed billboard will project light in the same directed manner as the previously proposed billboard. It will not project any foot candles of illumination to any residential property. (N.T. 12/18/2020 p. 19-20).

20. The pre-reconfiguration crash data for the Snyder Avenue and Rapps Dam Road (“Snyder/Rapps Dam”) segment of the roadway was 78% higher than the average for similar urban minor arterial roads in the Commonwealth.

21. The only year of traffic statistics available for evaluation of accident projection for this traffic, other than the COVID impacted year of 2020, is 2019. (N.T., 5/17/2021, at p. 13).

22. The Township’s traffic witness was Joseph Fiocco (“Fiocco”). He presented a safety study based on an analysis that included use of the Highway Safety Manual (“HMS”) method of analysis to project accidents in the Snyder/Rapps Dam corridor. (N.T., 4/7/2021, at p. 9).

23. The HMS enables traffic safety analysts to quantify the number of crashes that will be expected based on an evaluation of the various characteristics of the road, such as driveway density, lanes and similar criteria. (N.T., 4/7/2021, at pp. 9-11).

24. Fiocco presented an HMS analysis that predicted 14.83 crashes/yr in the Snyder/Rapps Dam corridor. (Exhibit T-7).

25. Fiocco did not perform an HSM analysis or corridor evaluation on the commercial district where the Township permits billboards by special exception to compare predicted crashes/yr. against the Snyder/Rapps Dam corridor. (N.T. 4/7/21 p. 37-39).

26. In 2019, there were 9 crashes in the Snyder/Rapps Dam corridor, none of which were rear-end accidents in the road segments between intersections. (Exhibit T-7; N.T., 5/17/21, at p. 8).

27. Because the actual crashes/yr were less than the predicted crashes/yr, the HSM methodology adjusts the predicted crashes/yr downward to reach an “expected average crash frequency,” in this case adjusting from 14.83 crashes/yr to 10.77 crashes/yr. (Exhibit T-7).

28. The downward adjustment reflects that the Snyder/Rapps Dam segment actually operates safer than expected with the new road improvements. (Exhibit T-7).

29. The inclusion of a digital billboard as proposed would not adjust the predicted or expected crashes/yr in the HSM analysis; it is not a factor considered by the HSM methodology. (N.T. 5/17/2021 p. 5).

30. Only 15% of people injured in traffic accidents nationally are injured in accidents caused by distractions. (N. T. 4/7/2021 p. 33, 34).

31. Applying that average to the 9 accidents in the Snyder/Rapps Dam corridor in 2019, only 2 of which involved injury, none, or at most one, of the accidents would have been caused by distractions. (N.T. 4/7/2021 p. 33, 34; Exhibit T-7).

32. Fiocco testified, however, that billboards are not needed and intro-

duce one more potential distraction risk and would not be recommended at this location by him. (N.T., 4/7/2021, at pp. 13, 36).

II. DISCUSSION

In its Decision of July 8, 2020, this Court determined that the proposed billboard in the location selected would pose a risk to the health safety and welfare of the public. Consistent with that determination, the court sought to consider alternative sites or configurations for the proposed billboard. CCO, in turn, modified its billboard proposal. Those modifications were submitted to the court for its consideration.

The Township continues to oppose the newly proposed configuration. It argued the new proposal still would have an adverse impact on the public's health, welfare and safety. It remained the Township's burden to demonstrate the same. It did not meet its burden with regard to the new proposal.

Initially, the court found the property unsuitable for the proposed billboard because the signage would align with the Rt. 23/Rt. 724 traffic signal for south-bound drivers on Rt. 724. It further concluded that the pre-2018 traffic improvement data indicated that the road corridor between Snyder Avenue and Rapps Dam Road had a higher-than-average crash rate. As a result of the court's conclusions, CCO reconfigured the billboard and its proposed location. It moved the billboard to the northern end of the property. It rotated the billboard's display such that the long side is the vertical side. The reconfiguration removed the proposed billboard from the line of sight through the traffic signal at Rt. 23 and Rt. 724. The court's first concern has been alleviated.

The other adverse impact on public safety and welfare previously found by the court was traffic safety. The testimony prior to the 2018 reconstruction of the roadway corridor was that pre-reconfiguration crash data for the Snyder/Rapps Dam segment indicated a 78% higher than the average crash rate (for similar urban minor arterial roads in the Commonwealth). Although the Township again asserts that the inclusion of this billboard at the selected location introduces a distraction risk that would create an unacceptable impact on public safety, the record no longer supports the Township's beliefs.

The 2018 highway improvements have substantially improved the safety of the corridor. With the center left turn and refuge lanes, there have been no non-intersection accidents, whether rear-end or otherwise, in 2019, the year of data available since the construction of the improvements. Accidents are so reduced in the corridor that the numbers fall below the Highway Safety Manual predicted number of accidents, being less than 61% of the predicted total. Instead of being a higher-than-average crash rate corridor, the evidence demonstrated that this segment now operates below HSM predictions. As for the Township's argument that distractions can cause accidents and the billboard is a distraction, the Township witness testified that: a) only 15% of traffic accident injuries nation-wide occur in accidents resulting from distraction; b) billboards do not have an input factor for

the HSM calculation of accident predictability but other uses like driveways, restaurants and bars do; c) there is no method for determining the increase, if any, that the introduction of a billboard would have on accidents on the abutting roadway.

The court, therefore, will approve the relief requested by CCO.

III. CONCLUSIONS OF LAW

1. The newly proposed billboard alleviates the court's concerns regarding visual lines for drivers and traffic conditions at the proposed intersection.
2. The Township did not meet its burden of demonstrating that the newly proposed billboard would pose a risk to the health, safety and welfare of the public.
3. CCO is entitled to the relief requested and approval of their newly configured billboard at the revised location.

BY THE COURT:

Dated: September 13, 2021

/s/ Mark L. Tunnell, J.

[69 Ches. Co. Rep. **Appeal of Chester County Outdoor**

APPEAL OF CHESTER COUNTY	:	IN THE COURT OF COMMON PLEAS
OUTDOOR, LLC FROM THE DECISION:	:	
OF THE EAST PIKELAND TOWNSHIP	:	CHESTER COUNTY, PENNSYLVANIA
ZONING HEARING BOARD DATED	:	
MARCH 23, 2016	:	NO. 2016-03863-ZB

ORDER

AND NOW, this 13th day of September, 2021, following hearings held December 18, 2020, April 4, 2021 and May 17, 2021, and upon consideration of the record and the parties' briefs, and in accordance with the court's Decision of July 8, 2020, it is hereby ORDERED and DECREED that the appeal of Chester County Outdoor, LLC is GRANTED and its proposed billboard and submitted plan which it presented to the court during the above hearings is APPROVED.

BY THE COURT:

/s/ Mark L. Tunnell, J.

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CLERK OF THE ORPHANS' COURT
DIVISION OF THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
NOTICE OF FILING ACCOUNTS
ACCOUNTS LISTED FOR AUDIT ON
WEDNESDAY, DECEMBER 1, 2021
Courtroom 15 at 9:00 A.M. PREVAILING TIME
THE HONORABLE MARK L. TUNNELL

Notice is hereby given to all parties interested, that accounts in the following matters have been filed in the Office of the Clerk of the Orphans' Court Division of the Court of Common Pleas of Chester County, Pennsylvania for AUDIT, CONFIRMATION AND DISTRIBUTION at the above date, time and place. At that time and place interested parties, claimants and objectors to the same will be heard.

ESTATE OF ALICE M. RZUCIDLO, DECEASED **1518-1435**
A/K/A ALICE M. LANKFORD
FIRST AND FINAL ACCOUNT
OF: KIMBERLY A. WEATHERILL, EXECUTOR
ATTORNEY(S):
MATTHEW C. STONE, ESQUIRE

ESTATE OF JULIA M. SHERLOCK, DECEASED **1518-0854**
SECOND AND FINAL ACCOUNT
OF: KEVIN SHERLOCK, EXECUTOR
ATTORNEY(S):
WILLIAM J. LUTTRELL III, ESQUIRE

ESTATE OF KENNETH E. BUCK, DECEASED **1581-0816**
FIRST AND FINAL ACCOUNT
OF: ARDENT COMMUNITY TRUST OF PENNSYLVANIA, TRUSTEE
ATTORNEY(S):
JENNIFER LYNN SIMONS, ESQUIRE

ESTATE OF WILLIAM HERBERT MCGREGOR, DECEASED **1520-0121**
A/K/A WILLIAM H. MCGREGOR
FIRST AND FINAL ACCOUNT FOR TRUST UNDER THE WILL FOR BENEFICIARIES
UNDER TWENTY-ONE OR DISABLED
OF: MATTHEW K. MCGREGOR, EXECUTOR
ALLISON M. MCGREGOR, EXECUTOR
ATTORNEY(S):
ELIZABETH Z MILNE, ESQUIRE

IN RE: HELEN H. LOYNS, TRUST

1521-2622

FIRST AND FINAL ACCOUNT

OF: JOANNE L. LEASURE, TRUSTEE

JOHN F. LYONS, TRUSTEE

ATTORNEY(S):

KAREN M. STOCKMAL, ESQUIRE

ESTATE OF MARGARET MARY KIELY, DECEASED

1520-0738

FIRST AND FINAL ACCOUNT

OF: FRANK WEISE, ADMINISTRATOR CTA

AIMEE WEISE, ADMINISTRATOR CTA

ATTORNEY(S):

KENNETH EDWIN MARTIN, ESQUIRE

NOTICES

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA**

CIVIL ACTION

LAW NO. 2021-08825-NC

NOTICE IS HEREBY GIVEN that the name change petition of Nadirah Deloach on behalf of minor child Nazeir Khaseem Graves was filed in the above-named court and will be heard on Monday, December 20, 2021 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Friday, November 12, 2021 Name to be changed from: Nazeir Khaseem Graves to: Nazeir Khaseem Deloach Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Tuesday, November 2, 2021 for **Aeternum Sperare, Inc.** in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

CORPORATION NOTICE

Notice is hereby given that Articles of Inc. were filed with the Dept. of State for **MDJ 1017, Inc.**, a corp. organized under the PA Business Corp. Law of 1988. J. ADAM MATLAWSKI, Solicitor,

McNICHOL, BYRNE, MATLAWSKI, P.C., 1223 N. Providence Rd., Media, PA 19063

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN Oermead Properties LLC, a Pennsylvania corporation, with an address of 21 W. Washington Street, West Chester, PA 19380, is winding up the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of the Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

DISSOLUTION NOTICE

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **JANE E. WELL-BROCK REAL ESTATE INC.** is currently in the process of voluntarily dissolving. Eugene Steger & Associates PC 411 Old Baltimore Pike Suite 101 Chadds Ford, PA 19317

ESTATE NOTICES

Letters Testamentary or of Administration having been granted in the following Estates, all persons having claims or demands against the estate of the said decedents are requested to make known the same and all persons indebted to the said decedents are requested to make payment without delay to the respective executors, administrators, or counsel.

1st Publication

BEER, John J., a/k/a John Joseph Beer, late of Kennett Square. Jennifer E Beer, 59 Berkley Ave., Lansdowne, PA 19050, Executor.

BERGQVIST, Bo G., a/k/a Bo Bergqvist, late of Tredyffrin Township. Olof Bergqvist, 20 Mountain Rd., Tenafly, NJ 07670, Executor. **KIMBERLY J. SCOTT**, Esquire, Nachmias Morris & Alt LLC, 620 W. Germantown Pike, Ste. 350, Plymouth Meeting, PA 19462, atty.

BUCK, David B., late of North Coventry Township. Cynthia L. Buck, 1457 Evans Road, Pottstown, PA 19465, Administratrix. **PHILIP J. EDWARDS**, Esquire, Koch & Koch, 217 N. 6th St., Reading, PA 19601, atty.

WAGNER, Louise Green, late of Sadsbury Township. Stephanie Bedway, 21 Kingfisher Lane, Down-

ingtown, PA 19335 & Chad Wagner, 116 E. 7 Stars Road, Phoenixville, PA 19460, Executors. William Adair Bonner, Esquire, Law Office of William Adair Bonner, 40 Blossom Hill Road, Glenn Mills, PA 19342, atty.

CARROLL, Robert F., late of Easttown Township. Andrew J. Malone, care of MICHAEL F. ROGERS, Esquire, 510 E. Township Line Rd., Ste. 150, Blue Bell, PA 19422, Executor. MICHAEL F. ROGERS, Esquire, Salvo Rogers Elinski & Scullin, 510 E. Township Line Rd., Ste. 150, Blue Bell, PA 19422, atty.

COMFORT, Florence M., late of West Chester. Patricia Dixon, 312 Gossell Rd., Coatesville, PA 19320, Executor. MARK A. BERENATO, Esquire, 225 Wilmington-West Chester Pike Suite 200 Chadds Ford, PA 19317, atty.

CZYZEWSKI, Francis J., late of West Caln Township. Kristina Lapsker, care of MAUREEN L. ANDERSON, Esquire, 605 Farm Ln., Doylestown, PA 18901, Administratrix. MAUREEN L. ANDERSON, Esquire, Maureen L. Anderson Elder Law, 605 Farm Ln., Doylestown, PA 18901, atty.

DIEHLE, Carol A., a/k/a Carol L. Diehle, late of Lincoln University. Douglas A. Diehle, care of EDWARD T. ROSTICK, Esquire, 104 Lakeside Drive, Southampton, PA 18966, Executor. EDWARD T. ROSTICK, Esquire, Edward T. Rostick & Associates, 104 Lakeside Drive, Southampton, PA 18966, atty.

HOPPER, Joanne C., a/k/a Joanne Hopper, late of Uwchlan Township. Susan Coblentz, 310 Bishop Morgan Ct., Downingtown, PA 19355, Executrix.

KECK, Arlene Helen, a/k/a Arlene Bayne Keck, Arlene Bayne, late of Coatesville. Barbara B Bullcock, 1231 Walnut Street, Coatesville, PA 19320, Executrix.

KOCYAN, Robert, late of East Whiteland Township. Arissara Kocyan, care of CHRISTOPHER M. BROWN, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Administrator. CHRISTOPHER M. BROWN, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

McCORMICK, JR., James S., late of Uwchlan. Mary Ann McCormick, 1603 S. Plum Dr., Exton, PA 19341, Executor. RICHARD L. HUGHEY, Esquire, 22 W. Second Street, Media, PA 19063, atty.

McFARLAND, Carol L., late of East Bradford Township. Michele M. Lubas and Melissa Smith, 4048 S. Warner Rd., Lafayette Hill, PA 19444, Executrices.

MURPHY, John J., late of Schuylkill Township. Daniel P. Murphy, care of MAUREEN L. ANDERSON, Esquire, 605 Farm Ln., Doylestown, PA 18901, Executor. MAUREEN L. ANDERSON, Esquire, Maureen L. Anderson Elder Law, 605 Farm Ln., Doylestown, PA 18901, atty.

NGUYEN, Tan Thanh, late of East Caln Township. Quynhchau Le-Khac, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrix. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

OLSON, Gene Leon, late of Upper Providence. John Olson, 9 Rutherford Ct., Royersford, PA 19468, Executor.

PARKES, Nancy L., late of Oxford Borough. L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor.

PERFETTO, Monica M., late of East Coventry Township. Joseph James Perfetto, care of CAROLYN MARCHESANI, Esquire, PO Box 444, Pottstown, PA 19464, Executor. CAROLYN MARCHESANI, Esquire, Wolf, Baldwin & Associates, P.C., PO Box 444, Pottstown, PA 19464, atty.

PIAZZA, Vincent M., late of Schuylkill Township. Veronica A. Piazza, Vincent M. Piazza, Jr., Daniel J. Piazza, Tony C. Piazza and Thomas J. Piazza, care of LISA A. SHEARMAN, Esquire, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, Executors. LISA A. SHEARMAN, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, atty.

RUNNION, Dianne F., a/k/a Dianne Runnion and Dianne Franciscus Runnion, late of West Pikeland Township. Alyssa Osayande, care of DAVID R. WHITE, JR., Esquire, Ten Penn Center, 1801 Market St., Ste. 1140, Philadelphia, PA 19103, Administratrix. DAVID R. WHITE, JR., Esquire, Fineman Krekstein & Harris, P.C., Ten Penn Center, 1801 Market St., Ste. 1140, Philadelphia, PA 19103, atty.

STEVENS, Greta P., late of East Pikeland Township. Gordon D. Stevens, Jr. & Theodore M. Stevens, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executors. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD, 460 E. King Road, Malvern, PA 19355-3049, atty.

THOMPSON, Shirley L., late of Kennett Township. L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire,

Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

WINCHELL, Anthony H., late of Kennett Township. David Winchell, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

2nd Publication

BACON, Peter F., late of Malvern Borough. Timothy D. Bacon, 844 Durant Court, West Chester, PA 19380, Executor.

BETTS, Richard Amidon, late of Pennsylvania Township. Carolyn B. Johnston, 54 Ulverston Drive, Kennett Square, PA 19348, Executor.

BRAMLEY, William F., late of West Brandywine. Patricia B. Bramley, care of GARY E. THOMPSON, Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Administrator. GARY E. THOMPSON, Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

CHOUDHURY, Amarendu P. Roy, late of East Goshen Township. Danute F. Roy Choudhury, care of JOHN A. TERRILL, II, Esquire, 1001 Conshohocken State Rd., #1-300, West Conshohocken, PA 19428, Executor. JOHN A. TERRILL, II, Esquire, Heckscher, Teillon, Terrill & Sager, 1001 Conshohocken State Rd., #1-300, West Conshohocken, PA 19428, atty.

CLAUSER, Anna Antoinette, late of Coatesville. William J. Englerth, III, 1203 Bay Tree Ct., PO Box 220, Honey Brook, PA 19344, Executor.

CONAWAY, JR., Paul Edward, late of East Nantmeal Township. Judilyn Arena, care of JAMES M. JACQUETTE, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, Executrix. JAMES M. JACQUETTE, Esquire, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, atty.

CONNER, Jane E., late of Avondale. David Conner, 4821 Homeville Rd., Cochranville, PA 19330, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

DEGENER, Jack C., late of Kennett Square. Susan Blake, care of H. MICHAEL COHEN, Esquire, 144 West Market Street, West Chester, PA 19382, Executrix. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

DOONAN, SR., William F., late of Upper Uwchlan Township. Laurissa J. Doonan, 5 Waterview Road, Downingtown, PA 19335, Executor. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

EAST, Judith, late of Exton. Mark East, 2329 South Stone Street, Albion, IN 46701, Personal Representative.

FLEMING, Constance Spink, late of Pennsylvania Township. William M. B. Fleming, Jr., care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

FLORIAN, Patricia L., late of Coatesville. Brianna Miranda, care of KEVIN J. RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. KEVIN J. RYAN, Esquire, Ryan Morton & Imms LLC, 220 West Gay Street, West Chester, PA 19380, atty.

HAMMOND, Lucinda M., late of Tredyffrin Township. Thomas M. Marturamo, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

HOUGHTON, Joseph Francis, late of Kennett Township. Angela D. Hughton, care of STEPHEN M. ASBEL, Esquire, Cira Centre, 13 Floor, 2929 Arch Street, Philadelphia, PA 19104, Executor. STEPHEN M. ASBEL, Esquire, Cira Centre, 13 Floor, 2929 Arch Street, Philadelphia, PA 19104, atty.

KLONARIS, James A., late of West Sadsbury Township. Patricia J. Sauer & Pamela S. Klonaris, care of ASHLEY A. GLICK, Esquire, 131 W. Main Street, New Holland, PA 17557, Administrators. ASHLEY A. GLICK, Esquire, Kling & Deibler, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

LANDIN, Lillian A., late of Kennett Township. Kristy L. Flathmann, 322 Maple Drive, Kennett Square, PA 19348, Executrix. WILLIAM E. HOWELL III, Esquire, 110 E. State St., Suite 1, Kennett Square, PA 19348, atty.

LASKUS, Anita Wooley, late of West Brandywine. Geri Laskus-Barends, 1048 Townsend Circle, Wayne, PA 19087, Executrix.

MOORE, Grace I., late of Newlin Township. Lawrence E. Moore, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith, Attorney At Law, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

PALMOS, William Paul, late of East Nottingham Township. George B. Palmos, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

POWELL, Stacy, late of West Chester. Audrey Larsen, PO Box 120, Lyndell, PA 19354, Administrator.

RONCASE, Joan Marie, late of Phoenixville Borough. Raymond C. Roncase, Jr., 7699 E. Hwy. K-4, Gypsum, KS 67448, Executor.

ROSS, Jacqueline Gay, a/k/a Jacqueline Gay Prutzman and Jacqueline Gay Snodgrass, late of East Pikeland Township. Gay Susan Love, care of BRETT W. SENIOR, Esquire, 125 Strafford Ave., Ste. 112, Wayne, PA 19087, Executrix. BRETT W. SENIOR, Esquire, Brett Senior & Associates, P.C., 125 Strafford Ave., Ste. 112, Wayne, PA 19087, atty.

RUTLEDGE, Jennifer L., late of Parkesburg. Dwane W. Rutledge, care of KEVIN J. RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Administrator. KEVIN J. RYAN, Esquire, Ryan Morton & Imms LLC, 220 West Gay Street, West Chester, PA 19380, atty.

SCHAEFFER, Mary A., late of Phoenixville Borough. Craig F. Schaeffer, care of ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, Executor. ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, atty.

SCHOFIELD, H. Randolph, late of Pennsbury Township. Christopher R. Schofield, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

SHEARMAN, Joanne Warr, late of Downingtown. Clyde W Shearman, 607 Chesterville Way, West Chester, PA 19382, Executor.

ST. GEORGES, Patricia McIlvain, late of East Nantmeal Township. James McIlvain Ruffing and Anne Ruffing Liskey, care of LOUIS N. TETI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

TAYLOR, Jack M., late of Willistown Township. Robin S. Taylor, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern,

PA 19355-3049, atty.

TIRNEY, Geraldine Pauline, a/k/a Geraldine C. Tirney, late of Tredyffrin Township. Charles Tirney, care of DANA M. BRESLIN, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executor. DANA M. BRESLIN, Esquire, Breslin Murphy Roberts P.C., 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

WAHL, Jane R., late of Kennett Square. Anthony G. Wahl, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

WILKINSON, Delores Joan, a/k/a Joan Wilkinson, Delores Joan Hepler, late of West Chester. John Wilkinson, 23 Jewel Drive, Mount Joy, PA 17552, Administrator.

3rd Publication

ANDERSON, Agnes C., late of West Goshen. Jeanie Filion and Laurie Haas, care of J. MICHAEL RYAN, Esquire, 300 Pottstown Pike, Suite 150, Exton, PA 19341, Co-Executrices. J. MICHAEL RYAN, Esquire, 300 Pottstown Pike, Suite 150, Exton, PA 19341, atty.

BATEMAN, Patricia, a/k/a Patsy, late of Phoenixville. Curtis S Bateman, 258 Bridge St., Apt B, Phoenixville, PA 19460, Executor.

BENNETT, John Michael, a/k/a Michael Bennett and J. Michael Bennett, late of Pennsbury Township. Bonita Marcus-Bennett, care of KEVIN P. GILBOY, Esquire, Two Logan Square, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103, Executrix. KEVIN P. GILBOY, Esquire, Gilboy & Gilboy LLP, Two Logan Square, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103, atty.

BORGER, Julia M., late of Willistown Township. Lawrence D. Borger, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, Executor. RYAN M. BORNSTEIN, Esquire, Harvey Ballard and Bornstein, LLC, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, atty.

BOVARD, Margaret F., late of East Whiteland Township. Lucinda B Deese, care of G. ELIAS GANIM, Esquire, P.O. Box 494, Paoli, PA 19301, Executor. G. ELIAS GANIM, Esquire, McLaughlin Ganim, Ltd., P.O. Box 494, Paoli, PA 19301, atty.

CARBONE, Louis D., late of Malvern. Marianne C. Furman, 3 Westgate Circle, Malvern, PA 19355,

Executor. JOSEPH P. DiGIORGIO, Esquire, Platt, DiGiorgio & DiFabio, 1800 E. Lancaster Ave., Paoli, PA 19301, atty.

COLLUM, Robert E., late of East Fallowfield Township. Barbara Snelson, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Administratrix. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

COLQUITT, Tom L., late of Coatesville. Michael Colquitt, care of KEVIN J. RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Executor. KEVIN J. RYAN, Esquire, Ryan Morton & Imms LLC, 220 West Gay Street, West Chester, PA 19380, atty.

COOK, Dorothy Ann, late of East Brandywine Township. Glenn Cook, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Administrator. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

DISKIN, JR., James E., late of Kennett Township. Sharon J. Diskin, care of TERRANCE A. KLINE, Esquire, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063, Administratrix. TERRANCE A. KLINE, Esquire, Law Office of Terrance A. Kline, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063, atty.

EDGINTON, Catherine S., late of Spring City Borough. Donna A. Scotti, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

ELINSKY, Edith G., late of East Goshen Township. Judith L. Buttala, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executrix. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

ERRA, Yolanda M., a/k/a Yolanda Mary Erra, Yolanda Erra, late of Coatesville. Susan V. McShane, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

FULMER, JR., Howard T., late of North Coventry Township. Terri L Rhodes, 1157 Shale Pit Road, Reynoldsville, PA 19464-0776, Executrix. KENNETH E. PICARDI, Esquire, Yergey.Daylor.Allebach.Scheffey.Picardi, 1129 E. High St., PO Box 776, Pottstown, PA 19464-0776, atty.

GACOMIS, Theodore J., late of Chester Springs. Ellen Gacomis, care of KEVIN J. RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. KEVIN J. RYAN, Esquire, RMI Law, 220 West Gay Street, West Chester, PA 19380, atty.

GERHARDT, Robert E., a/k/a Robert Edward Gerhardt, Bob Gerhardt and Robert E. Gerhardt, Sr., late of Tredyffrin Township. Emily F. Carrington, care of JAMIE D. VALENTINE, Esquire, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, Executrix. JAMIE D. VALENTINE, Esquire, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, atty.

GILLIGAN, Patrick M., late of Tredyffrin Township. James J. Gilligan, care of MARK RYAN, Esquire, 618 Swede Street, Norristown, PA 19401, Administrator. MARK RYAN, Esquire, 618 Swede Street, Norristown, PA 19401, atty.

GRAVER, Richard Lee, late of West Vincent Township. Holly C. Graver, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

HANEY, Franklin Earl, late of London Grove Township. Joyce Dorazio, care of GEORGE S. DONZE, Esquire, 674 Unionville Road, Suite 105, Kennett Square, PA 19348, Executrix. GEORGE S. DONZE, Esquire, Donze & Donze, 674 Unionville Road, Suite 105, Kennett Square, PA 19348, atty.

HELDMAN, Carol A., late of East Goshen Township. Daniel P. Heldman, care of VINCENT CAROSELLA, JR., Esquire, 882 S. Matlack Street, Suite 101, West Chester, PA 19382, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 S. Matlack Street, Suite 101, West Chester, PA 19382, atty.

HIATT, John Timothy, late of Phoenixville. Malory Hiatt, care of KEVIN J. RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. Kevin J Ryan, Esquire, Ryan Morton & Imms LLC, 220 West Gay Street, West Chester, PA 19380, atty.

KINNAIRD, John O., a/k/a John Orr Kinnaird, late of West Nottingham Township. Malcolm A. Kinnaird, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

KLONARIS, Margaret E., late of West Sadsbury Township. Patricia J. Sauer & Pamela S. Klonaris, care of ASHLEY A. GLICK, Esquire, 131 W. Main

Street, New Holland, PA 17557, Administrators. ASHLEY A. GLICK, Esquire, Kling & Deibler, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

MACANGA, Stephen F., late of Chester Springs. Sandra Fillippo, care of KEVIN J. RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. KEVIN J. RYAN, Esquire, RMI Law, 220 West Gay Street, West Chester, PA 19380, atty.

MARTIN, Lois A., late of Honey Brook. Susan L. Mrugal, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

PLANK, Norma Jean, a/k/a Norma Plank, late of East Brandywine Township. William W. Plank, 1119 Horseshoe Pike, Downingtown, PA 19335, Executor.

RICE, Marion, late of Tredyffrin Township. Mark Rice, 24 Ashley Drive, Schwenksville, PA 19473, Executor.

ROCCHI, James F., late of East Pikeland Township. Rochelle Rocchi, 3874 Johnny Circle, Collegeville, PA 19426, Executrix. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19474, atty.

ROMANKO, David M., a/k/a David Romanko, late of Oxford Borough. Mary Ellen Romanko Bundy and Michael F. Romanko, care of KEVIN P. GILBOY, Esquire, Two Logan Square, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103, Executors. KEVIN P. GILBOY, Esquire, Gilboy & Gilboy LLP, Two Logan Square, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103, atty.

TYKWINSKI, Paul David, late of West Chester Borough. Eric J. Tykwinski, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

Articles of Incorporation were filed on Monday, August 23, 2021
The purpose or purposes for which it was organized are: To help children of divorced parents

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is **Bouncing Back, Inc.**

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Estates/Trusts Attorney sought for growing, collegial Main Line firm. Send resume with cover letter and salary requirements, in confidence to responses10@gmail.com

ASSOCIATE ATTORNEY

LaMonaca Law is seeking associate attorneys to join our expanding main line law firm. Required: minimum of 2 years family law experience, transportation, career oriented, ability to multi-task in a fast paced environment. Send resume and salary requirements to Kristy@LaMonacaLaw.com.