

# Caernarvon Township Board of Supervisors

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3307 MAIN STREET  
P.O. BOX 294  
BERKS COUNTY  
MORGANTOWN, PENNSYLVANIA 19543

March 12, 2019

610-286-1010  
FAX: 610-286-1001

*Via Email: [lilloyd@pa.gov](mailto:lilloyd@pa.gov)  
and First Class Mail*

Linda S. Lloyd  
Director  
Pennsylvania Gaming Control Board  
Office of Hearings and Appeals  
P.O. Box 69060  
Harrisburg, PA 17106-9060

**Re: Mountainview Thoroughbred Racing Association, LLC  
Category 4 Public Input Hearing for Caernarvon Township  
Hollywood Casino Morgantown**

Dear Members of the Board:

Caernarvon Township, Berks County is the host municipality for the proposed Category 4 Casino to be located in Berks County in the above-referenced matter. Members of the Board of Supervisors of Caernarvon Township attended the public input hearing on March 4, 2019 and wish to supplement the Township's position through submission of this correspondence. I understand that the Office of Enforcement Counsel has no objection to the Township's supplementation of the record.

The Board of Supervisors of Caernarvon Township, Berks County, remains unanimous in its support of the proposed casino. The comments made at the March 4, 2019 public input hearing has not altered that support.

During the public input hearing, the Gaming Control Board heard from a number of individuals, many of whom identified themselves as residents of the community. Subsequent to the hearing, the Board reviewed the list of citizens who commented and note that only six of the citizens who spoke out against the casino actually reside in Caernarvon Township, Berks County. The Board of Supervisors requests that greater weight be given to the position of actual township residents and their elected local officials.

As I stated during the public input hearing, when municipalities across the state were afforded the opportunity to opt-out of the expanded gaming opportunities provided by Act 42, the Caernarvon Township Board of Supervisors carefully considered the merits of such a decision at a public meeting in November 2017. The Board of Supervisors concluded that the benefits of a prospective casino within the township far outweighed any potential adverse impact. After resolving to permit casinos within the township, the Board of Supervisors promptly drafted an amendment to its zoning ordinance to protect the public health safety and welfare of the community in the event a casino decided to locate to the township. The process of preparing

To: Pennsylvania Gaming Control Board  
Re: Category 4 public input hearing for Hollywood Morgantown  
Date: March 12, 2019

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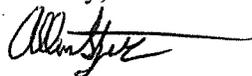
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an appropriate casino ordinance occurred over the course of nearly one year, during which time the ordinance was regularly discussed at the public meetings of the Caernarvon Township Planning Commission. As a result of this process, casinos must be located within the township's C-3 (Highway Commercial) Zoning District to avoid potential adverse impact on the residential neighborhoods within the township. The proposed site conforms to this standard as it is ideally situated to the Pennsylvania Turnpike and I-176 and away from residential neighborhoods. The township expects little impairment on the flow of traffic on local roads and neighborhoods. The zoning ordinance amendments enacted by the township also require the proposed casino to meet safety, traffic, landscaping, lighting and signage requirements, all of which are designed to protect the public health, safety and welfare of the residents of the township. During the land development plan review process, the township's professional consultants have diligently reviewed and commented on the casino's proposed plan to ensure compliance with all township regulations. Members of the Board of Supervisors visited Penn National Casino's Grantville location in an effort to more fully understand that operational challenges confronting local officials. The Township interviewed the Township Manager of East Hanover Township, the municipality in which the Grantville location exists to gain anecdotal evidence on the impact a casino may have on a host municipality. The township's police chief has met with the security team of Penn National in Grantville to identify and address security concerns associated with the operation of a casino. Contrary to some of the comments made by citizens who do not reside in Caernarvon Township, the year-long process undertaken by the Caernarvon Township Board of Supervisors has been thoughtful, deliberative and transparent.

The Board of Supervisors of Caernarvon Township has gone to great lengths to ensure that the fears and concerns raised by some citizens during the public hearing do not come to pass. We see no reason why the Gaming Control Board should consider the location proposed by Penn National Casino in Caernarvon Township to be of such a uniquely different character that we would be exposed to an experience different from any other potential location in the Commonwealth.

The Township remains available to address any further questions or concerns that the Gaming Control Board may have about this project.

Sincerely,



Allen Styer, III  
Chairman

EMB/tlb

To: Pennsylvania Gaming Control Board  
Re: Category 4 public input hearing for Hollywood Morgantown  
Date: March 12, 2019

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cc: R. Douglas Sherman, Esquire (via [rsherman@pa.gov](mailto:rsherman@pa.gov) and first class mail)  
Cyrus R. Pitre, Esquire (via [cpitre@pa.gov](mailto:cpitre@pa.gov) and first class mail)  
Adrian R. King, Jr., Esquire (via [KingA@ballardspahr.com](mailto:KingA@ballardspahr.com) and first class mail)  
Eric M. Brown, Esquire (via [embrown@sianalaw.com](mailto:embrown@sianalaw.com) and first class mail)  
Caernarvon Township Board of Supervisors

## Lloyd, Linda (PGCB)

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**From:** beth baker <beth.ba8er@gmail.com>  
**Sent:** Wednesday, March 27, 2019 3:42 PM  
**To:** Lloyd, Linda (PGCB)  
**Subject:** [External] Hollywood Casino Morgantown

**ATTENTION:** This email message is from an external sender. Do not open links or attachments from unknown sources. To report suspicious email, forward the message as an attachment to [CWOPA\\_SPAM@pa.gov](mailto:CWOPA_SPAM@pa.gov).

Attending the community forum on March 4 in Morgantown was another educational experience. Unfortunately, I walked away with several questions that could have been addressed with the Penn National Gaming Inc, Berks Tourism and the Board of Supervisors. Am wonder if they have been considered by the Gaming Control Board, namely:

1. Why did the Penn National off track betting facility in Exeter Township close?
2. Considering that the M.O.M. closed, will this business venture survive on transient patrons mostly? The Caernarvon Supervisors have no vision or forethought to sustain local businesses for its own township or the three connecting townships.
3. Because of no vision or forethought for sustainable businesses in Morgantown, our family does not purchase food, clothing, household needs and seldom frequent the delis, pizza shops and fast food restaurants in Caernarvon Township.
4. Have you driven beyond the Turnpike and I76 corrodore to see the Caernarvon Supervisors investment in the community; i.e. Ernshaw gas station, empty lot across from the Rite Aid, motel adjacent to the beverage business and vacant stores in the WalMart complex?
5. Why was there no representation from the Morgantown Business Association or the Twin Valley Pool?

We've lived at the current address for over forty years and Morgantown is a five mile drive. Exeter Township is a nine mile drive and Reading where we find sustainable businesses for our family existence.

Personally I've got too much Scot-Irish in me to throw money down gambling and walk away with nothing to show for my investment. Morally Hollywood Casino is not a sustainable investment from residents who make up the three counties. Testimonies at the hearing were evident of the three county residents who are impacted by this venue.

Trusting the Gaming Control Board will be realistic and advise Penn National Gaming Inc. that they need to seek elsewhere.

Thank you for this opportunity to pose my questions. Would be an encouragement to get my questions answered as it isn't possible going forward in the hearing process.

beth baker  
3731 hay creek rd  
birdsboro, pa 19508

March 22, 2019

Linda Lloyd, Director of Hearings & Appeals  
PGCB Hearings & Appeals Office  
303 Walnut St.  
2<sup>nd</sup> floor, Strawberry Square  
Harrisburg, PA 17101

RE: Proposed Casino in Morgantown, Pennsylvania

Dear Ms. Lloyd:

My name is Tracey Philips, and I am a resident of Elverson, Pennsylvania – a neighboring community to Morgantown. I am writing to ask the Gaming Control Board to withhold permission to build a casino in Caernarvon Township.

I believe a casino would have negative economic and social impacts on this community. I believe property values will drop and crime rates will increase. The officials making the decision to invite a casino into the Morgantown are not considering the desires of the residents of their community. Please decline their request to build a casino.

Thank you for taking time to read my letter and consider my request.

Sincerely,

Tracey Philips  
394 S. Twin Valley Road  
Elverson, PA 19520

March 22, 2019

To the Pennsylvania Gaming Control Board:

This letter is in reference to the Mountain View-Penn National Category 4 license for the proposed mini-casino in Caernarvon Township, Berks County. I spoke at the March 4 hearing, and I also want to submit some other thoughts for your consideration. I remain opposed to this proposed casino, and I ask that you deny the license. The site is 1 mile from my house, which is also in Caernarvon Township, Berks County. My husband and I agree that had the casino been here before we bought our home, we would not have moved to this area.

My comments in this letter focus on the presentation Penn National gave at the March 4 hearing. First, in the presentation the Penn National representatives said that they give \$30,000 annually to Compulsive Gambling Initiatives. (I believe this amount was from the Grantville casino.) Also, they spoke of the self-exclusion program they operate. I would argue that they are admitting that casinos contribute to the problem of gambling addiction. In other words, they create the problem and then try to look good by giving some money and starting a program. As I mentioned in my previous comments, I have friends & family—that I very much love and care for—in this community already struggling with addictions. A casino is not a help to someone struggling with addiction. I will add that \$30,000 is nothing compared to the cost of an individual's life being consumed by gambling addiction.

Second, in addition to noting the tax revenue, Penn National thoroughly listed the many ways they give back to a community through charitable contributions, serving on committees, and providing jobs. These are commendable. However, one thing they did not mention is the overall effect on a community when a casino moves in. What happens to housing costs? Do property values go up or down? How do the small businesses fare? Does tourism actually increase? What happens to the overall crime rate? As I mentioned at the hearing, we have many well-run small businesses and family shops that effectively serve our community. In Penn National's presentation, they said they will work with our existing tourism. I don't see how this is possible when they also touted the many offerings of the proposed casino: signature restaurant & bar, a food hall with multiple options, another bar, an entertainment stage/venue, and of course the gaming tables & slot machines. They have designed the casino to be all-inclusive. Why would people need to go anywhere else?

Third, when Penn National had the opportunity to be transparent and freely address the concerns that I am certain they knew would come up, they did not do so. In their presentation, they had one line that referenced the negative by-products of a casino: "negligible impact & costs". This is all they said. They are smart businessmen. They knew we would mention trafficking, crime, our small roads, our property values, and addiction issues. They could have been honest and spoke to these issues, but they chose to call them "negligible" and move on. This does not demonstrate the care they claim to have for the communities and families they affect.

Please consider the hard-working individuals & families like mine and those that live around me. We care about more than just money. I appreciate your time in reading my letter.

Sincerely,



Lisa B. Joye

March 21, 2019

To whom it may concern,

Please speak to the gaming control board about this matter.

We want you to know we do not want a casino in Morgantown. The majority of people in our area are not interested in gambling. We live in a high Christian area and these people will not spend their money on gambling. We also live in a low crime rate community which we don't want to change. We live five minutes from Morgantown, where we do shopping frequently. We will consider shopping in another town if the casino goes in, where we will be safer and not even have to think about someone robbing us for gambling money. Furthermore the people who are low income in our area will be the ones who will gamble hoping to get

rich. It will just hurt their  
finances more because they may very  
well win nothing. Families will suffer  
when the money needed to feed, clothe,  
and house these families will be spent  
on gambling. We do not want to see  
Morgantown down-graded.

We do not want a casino in  
Morgantown, Pennsylvania - for the  
betterment of our community.

Thank you.

Sincerely,

Larry Sensing  
Beta Sensing

PGCB Hearings & Appeal Office  
303 Walnut Street  
2<sup>nd</sup> floor, Strawberry Square  
Harrisburg, PA 17101

3-27-19

Dear Ms. Lloyd:

Attending the community hearing on March 4<sup>th</sup> in Morgantown was another education experience. Unfortunately, I walked away with several questions I wish had been addressed by the Penn National Gaming Inc., Berks Tourism, Caernarvon Township Supervisors and the Gaming Control Board. Namely:

1. Why is the Penn National off track betting in Exeter Township closed?
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Thank you for this opportunity to pose these questions. Would be an encouragement to get my questions answered as it isn't possible going forward in the hearing process.

Beth Baker  
3731 Hay Creek  
Birdsboro, PA 19508

Cc: PGCB Main Office  
PGCB Southeast PA Regional Office  
Representative Mark Gillen