



**WEST WHITELAND TOWNSHIP
BOARD OF SUPERVISORS
Agenda
Wednesday, May 25, 2022
6:30 p.m.**

[Etiquette for
hybrid meetings](#)

[Join Zoom Meeting](#)

Meeting ID: 883 6701 4992

Passcode: 451574

One tap mobile +13126266799

**Meeting Packets can be found on Township website
Reminder to meeting participants: Please speak clearly into the microphone**

Call To Order
Pledge of Allegiance

ANNOUNCEMENTS:

The Board of Supervisors met prior to tonight's meeting to discuss matters of personnel and litigation

The Township Building will be closed on Monday, May 30th in observation of Memorial Day

Property Maintenance Code Presentation and Q&A for the public on June 23rd from 6:30 to 8:30 pm. At the twp. building

Employee Recognition

1. Michael Gardner – 5 years
2. Justin Smiley – 5 years
3. Jeff McCloskey – 20 years
4. Ed Culp – 25 years

PUBLIC COMMENT: Comments from audience about items not on the agenda

HEARINGS & PLANS:

1. Columbia Cottage Conditional Use Hearing
2. Adoption of Ordinance No. 469 Amending the Township Zoning Ordinance

CONSENT AGENDA:

1. Approval of May 11, 2022 Minutes
2. Resolution 2022-29 Disposition of Media

BUSINESS:

1. Approval of the Sale of Municibid Items
2. Award of Bid for Electricity at Exton Park
3. Approval of Township Payment Report for May 25, 2022



4. April Financial Report
5. Township Commission Updates from Board Liaisons
6. Staff Updates - PAYT

Adjournment

Next Meeting: June 8, 2022

Next Ordinance: 469

Next Resolution: 2022-29



MEMORANDUM

DATE: May 20, 2022
TO: Board of Supervisors
FROM: John R. Weller, AICP
Director of Planning and Zoning

SUBJECT: Employee Recognition: Justin Smiley

When Claudia Wade resigned as the Planning & Zoning Department Administrative Assistant, Township Manager Mimi Gleason suggested that this was our opportunity to hire someone with a planning background who could do planning work in addition to administrative functions. Thinking that this would be an ideal entry-level position, we began interviewing recent graduates. After numerous interviews and one rejected offer, we were on the verge of making an offer - without much enthusiasm - to our second choice when my phone rang. It was Justin Smiley calling from his office at the Chester County Planning Commission asking if we had filled the assistant planner position. I already knew Justin, not only for his fine work for the County, but because I had worked with his father, planner Bob Smiley, during my own time at the County Planning Commission. And, as I am fond of telling whoever will listen, I literally remember the day that Justin was born as that was during the time that I worked with Bob.

Stifling the urge to ask him if he could start that afternoon, I told him that the position was still open, and we arranged for an interview. The rest you know: Justin's first day as a Township employee was on his birthday in 2017. In recognition of his ten-plus years of experience as a planner as well as being an adjunct professor at West Chester University, we decided that his title should be "Township Planner" rather than "Assistant Planner," and - as it turned out - we really DID need someone with his experience, as we were just beginning a period of extraordinary development activity in the Township.

Since he has been here, Justin has served a critical role in managing the development process, not only in assisting with the department's interactions with the Board of Supervisors, Planning Commission, Zoning Hearing Board, and our residents, but also as the principal Staff liaison with the Historical Commission. He has been indispensable in the organization and execution of our open houses to present and explain development and our part in it to the public. He was the lead planner for our 2019 Bicycle and Pedestrian Circulation Plan as well as for the amendments to our Official Map following the adoption of that plan. When the Urban Land Institute agreed to do a study of the Exton Crossroads area in 2020, it was because Justin discovered that they did that kind of work and took the lead in contacting them and developing the proposal and scope that ULI agreed to; Justin also did the lion's share of the organizational work to set the stage for ULI, all made more complicated by the COVID restrictions in place at that time. Justin was responsible for securing a major part of the funding for the long-overdue update to the "History of West Whiteland Township" and for managing that project to its successful completion. Finally, no list of his accomplishments would be complete without recognizing his tireless efforts to drag our Department into the 21st century by promoting the benefits of Geographic Information Systems and how it helps us to tell our story and to do our jobs as we work to make West Whiteland a place where everyone wants to be.

Thank you, Justin, for all you do and all that you're going to do!

MEMORANDUM

DATE: May 20, 2022

TO: Board of Supervisors
Pam Gural-Bear, Interim Township Manager

FROM: Theodore D. Otteni, P.E., Director of Engineering
Scott Ryle, Director of Public Works

SUBJECT: Ed Culp – Recognition for 25 years of Service



We would like to take this opportunity to recognize Ed for his 25 years of dedicated service to the Township.

Ed has been a faithful and loyal employee to West Whiteland township for 25 years. His longevity has allowed him to see the township grow and evolve into what it is today. He started out in the parks department and was promoted to assistant Public Works Director. Even with his added responsibilities his passion for maintaining and adding outdoor space for our residents is his primary focus. Often you will see Ed in the township building or the parks on his day off. Upon my arrival I was new to municipal government and Ed quickly brought me up to speed on the procedures and operations. He has established a relationship with the Township's Public Works employees, and they lean on him for information and guidance. Ed represents the Township in several volunteer organizations such as Friends of the Parks and the Public Service Commission.

Ed was hired on April 9, 1997 as a Parks Laborer
In 2004 Ed was promoted to Parks & Facilities Superintendent
In 2017 Ed was promoted to Assistant Public Works Director



MEMORANDUM

DATE: May 20, 2022
TO: Board of Supervisors
FROM: John R. Weller, AICP
Director of Planning and Zoning
SUBJECT: Columbia Cottage at Boot Road
Conditional use application

APPLICANT: Horst Seniorcare Co.
320 Granite Run Dr.
PO Box 3330
Lancaster, PA 17604

SITE ADDRESS: 930-936 E. Boot Rd.
West Chester, PA 19380

TAX PARCELS: 41-6-95 and 41-6-95.1

ZONING: NC, Neighborhood Commercial / IN, Institutional Overlay

DESCRIPTION: Construction of a 72-unit personal care facility, including consolidation of parcels to create a new 8.17-acre lot. Conditional use review is required by §325-124.A(1) of the West Whiteland Township Zoning Ordinance (“Zoning”) for the construction of a non-residential¹ use with more than 20,000 sq.ft. of floor area.

Recommended Motion

To direct the Township Solicitor to prepare a Decision and Order granting conditional use approval to the application of Horst Seniorcare Co. for the redevelopment of the property at 930-936 E. Boot Rd. as depicted on the 9-sheet plan set prepared by Edward B. Walsh & Associates, Inc. dated June 28, 2021 and most recently revised on March 16, 2022 to include the eight (8) conditions listed:

1. Prior to the issuance of a Use and Occupancy Permit, the Applicant (including any successor in interest of the Applicant) shall purchase one (1) individual membership to the Good Fellowship Ambulance & EMS Training Institute (“Good Fellowship”) for each unit available for occupancy. Subject to the last sentence of this condition, these memberships shall be renewed annually, even if no residents occupy a unit at the time of renewal, and shall not be permitted to lapse. The cost of such memberships shall be non-discriminatory as applied to the facility and shall not exceed that charged by Good Fellowship to all other individuals for the same membership type. Should the

¹ While the facility occupants may be residents, the use is institutional and the occupants are there to receive care, not necessarily in a permanent living arrangement; thus, the use is “non-residential,” much like a hospital or hotel.

provision of or payment for ambulance services fundamentally change - by way of illustration, services are no longer available from a non-profit organization, or services are paid for as part of insurance coverage, or included as part of other health care services - the Applicant or subsequent operator of the facility may request relief from this condition from the Board of Supervisors without the need for further conditional use proceedings.

2. Prior to the issuance of a Use and Occupancy Permit, the Applicant (including any successor in interest of the Applicant) shall make a one-time donation of Twenty-Eight Thousand Dollars (\$28,000) to Good Fellowship.
3. The eastern portion of the parking area shall be designed as shown on the color rendering presented to the Planning Commission on April 19, 2022 and featured on the main portion of Sheet 1 of the plan set (i.e., not the “alternate parking layout”).
4. The Applicant shall apply to the Pennsylvania Department of Environmental Protection (“DEP”) for a permit to construct sidewalk within the wetland areas at the western end of the property frontage; should DEP not grant the permit by the time that the building is complete, this requirement may be satisfied by payment in lieu of sidewalk construction, such payment to be an amount equivalent to the construction cost of that segment.
5. The Applicant shall provide an easement to allow for an emergency-only connection to the adjoining Whiteland Enterprises property, meeting the existing easement on that property.
6. The Applicant shall satisfy the compensatory planting requirement by planting larger trees insofar as possible, as recommended by comment #4 of the Theurkauf Design and Planning review dated April 4, 2022. Should the larger trees not be available at a commercially reasonable price, Staff is hereby authorized to approve an alternate means of satisfying this requirement.
7. Resolution of all outstanding consultant concerns to the satisfaction of the Township as advised by our consultants.
8. Payment of a traffic impact fee in the amount of \$24,633 as described in comment #11 of the review by McMahon Associates dated April 12, 2022.
9. The Applicant shall work with the Township’s Emergency Management Coordinator to develop a satisfactory strategy in the event of a pipeline-related emergency.

Background

The subject tract consists of two contiguous lots with a total gross area of 8.17 acres along the south side of Boot Rd. near the intersection of Ship Rd. at the border with West Goshen Township. The smaller property at 930 E. Boot Rd. is occupied by a multi-tenant commercial building and is partially wooded; the larger property at 936 E. Boot Rd. is vacant and almost entirely wooded. The tract is nearly level to gently sloping with no significant steep areas; there are no streams or FEMA-designated flood hazard areas.

The Applicant is proposing construction of a personal care facility with 72 units: 50 assisted living accommodations and 22 memory-care units. The lots comprising the tract will be combined into a single parcel; the existing commercial building will remain.

Section 325-14.B of the Zoning states that lots in the Neighborhood Commercial (“NC”) district “...may be used for any one or more of the following purposes...” The inclusion of the

phrase “or more” allows multiple uses on a single lot, and this statement is followed by a list of uses that includes the uses of the existing building (§325-14.B(1) and §325-14.B(2)) as well as “uses allowed by Article X, Institutional District” (§325-14.B(6)). Personal care facilities are a type of institutional use allowed in the Institutional District (“IN”) overlay pursuant to §325-45.B(13) of the Zoning. The Zoning Officer has therefore determined that the Zoning allows the consolidation of the two existing lots into a single property while retaining the existing non-residential building and adding a new institutional building.

For institutional uses, the area and bulk provisions of the IN overlay supersede those of the underlying district. Since the institutional use will be the principal use of the lot, the Zoning Officer has determined that these provisions will apply to the entire property, such that the lot coverage calculation must include both the existing commercial and proposed institutional buildings. The information in the box labeled “Institutional Overlay” on Sheet 1 of the plan set is correct.

The Applicant met twice with the Township Planning Commission. At the first meeting, the Commission had a variety of concerns about the design and the potential impact on the neighborhood and emergency service providers. Residents of nearby properties were in attendance, and expressed concern about the impact on the neighborhood, specifically due to the location of the service drive, traffic, and stormwater runoff. At the second meeting, the Applicant presented a revised plan that resolved many of the concerns from the first meeting. Most significantly, the service drive had been relocated to the west side of the building and away from the adjacent residential lots; in addition, the building location was shifted to provide the full width of the required buffer from those lots. Other issues raised by our consultants were discussed and resolved to the satisfaction of the Commission. Another resident questioned whether the residents could be evacuated safely in the event of an incident affecting the integrity of the nearby underground pipeline. At the conclusion of discussion, the Commission unanimously passed a motion recommending that the Board approve the conditional use application, subject to the conditions found above in the Recommended Motion, which in some cases were included to resolve outstanding issues. Please note that the requirement of a one-time donation to Good Fellowship Ambulance is an addition by Staff (see the Staff Comment section for further explanation), and Staff has also amended the Commission’s recommendation regarding annual memberships in Good Fellowship to be consistent with prior Board decisions.

Tonight is the first night of the Applicant’s hearing before the Board of Supervisors.

Criteria for approval of a Conditional Use

The following criteria for Conditional Use approval are found in §325-124.C(1) of the Zoning.

- (a) The proposed use shall meet all of the specific standards and regulations for eligibility which appear in the section of the Zoning Ordinance authorizing the proposed conditional use.

Conditional use review is required solely due to the size of the proposed facility. There are no applicable standards or regulations other than the area and bulk provisions in §325-45.C of the Zoning, which are correctly shown on Sheet 1 of the plan set. The Zoning Officer has determined that the design shown complies with all applicable standards.

These criteria have been met.

- (b) The size, scope, extent, and character of the exception desired is consistent with the plan for future land use in West Whiteland, and with the spirit, purpose, and intent of the Zoning Ordinance.

The future land use map in the Township Comprehensive Plan (“Plan”) includes this site in the Medium-Density Residential category. The Plan does not provide much detail about this classification, other than to note that it is for higher density development than what is provided for in the more rural areas, but less dense than in the Town Center area. As already noted, the site is in the NC zoning district, so there is a discrepancy between the Plan and the Zoning. In such cases, the Zoning controls: the Plan is a policy statement while the Zoning is an ordinance with the force of law.

Staff suggests that this particular use has points of compliance with both the Plan and the Zoning. As an institutional use, it is consistent with the Zoning, but the occupants will be able to enjoy the more residential setting envisioned by the Plan during their time at the facility. Staff is therefore satisfied that the use is consistent with the “...spirit, purpose, and intent...” of the Zoning.

Staff is of the opinion that this criterion has been met.

- (c) The suitability of the property for the use desired and the new or expanded use, if approved, will be susceptible of regulation or restriction by appropriate conditions and safeguards.

The Board of Supervisors has the right to attach reasonable conditions to any conditional use application and to make provisions for the enforcement of those conditions. This criterion has been met.

- (d) The public interest in, or the need for, the proposed use or change, and the proposal will serve the best interest of the Township, the convenience of the community (where applicable), and the public health, safety, morals, and general welfare.

The Township Comprehensive Plan establishes what is meant by “the best interest of the Township,” and §325-2.A of the Zoning states that its overall purpose is to promote, protect, and facilitate the public health, safety, morals, and general welfare. Based upon our conclusions regarding items (a) and (b), above, Staff is of the opinion that this criterion has been met.

- (e) Where pertinent, the effects of the proposal with respect to congestion on the roads or highways; the most appropriate use of land; conserving the value of buildings; safety from fire, panic, and other dangers; adequacy of light and air; the prevention of overcrowding of land, congestion of population, and adequacy of public and community services will not have a substantially adverse effect thereon.

Most of these criteria have been satisfied through Zoning compliance; traffic congestion is an exception. Comment #1 of the attached review by the Township’s traffic engineer, McMahon Associates (“McMahon”) states that the traffic impact study provided by the Applicant demonstrates that “...the development does not create an adverse traffic impact on the surrounding roads and intersections, and adequate access is provided to serve the site.”

Staff is satisfied that these criteria have been met.

- (f) The proposed change is reasonable in terms of the logical, efficient, and economical extension of public services and facilities including, but not limited to, public water, sewers, police and fire protection, transportation, and public schools.

The project has access to public sewer service and water supply from existing mains in Boot Rd. Fire suppression sprinklers will be required, and the Fire Marshal has not expressed any concern regarding undue burden upon the Fire Department. There will be no impact upon the number of students in the public school system.

Facilities of this type raise a concern regarding their impact upon the providers of ambulance services: the higher level of demand for such service that one would expect from a facility that serves the elderly and those with limited abilities may be exacerbated by inadequate staffing. It is our practice to direct developers of facilities like this to meet with the first response fire company and ambulance service provider (Good Fellowship Ambulance in this case) to discuss the design and operation of the facility. We have also required contributions to the ambulance provider and that the facility maintain an active membership in the ambulance company for each unit in the facility.

The Applicant has reported - and will likely provide testimony tonight - that they have met with Good Fellowship and provided them with statistics from their other facilities. The Applicant also told the Planning Commission that their facilities have fewer ambulance calls than many personal care operations due to staffing, which includes on-site LPN's, caregivers, and technicians; their staff-to-patient ratio exceeds State requirements. The Applicant was amenable to the requirement to purchase annual memberships to Good Fellowship for each unit, and that condition is included in the recommended motion above.

Staff is satisfied that these criteria have been met.

- (g) The natural features and processes characterizing the proposed site and its surroundings shall not suffer unmitigated degradation; that the management of stormwater, the provision of water and/or sewer service, and any other alterations to the site's predevelopment conditions shall be consistent with Township goals, practices, and plans in these regards and that demand for water and energy by the proposed use shall be minimized to the optimal extent.

Much of the project site is undeveloped and wooded, but it is surrounded by residential and commercial development. Comment #4 of the attached review by Theurkauf Design and Planning ("Theurkauf") notes that satisfying our compensatory planting standards is possible but will require the provision of larger trees than what is typical; the Planning Commission agreed, and this is among the conditions they recommended in their motion.

Conditional use applications must show the feasibility of the Applicant's stormwater management strategy, although final design is not required until the land development phase. Comment #15 of the Spotts, Stevens, and McCoy ("SSM") review dated August 31, 2021 stated that the application is satisfactory on this point.

Given the proximity to existing water and sewer mains, provision of these utilities to the site should be minimally disruptive.

Staff is satisfied that these criteria have been met.

- (h) The character and type of development in the area surrounding the location for which the request is made and the proposed change or modification, if permitted, will constitute an appropriate use in the area and will not substantially injure or detract from the use of surrounding property or from the character of the neighborhood.

While the project site is largely vacant, it is zoned for commercial use and is near lots developed for single-family and multi-family residential use, a variety of commercial uses, and a small office building. As noted above, Staff finds the proposed care facility to be suitable for this location, as we expect that it will have less impact on neighboring residents than a typical commercial use while being more appropriate for this location along a busy road than a typical residential use. We cannot discern any way in which this project will injure or detract from the use of surrounding property or the character of the neighborhood.

Staff is satisfied that this criterion has been met.

- (j) The probable effects of proposed development on highway congestion have been considered, and adequate access arrangements are provided in order to protect major highways from undue congestion and hazard.

The Applicant has submitted a traffic impact study, and comment #1 of the attached McMahon review advises that "...the development does not create an adverse traffic impact on the surrounding roads and intersections, and adequate access is provided to serve the site."

Staff is satisfied that this criterion has been met.

- (k) The impact upon on-site and adjacent historic resources of the Township has been mitigated.

The site is across the road from the William Everhart House at 1300 Ship Rd., a Class I² historic resource on the National Register of Historic Places (Township Site #046) now owned by the Devereux Foundation. The Township Historical Commission therefore reviewed this application at their meeting of September 13, 2021; we have attached the review by Commonwealth Heritage Group (our historic preservation consultant) as an information item. CHG advises that the site is somewhat isolated from the Everhart House and that the proposed architecture and landscaping are appropriate. CHG also notes that there may be artefacts on the property related to the Battle of the Clouds, a 1777 Revolutionary War event. The Historical Commission concurred with CHG and unanimously passed a motion recommending approval of the conditional use application.

This criterion has been met.

- (l) Where the property or a portion of the property that is the subject of the application is improved at the time of the conditional use application, the Township may require that any existing development and/or uses on the property comply with all previous conditions of approval of a land development, subdivision, conditional use, special exception, zoning variance, or waiver of any provision of Chapter 281, Subdivision and Land Development, previously granted for the property.

There are no such conditions relative to the existing development on the subject property; this is a moot issue.

² While the Township no longer groups historic resources into Classes, that was the system in place when this application was submitted, so we will continue to cite it for all reviews of both this conditional use application and the land development plan to follow.

Consultant Reviews

- **SSM review dated April 12, 2022.** Comments #1 through #3 describe the requested waivers from the Subdivision and Land Development Ordinance (“S/LDO”), and comments #4 through #8 address Zoning compliance. Most of these recommend that information be shown more clearly. Comments #5d, #5e, #6b, and #6c raise questions of compliance; the Zoning Officer is satisfied that the plan is compliant and will be prepared to explain in greater detail during the meeting if the Board desires. Staff concurs with comment #8 in that Zoning §325-39.H(2) allows for the construction of less than the full parking requirement, but the stormwater facilities must be designed to include the parking held in reserve.

Comment #9 notes that there is a five-foot-wide sidewalk along most of the Boot Rd. frontage and that it stops about 90 feet short of the western property line. The Applicant advised the Planning Commission that this is due to the presence of wetlands and the difficulty of securing the necessary permit from the State Department of Environmental Protection (“DEP”) for even minor construction in a wetland area. While the Commission strongly supports the construction of this sidewalk, they recognize the legitimacy of this concern. Therefore, they recommend a condition requiring the developer to make a good-faith effort to secure the permit and construct the sidewalk, but if DEP has not granted the necessary permit by the time that the project is otherwise complete, the developer may make a payment to the Township’s sidewalk fund for this portion instead.

Comment #14 notes that an access easement was put in place on the adjacent Whiteland Enterprises property at 940 E. Boot Rd. when it was developed. The Applicant has stated that this connection is not practical for their use; Staff notes that such connection would mostly benefit the owner of the adjacent lot, which is quite small and has its sole access nearly adjacent to the intersection of Boot and Ship Rds. The Planning Commission and Staff agree that, while a physical connection may not be practicable at this time, the Applicant should provide a similar easement on their lot to facilitate future connection. The Applicant was agreeable to this, and it has been included with the recommended conditions.

The remaining comments address administrative issues and request additional information to be shown on the drawings.

Conditional use applications do not require fully engineered stormwater management plans, only a demonstration of feasibility. This review does not comment on this element, but the review dated August 31, 2021 indicated satisfaction on this point. Staff has confirmed with SSM that this remains their position.

Finally, please recall that no open space is required for this project, as the proposed use is considered institutional rather than residential, commercial, or industrial.

- **Theurkauf review dated April 4, 2022.** Full landscaping plans are not required for conditional use review: Applicants need only demonstrate that compliance with our landscaping regulations is feasible. Please note that the landscaping plan on Sheet 5 is not a plan for the entire site but has been provided to show the buffer adjacent to the residential area along the south side of the site. Comment #2 states that the planting materials shown for that buffer exceed our requirements. Many of the remaining comments advise that the plan can accommodate all required plantings, although those plantings are not shown. Comments #2 and #3 describe two waivers that may be required and indicates support for both.

Comment #4 advises that the design cannot accommodate the number of required compensatory plantings and suggests that the Applicant resolve this by providing larger

trees, one of several options allowed by the S/LDO. The Planning Commission prefers this option, but the Applicant has concerns about the availability of satisfactory larger trees. The recommended conditions therefore include a requirement to provide such trees, but with a provision that Staff may agree to one of the other options in the S/LDO if large trees are not reasonably available.

- **McMahon review dated April 12, 2022.** The Applicant has provided a traffic impact study, and comment #1 advises that the study is sufficient and documents that traffic generated by this project will not adversely impact the area. Comment #2 notes that the parking shown on the plan exceeds both the Zoning requirement and industry standards. Staff agrees with comment #4 regarding the need for an internal sidewalk connecting the building entrance to the new sidewalk along Boot Rd. Most of the remaining comments describe issues to be addressed during the land development review. Finally, comment #13 notes that this project is within our transportation service area and will be required to pay a traffic impact fee of \$24,633.
- **Director of Engineering memorandum dated April 12, 2022.** Mr. Otteni has no comments at this time.
- **Fire Marshal memorandum dated April 12, 2022.** Ms. Guarnera notes a minor correction and directs that the plan show the fire department connection. We note that this information will be required for the land development plan.

Staff Comment

The Board may recall that the conditions of approval for the Arbor Terrace facility at 100 Oaklands Blvd. in June 2019 included both a requirement to purchase a membership in the ambulance company (Uwchlan, in that case) for each residential unit AND a one-time donation of \$30,000. Mr. Charles Brogan of Good Fellowship Ambulance reports that the Applicant has discussed and is amenable to a similar arrangement for this project; however, the Applicant notes that their facility is slightly smaller than Arbor Terrace and questions the amount of the one-time donation. Staff acknowledges that Arbor Terrace is larger (88 units rather than the 72 proposed here), but we also suggest that an adjustment to the amount may be warranted by inflation. According to the “CPI Inflation Calculator” provided by the U.S. Bureau of Labor and Statistics (www.bls.gov), \$30,000 in June 2019 is equivalent to \$33,861 today. This project will have 82% of the units provided in the Arbor Terrace facility, so if we take 82% of this amount, we get \$27,766, which Staff has rounded to \$28,000 and included in Condition 2 of the Recommended Motion.

Staff is satisfied that the conditional use criteria have all been met. Our prior concerns have either been resolved or are addressed by the conditions recommended by the Planning Commission. We have no objection to Board action on the Recommended Motion.

Attachments

1. SSM review dated April 12, 2022.
2. Theurkauf review dated April 4, 2022.
3. McMahon review dated April 12, 2022.
4. Commonwealth Heritage Group review dated August 31, 2021.
5. Director of Engineering memo dated April 12, 2022.
6. Fire Marshal memo dated April 12, 2022.
7. Plan set dated June 28, 2021, most recently revised March 16, 2022.



April 12, 2022

Mr. John R. Weller, AICP
Director of Planning and Zoning
West Whiteland Township
101 Commerce Drive
Exton, PA 19341

RE: Columbia Cottages at Boot Road
Conditional Use Application
SSM File 101008.0354

Dear Mr. Weller:

We have reviewed the above-referenced submission consisting of the following:

- Columbia Cottage at Boot Road Conditional Use Plans (9 Sheets), prepared by EB Walsh & Associates Inc., dated June 28, 2021, revised March 16, 2022.

Horst Seniorcare Company & SCG Realty Group, Inc. are proposing to consolidate tax parcels 41-6-95.1 and 41-6-96 to create a 7.6 gross acre lot. The applicant is proposing to retain the existing one-half (1 ½) story commercial building on the site and develop the remainder of the property as a Personal Care Facility, which would include Assisted Living and Memory Care building sections. The existing area to be developed is currently vacant and comprised of meadow, woodlands, and natural features. The site is located within the NC-Neighborhood Commercial and is subject to the IN-Institutional Overlay Zoning Districts.

Issues regarding landscaping and buffering and traffic and pedestrian circulation will be addressed by Theurkauf Design and Planning and McMahon Associates, Inc., respectively.

We have the following comments.

WAIVER REQUESTS

The following waivers have been requested:

1. Section 281-35.A – To provide a reduced buffer along the residential properties to the south in lieu of the required 25 foot wide buffer. This request should be reviewed by Theurkauf Design and Planning.
2. Section 281-37.B(4) – To not require a shade tree within each parking island in the area above the stormwater management infiltration bed. The Applicant is requesting consideration instead to provide the required shade trees around the perimeter of the parking area. From a stormwater perspective, we support this waiver so that the tree roots systems will not adversely impact the underground stormwater system. However, this request should also be reviewed by Theurkauf Design and Planning.

COMPLIANCE WITH CONDITIONAL USE STANDARDS

3. The Board of Supervisors may impose additional conditions that are reasonably necessary to assure that the intent of the Zoning Ordinance is complied with, Section 325-124.C(2).



COMPLIANCE WITH ZONING ORDINANCE

4. The use regulations for NC-District are defined in section 325-14.B and for the IN-District Overlay in Section 325-45.B. The plans shall clearly indicate the existing and proposed use(s) for each building and reference the applicable code section which pertains to each individual use.

It is our understanding that the existing building is an office building that is permitted by Section 325-14.B(2). We recommend that the NC-District requirements applicable to the existing office building, be shown on the existing conditions plan, i.e. sheet 2. The existing non-conforming front yard setback associated with the office building within the NC-District (i.e., existing column) appears to be 38 feet. This non-conformity in the existing and proposed condition shall be dimensioned for clarity.

It is also our understanding that the proposed development is an “Institution for the care of the aged” that is permitted per Section 325-45.B(6). We recommend that the IN-District Overlay requirements be shown on sheet 1 and that this sheet show how the entire development meets those requirements.

5. The area and bulk regulations for NC-District are defined in section 325-14.C and for the IN- District Overlay in Section 325-45.C. The following items shall be addressed:
 - a. All areas (i.e., gross area, net area, ROW, wetlands, building, impervious, etc.) on sheet 1 shall be updated to be reflected in acres and square feet.
 - b. The IN-Overly District requirements should apply to the entire tract, in which case the existing office building non-conformities will be exacerbated. We recommend this be addressed as follows:
 - 1) The office building non-conforming zoning compliance information (i.e., setbacks) shall be indicated on the plans separately from the living care facility for the IN-Overlay District. All IN-Overlay District non-conformities shall be identified.
 - 2) The plans shall be updated to contain a note which clearly explains that the existing office use complies with the NC-District requirements, less the front yard non-conformity, as depicted on Existing Conditions Plans; however, as the property is being developed as a tract, the proposed Site Plan (sheet 1) shall depict overall site compliance with the IN-District Overlay.
 - c. Front yard setbacks shall be measured from the ultimate right-of-way line.
 - d. Interior drives or parking lots, except in areas for passenger drop-off, shall contain a minimum 15-ft separation from any building, Section 325-45.C(5). The proposed interior drive is closer than 15-ft to the building. It is our understanding the paved area west of the drop off parking space is considered a service drive and is not for public / resident use; therefore, the 15-ft setback may not apply. We defer to the Zoning Officer in regard to this matter.
 - e. It appears the parking lot associated with the Assisted Living and Memory Care Building contains only a 25.5-ft setback from the ultimate right-of-way line in lieu of 30-ft requirement. The Zoning compliance table shall reflect the same.
6. The minimum lot area for the IN Institutional District is four acres Section 325-45.C.(1). The following items shall be addressed:
 - a. The net lot area calculations on sheet 1 shall be updated to reflect all areas in acres and square feet.
 - b. Per the definition of “Developable Acreage”, existing rights-of-way are to be “netted” out. The plans offer the required ultimate right-of-way (i.e., 30-ft half width) but per Note 11 on



sheet 1, the plans request that the developable acreage only net out the “proposed right-of-way” (i.e., 25-ft half width) and that setbacks be taken from only the proposed right-of-way.

This request creates a scenario which would make this property non-conforming from a zoning standpoint, after the project is constructed and the ultimate right-of-way is dedicated to the Township. We defer to the Township Zoning Officer in regard to this matter to determine if this acceptable.

- c. An impervious summary breakdown (i.e., building, paving, misc. etc.) shall be provided in square feet for the existing and proposed conditions, which supports the indicated impervious total and coverage percentage. Our calculations suggest a total lot coverage of 150,100 square feet or 51% (vs. an allowable 50% and the table on sheet 1 that indicates 47.86%). It should be noted that our calculations do not include any impervious area within the courtyards.
7. All uses within this district shall be subject to a requirement that connection is made to public water and sewage disposal, Sections 325-14.D(4) and 281-12. The applicant has noted they will comply with this requirement.
8. Off-street parking requirements are defined in Section 325-39. The proposed plan meets parking requirements. It is noted that the plan proposes a surplus of required parking and now clarifies that such parking spaces are requested to be held in reserve. SSM has no objection to this request, conditioned upon the stormwater facilities including this impervious area and the plans clearly indicating that the stormwater facilities have been designed to accommodate the reserve parking.

COMPLIANCE WITH LAND DEVELOPMENT ORDINANCE

9. Sidewalks are required for all residential and nonresidential development. Locations of sidewalks are subject to approval by the Board of Supervisors, Section 281-31. It is noted that per Map 9, Requested Connections & Improvements, of the Township’s Bicycle and Pedestrian Plan, connections are requested along the frontage of Boot Road for the subject site. A 5-ft wide sidewalk is proposed along the Lot 2 Boot Road frontage; however no sidewalk is proposed along Boot Road in the location of wetlands at the northwestern (Lot 1) property corner. We recommend sidewalk be installed along the entire site frontage in order to meet the intent of the Township’s comprehensive plan.

GENERAL

10. The plan involves a proposed driveway onto Boot Road which is SR 2020. A Highway Occupancy Permit will be required from PennDOT. The response letter confirmed that this will be required. We defer to McMahan Associates, Inc. with regard to traffic related items.
11. We recommend that the Fire Chief weigh in on whether adequate circulation and coverage can be provided based on the current layout.
12. The southernmost 40 feet of lot 2 lies within West Goshen Township. The plan shall be submitted to West Goshen Township for review and comment. Copies of their review shall be forwarded to West Whiteland Township upon receipt. The response letter indicated that coordination with West Goshen Township would be addressed at the time of Land Development. It appears more than 10 trees are to be removed in West Goshen Township; therefore, we recommend notification prior to Conditional Use approval.
13. The plans should clarify the intended use of the courtyard areas. Consideration of a percentage of the courtyards as impervious should be considered to demonstrate that these areas can contain impervious area without violating the zoning requirements.



14. It appears Parcel 41-6-97 (i.e., Whiteland Pointe / Financial Coach Property) preserved a future ingress and egress / potential driveway connection to the west of their parking lot. We recommend a connection to this be further explored.
15. The following items should be addressed:
 - a. Based on the plans, it appears there is closer to 79,000 sf of building area, not the 76,794 sf indicated in the table on sheet 1. The square foot area of all building footprints shall be indicated on the plans for clarity.
 - b. A sidewalk connection from the building to the Boot Road sidewalk should be made.
 - c. The sheet index shall be updated to list all sheets.
16. The eastern end of the proposed sidewalk shall align with the existing sidewalk.

If you have any questions please feel free to call me.

Sincerely,
Spotts, Stevens and McCoy

A handwritten signature in blue ink, appearing to read "Kent D. Morey", is written over a light blue horizontal line.

Kent D. Morey, P.E., CBLP
Senior Engineer
kent.morey@ssmgroup.com

cc: Mark Stabolepszy, P.E.



MEMORANDUM

TO: John Weller, AICP, West Whiteland Township Director of Planning and Zoning
Justin Smiley, AICP, West Whiteland Township Planner
Andrew Eberwein, P.E., Edward B. Walsh & Associates, Inc.

FROM: Edward A. Theurkauf, RLA, ASLA, APA
Kelsey Stanton Murphy, ASLA

DATE: April 4, 2022

SUBJECT: **REVIEW COMMENTS – COLUMBIA COTTAGE AT BOOT ROAD
CONDITIONAL USE PLAN DATED 3-22-22**

Please note our review comments pertaining to the following documents received on 3-22-22 and to a site visit on 8-19-21:

- Conditional Use Plan consisting of 8 sheets; and
- Response letter dated 3-17-22 from Edward B. Walsh & Associates, Inc.

Comments that have been addressed are so noted. **New comments are in bold.**

**REVIEW COMMENTS – COLUMBIA COTTAGE AT BOOT ROAD
CONDITIONAL USE PLAN DATED 3-22-22**

April 4, 2022

1. Conditional Use Requirements – Section 325-124.C.1.h of the zoning ordinance (ZO) requires that the proposed development shall not substantially injure or detract from the use of surrounding property or from the character of the neighborhood.

Due to PennDOT requirements for the driveway configuration, the plan proposes a single entry drive with loading accessed by a service drive along the Memory Care building’s north façade adjacent to Boot Road. The land development plan shall indicate plantings that screen the drive from Boot Road per comment #6.

2. Screen Buffer – Section 281-35.A of the subdivision and land development ordinance (SLDO) requires 50-foot-wide vegetated screen buffers between the proposed institutional use and adjacent residential, historic, and commercial uses. **The plan has been revised to combine Lots 1 and 2, so there is no flex use screen buffer requirement.**

The plan proposes noncompliant screen buffers in the following area:

- Historic use – Parking within the required buffer reduces its width to 30 feet in the screen buffer required for the Everhart House, a Class I historic resource.

Screen buffer landscaping per section 281-35.D (SLDO) is required as follows:

<u>Buffer/Length</u>	<u>Plant Type</u>	<u>Required Qty.</u>	<u>Proposed Qty.</u>
Everhart House/ 177 LF	Shade Trees	4	*
	Evergreen Trees	7	0
	Large Shrubs	18	0
Commercial East/ 174 LF	Shade Trees	4	*
	Evergreen Trees	7	0
	Large Shrubs	17	0
Townhouses/ 152 LF	Shade Trees	3	*
	Evergreen Trees	6	0
	Large Shrubs	15	0
SF Residential/ 771 LF	Shade Trees	15	65*
	Evergreen Trees	31	33
	Large Shrubs	77	82
Commercial West/ 264 LF	Shade Trees	5	0
	Evergreen Trees	11	0
	Large Shrubs	26	0

*Requirement met by trees proposed to remain

- a. Everhart House buffer – **The response letter states that the Township Historical Commission considers the proposed buffer to be satisfactory. The plan indicates adequate room for**

**REVIEW COMMENTS – COLUMBIA COTTAGE AT BOOT ROAD
CONDITIONAL USE PLAN DATED 3-22-22**

April 4, 2022

required screen buffer plantings. A waiver would be required to permit proposed parking in the screen buffer, to which we would not object.

- b. Commercial East buffer – The plan indicates feasible compliance with screen buffer planting requirements.
 - c. Townhouse buffer – The plan indicates feasible compliance with screen buffer planting requirements.
 - d. Single-family Residential buffer – The plan proposes an emergency access drive in the buffer that would look and function like a lawn. The plan indicates adequate space for required screen buffer plantings. We consider this issue resolved.
 - e. Commercial West buffer – The plan indicates feasible compliance with screen buffer planting requirements.
3. Parking Lot Landscaping – In accordance with section 281-37.B.4 (SLDO), each parking lot landscape island shall contain one shade tree.

The plan indicates at least 24 inches of soil over the stormwater vaults in the planting islands, which would accommodate understory trees with shallow, fibrous roots in lieu of the required shade trees. A partial waiver would be required to permit understory trees as parking lot island shade trees, which we would support.

4. Compensatory Planting – Section 281-34.G (SLDO) requires compensatory plantings for mature trees that are removed. Based on the applicant’s survey of existing trees, proposed tree removals and required compensatory plantings are as follows:

<u>Trees TBR</u>	<u>DBH “ TBR</u>	<u>Req. Compensatory “</u>	<u>Req. Compensatory Trees</u>
12-24” DBH	840	211	106
24-36” DBH	131	43.7	<u>22</u>
2-inch caliper Compensatory Trees Required:			128
Compensatory Trees Proposed:			50

The required number of compensatory trees cannot be provided on site without causing wetland disturbance. Section 281-34.G.6.a.3 (SLDO) permits the installation of fewer, larger compensatory trees that equal the aggregate cost of required mitigation plantings. Thus the plan would feasibly comply with compensatory planting requirements if all required evergreen trees were specified as minimum 8-foot height, as follows:

<u>Description</u>	<u>Quantity</u>	<u>Compensatory Equivalent</u>
Buffer Evergreen Trees, 8 ft. ht.	64	89
Buffer Shade Trees, 2 inch cal.	22	22
Street Trees, 2 inch cal.	12	12

**REVIEW COMMENTS – COLUMBIA COTTAGE AT BOOT ROAD
CONDITIONAL USE PLAN DATED 3-22-22**

April 4, 2022

<u>Description cont'd</u>	<u>Quantity</u>	<u>Compensatory Equivalent</u>
Parking Island Shade Trees, 2 inch cal.	6	6
Bldg. Façade Shade Tree, 2 inch cal.	1	<u>1</u>
Total Equivalent 2-inch Compensatory Trees		130

The land development plan shall provide required mitigation plantings accordingly.

5. Pedestrian Accessibility – The plan has been revised to extend a sidewalk across the Boot Road frontage. This issue is resolved.
6. Site Element Screens – Section 281-35.G (SLDO) requires vegetated screening for elements within 200 feet of a property or right-of-way line. Low screens are required for parking lots **and other vehicular use areas**, and high screens are required for loading areas, as follows:

<u>Site Element</u>	<u>Required Screen</u>
East Parking Lot	Low
Building Entrance Parking	Low
Loading Area	High
Service Drive	Low

Adequate space for required site element screens is provided. Feasible compliance with the site element screen requirement is demonstrated.

7. Building Façade Landscaping – Section 281-37.D (SLDO) requires plantings between parking lots and buildings as follows:

<u>Façade/Length</u>	<u>Plant Type</u>	<u>Required Qty.</u>
Memory Care/ 55 LF	Shade Tree	1
	Small Shrubs	6

The plan indicates adequate space for the required landscaping. Feasible compliance with building façade landscaping requirements has been demonstrated.

8. Street Trees – Section 281-36 (SLDO) requires street trees as follows:

<u>Frontage/Length</u>	<u>Required Qty.</u>	<u>Proposed Qty.</u>
Boot Road/ 622 LF	12	0

The plan indicates adequate space for the required street trees. Feasible compliance has been demonstrated.

9. Nonconformities on Existing Developed Lot Caused by Proposed Subdivision – **This comment is no longer applicable.**



**REVIEW COMMENTS – COLUMBIA COTTAGE AT BOOT ROAD
CONDITIONAL USE PLAN DATED 3-22-22**

April 4, 2022

10. Conclusion – The following shall be addressed prior to conditional use approval:

- **Waiver to permit a reduced screen buffer width for Everhart House**
- **Waiver to permit understory trees in lieu of required shade trees in (3) parking lot islands**

Please call if there are further questions.

April 12, 2022

Mr. John R. Weller, AICP
Director of Planning & Zoning / Zoning Officer
West Whiteland Township
101 Commerce Drive
Exton, PA 19341

RE: Traffic Engineering Review
Columbia Cottage at Boot Road Assisted Living Facility
West Whiteland Township, Chester County, PA
McMahon Project No. 821711.11

Dear Mr. Weller:

McMahon Associates, Inc. completed a traffic review of the proposed Columbia Cottage at Boot Road assisted living facility located on the south side of Boot Road (S.R. 2020) just west of Ship Road (S.R. 1001). The site consists of a 72-bed assisted living facility with access provided via a full-movement, unsignalized access along Boot Road. Our traffic review is based on the following documents.

- *Conditional Use Plan for Columbia Cottage at Boot Road*, prepared by Edward B. Walsh & Associates, Inc, dated March 16, 2022.

Based on our review of the above document, we offer the following comments for consideration.

1. ZO Section 325-124.C(1)(e), (f), (i) and (j) – Based on the results of the traffic study, the proposed site access intersection operates at acceptable overall and individual movement LOS B or better during the study peak hours, and auxiliary left and right-turn lanes are not warranted according to PennDOT's turn lane warrant criteria. The study also concludes that adequate sight distance is available at the site access intersection with clearing of trees and vegetation along the site frontage. In addition, the study indicates the traffic generated by the proposed assisted living facility does not cause nor exacerbate delay at the Ship Road/Boot Road intersection. Based on the results of the study, in our opinion the development does not create an adverse traffic impact on the surrounding roads and intersections, and adequate access is provided to serve the site.
2. ZO Section 325-39.G – The parking tabulation on sheet 1 notes the parking supply as 69 parking spaces (which includes 9 spaces held in reserve); however, the plan shows 72 parking spaces. The parking tabulation should be corrected. Regardless, the proposed parking supply exceeds the Township's parking supply requirement for a nursing home (48 parking spaces), and exceeds parking demand estimates by the Institute of Transportation Engineers for this land use. As such, the proposed parking supply is sufficient.

3. SALDO Section 281-25.A – The plans show a 30-foot half width ultimate right-of-way along the Boot Road site frontage, which meets the requirements for a collector road. In addition, note 11 on sheet 1 should be revised to read as follows:

“The Record Owner and its successors and assigns in ownership of Tax Parcels 41-06-95.1 and 41-06-96 shall convey and dedicate in fee to West Whiteland Township or PennDOT upon demand, at no cost, the land area between the existing legal right-of-way line and the ultimate right-of-way line along Boot Road (S.R. 2020) to be used for public road purposes, sidewalks, utilities, and other public purposes.”

4. We recommend pedestrian access within the site and to and from the site, especially as neighboring properties develop and redevelop and the sidewalk system is expanded along Boot Road. As such, we continue to recommend a sidewalk connection between the proposed Boot Road sidewalk and the building entrance. Furthermore, during land development, please ensure the proposed Boot Road sidewalk connects to the sidewalk along the neighboring property to the east.
5. The plan shows truck turning templates for a 30-foot single unit truck, and the Township’s 42.5-foot emergency vehicle. The applicant’s engineer states these are the largest vehicles anticipated to visit the site, and therefore larger truck turning templates are not provided.
6. SALDO Section 281-28.F – The driveway sight distance appears to be sufficient, and the applicant’s engineer states during land development the available driveway sight distances and a PennDOT-style sight distance note will be provided on the plans.
7. During land development, the design of the emergency access will be reviewed in more detail, and at which time the applicant’s engineer should confirm if any of the optional aspects of the emergency access (as shown on the detail) are proposed/needed. Also, it should be determined if signage or an accessible gate/fence is needed. Furthermore, the Township’s emergency service personnel should review the appropriateness of the proposed engineered permeable paver.
8. SALDO Section 281-31 – During land development, the applicant’s engineer states detailed pedestrian curb ramp designs for the ramps located on both sides of the site access will be provided. These designs should include detailed grading plans, including spot elevations at all grade break points, all dimensions and slopes, and labels for the proposed curb ramp types. In addition, all of the appropriate PennDOT standard curb ramp details should be provided on the plans.
9. During land development, please provide all proposed signing and striping in order to provide clear guidance to traffic in this area of the pick-up/drop-off loop in front of the building to ensure for the orderly flow of traffic and to ensure there is no conflict with the Boot Road driveway traffic.
10. Since Boot Road (S.R. 2002) is a state road, the proposed site will require a Highway Occupancy Permit from PennDOT. Please copy the Township on all PennDOT submissions.
11. Chapter 295-12 – The subject development is located within the Township’s Act 209 Transportation Service Area, and as such, it is subject to the Township’s Transportation Impact Fee which is equal to \$1,449.00 per new weekday afternoon peak hour trip. Based on the traffic study, the proposed 72-bed

assisted living facility will generate 17 new weekday afternoon peak trips, and the resultant Transportation Impact Fee is **\$24,633**.

12. Upon resubmission, the applicant's engineer should compose a response letter that describes how each comment has been addressed and where any plan and/or report revisions are located. Additional comments regarding the traffic improvements and/or land development plans may follow upon receipt of future submissions.

If there are any questions or if additional information is requested, please contact our office.

Sincerely,

A handwritten signature in black ink that reads "Christopher J. Williams". The signature is written in a cursive, flowing style.

Christopher J. Williams, P.E.
Vice President & Regional Manager – Mid-Atlantic



ANDREW J. WEIR, PRESIDENT
ajweir@chg-inc.com

PENNSYLVANIA OFFICE
20 Hagerty Boulevard, Suite 3
West Chester, PA 19382
P: (610) 436-9000

August 31, 2021
WC-461

Mr. John Weller, AICP
Director of Planning and Zoning, and
West Whiteland Township Historical Commission
222 North Pottstown Pike
Exton, PA 19341

**Re: Conditional Use Application
Columbia Cottage at Boot Road
Senior Care Facility
930 & 936 E. East Boot Road
Exton PA., 19341**

Dear Mr. Weller,

A Conditional Use Application has been submitted by Horst Seniorcare Company for construction of a residential senior care facility, at 930 & 936 E. Boot Road. The applicant proposes to subdivide an existing 8.396-acre property, located along the south side of Boot Road, to form two lots. The 1.594-acre west lot contains an existing commercial building that will remain. The 6.802-acre east lot is currently undeveloped and will be the site of the proposed senior care development. The project site is located within West Whiteland Township's NC-Neighborhood Commercial Zoning District.

In accordance with the West Whiteland Township Zoning Ordinance, Article XVI: Historic Preservation, Commonwealth Heritage Group (hereinafter Commonwealth) has reviewed the proposed undertaking for potential impacts to the Township's designated historic resources. For this review Commonwealth utilized the following submission documents:

- Application for Hear (Conditional Use), by Buckley, Brion, McGuire & Morris LLP, dated 8/10/2021.
- Conditional Use Plans, Drawings 1 thru 5, by E.B. Walsh & Associates, Inc., dated 6/10/2021.
- Building Elevations and Site Rendering, Drawings 1 & 2, dated 8/3/2021
- Traffic Engineering Investigations, by F. Tavani & Associates, dated 8/9/2021.
- Post-Construction Stormwater Management Report, by E.B. Walsh & Associates, Inc., dated 6/10/2021.

Historic Resources Impacted by the Proposed Project

In accordance with Section 325-92.A of the Township Zoning Ordinance, Class I, II, or III historic resources listed on the West Whiteland Township inventory that are located within the boundary of a proposed project

OTHER LOCATIONS

Alexandria, VA (703) 354-9737 Columbus, OH (614) 549-6190 Dexter, MI (517) 788-3550 Littleton, MA (978) 793-2579
Minneapolis, MN (612) 597-1589 Minneapolis, MN (612) 597-1589 Ogden, UT (801) 394-0013 Tarboro, NC (252) 641-1444
Traverse City, MI (517) 262-3376

site or within 300-feet of the boundary of a proposed project site shall be reviewed for potential adverse effect. Commonwealth's review has determined the following historic resources are subject to review.

Listed Historic Resources located within the boundary of the proposed Project Site:

None

Listed Adjacent Historic Resources within 300 feet of the proposed Project Site:

- **Site #046**– S. Ship and E. Boot Road. William Everhart House. Built c. 1810 by William Everhart, major developer of West Chester's southwest quadrant. This house was used until c. 1817 as a storekeeper's house. Everhart lived here until c. 1824. House is the only survivor of the thriving 19th century community associated with the Boot Tavern.
 - Class I Historic Resource, Listed on the National Register of Historic Places.

Description of the Proposed Undertaking:

The proposed Columbia Cottage at Boot Road senior care facility is a Personal Care Facility comprised of a 22 bed Memory Care unit and a 50 bed Assisted Living facility. A single 76,794 SF one-story structure contains both care units. The care units are in two separate courtyard wings, linked by an entrance lobby, corridors, offices, and common spaces. The proposed building will occupy roughly the western 60 percent of the property. The eastern 40 percent of the site, closest to the Ship and Boot Road intersection, will be a landscaped parking lot providing 68 parking spaces. The parking lot contains wide landscape islands within the parking lot. The perimeter buffer along the south side of Boot Road is currently shown as 45-feet. However, it appears Boot Road may be widened, and the perimeter buffer reduced to 30-feet. The drawings reviewed did not contain proposed landscaping or vegetative screening information.

Review of the Potential Effects on Historic Resources:

Commonwealth's review is limited to the potential for effect on the above-mentioned historic resources. Commonwealth conducted a field review at the site of the historic resources to evaluate the potential effect of the proposed project. Our comments are limited to the potential for adverse effect, and recommendations for treatment and/or mitigation.

The proposed Columbia Cottage site design locates the new building on the western section of the property. This is respectful of the existing historic resource, Site #046 which is located on the north side of Boot Road, opposite the new parking lot to the east. There is an opportunity to provide substantial landscaping in the perimeter buffer space and parking lot islands. This should be robustly developed, including deciduous and evergreen trees and shrubbery for year-round screening. The design of the one-story facility as illustrated in the submitted rendering is residential in style. The pitched roofs at the building's perimeter and traditional architectural details are appropriate. The design and scale are compatible with the neighborhood and sympathetic to the William Everhart House.

One area of concern at the proposed Columbia Cottage site is the potential for disturbance of archeological resources related to the Revolutionary War Battle of the Clouds, as well as potential Native American settlement activity. Historically this was a busy crossroads intersection, probably long before European settlers arrived. The Battle of the Clouds occurred on September 16, 1777, as the British moved north from Chadds Ford in multiple lines. Skirmishes erupted before a late day storm ended the battle. Some of the heaviest fighting was in the vicinity of the present-day Everhart House. Refer to the attached excerpt from

Mr. John Weller, AICP

August 31, 2021

Page 3

the *Chester County Technical Report on the Battle of the Clouds: Skirmish Near the Boot Tavern*. It is not known if archeological resources may be discovered. The Township should be alerted if historic material is uncovered or if human remains are encountered, which is unlikely but not impossible.

Conclusion: The building proposed at the Columbia Cottage at Boot Road senior care facility is relatively isolated from the historic resource, Site #046, the William Everhart House. The care facility's site layout and architectural design per the site plans and elevation rendering are appropriate. The landscaping design must be developed to provide adequate screening for the existing historic resource. Commonwealth concludes there is no adverse effect for the Columbia Cottage at Boot Road development.

Should you have any questions or comments please do not hesitate to contact me by cell at 610-350-9564 or e-mail at pyocum@chg-inc.com.

Regards,

A handwritten signature in dark ink, appearing to read "Philip Yocum". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Philip Yocum, RA, LEED AP
Preservation Architect

cc: Justin Smiley – WWT
Candice Strawley- CHG

Battle of the Clouds

Technical Report

County of Chester, Pennsylvania

ABPP Grant Number GA-2255-12-005

Chester County Board of Commissioners

Ryan Costello
Kathi Cozzone
Terence Farrell

Department of Computing and Information Services

Glenn E. Angstadt, CIO
Sean Moir, Project Director

Chester County Planning Commission

Ronald T. Bailey, Executive Director
David Ward, Assistant Director
Carol Stauffer, Director, Planning Services Division
Karen Marshall, Historic Preservation Officer

John Milner Associates, Inc.

Wade Catts, Associate Director, Cultural Resources
Robert Selig, PhD, Historical Consultant
Tom McGuire, Historical Consultant

Record copies of this document can be obtained from

Kristen L. McMasters
National Park Service
American Battlefield Protection Program
1201 Eye Street NW (2287)
Washington, DC 20005

This material is based upon work assisted by a grant from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior.

October 25, 2013

Battle of the Clouds

Technical Report

The Battle of the Clouds Phase 2 : Skirmish Near the Boot Tavern

Maxwell was positioned on the Pottstown Pike, near Colonel Richard Thomas' Mill, while Potter's Militia Brigade lined up behind the Boot Tavern, which was located at the intersection of Boot and Ship Roads in West Goshen Township.³⁵

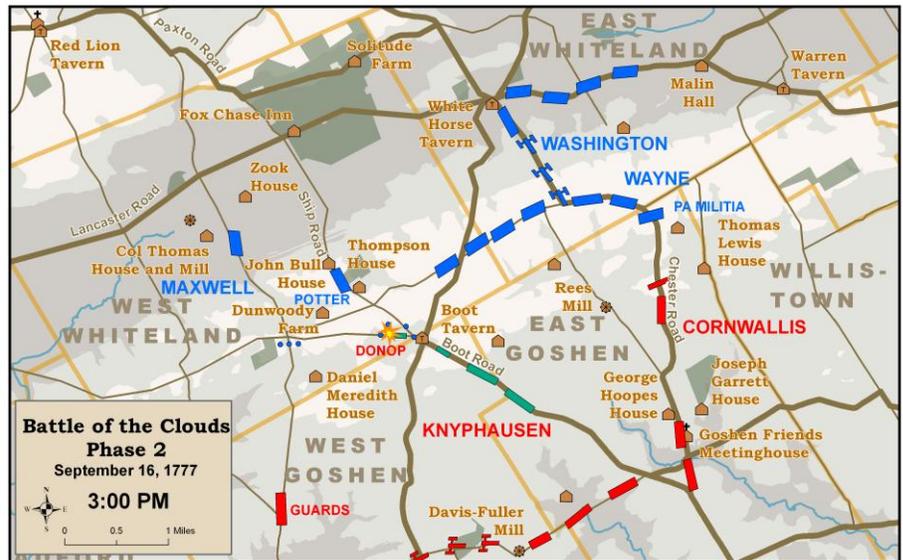
Around 3:00pm, while the bulk of the Crown Forces remained near the Goshen Meetinghouse,

a detachment of Hessian Jaegers, along with Hessian Grenadiers and the Leib Regiment plunged forward with Colonel Carl von Donop leading the way.

Donop, who came from a Hessian noble family, requested to command the Jaegers in America, with the ambitious dream of widening the war to "seize the wealth of Mexico and Peru."³⁶ After suffering humiliation at Trenton in January, Donop was eager to find an opportunity for revenge against the Americans. This eagerness may explain why we found himself so far ahead of the rest of his column.³⁷

According to Howe's aid-de-Camp, Fredrieich von Munchhausen, Donop may have "advanced a little too impetuously," because he soon found himself cut off from the rest of his detachment and "almost surrounded" by Potter's men who saw an opportunity to catch the Hessians out of position.³⁸ Map 6a depicts Donop's close call at the Boot Tavern.

Summoning his determination, Donop, "decided to break through with the horsemen," in order to reunite with the rest of Knyphausen's column that was approaching from the east.³⁹



[MAP 6a] Battle of the Clouds, Phase 2

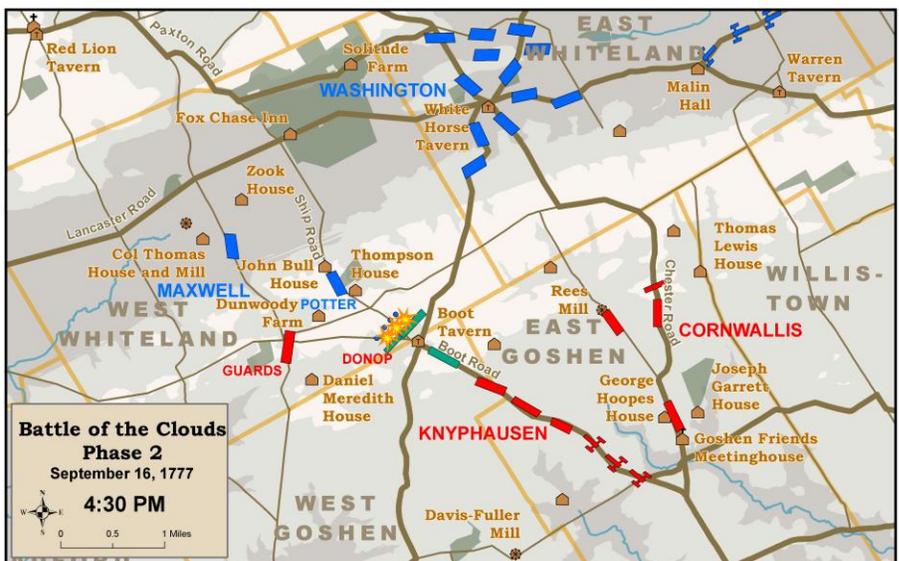
Battle of the Clouds Technical Report

While Donop was maneuvering by the Boot Tavern, the main army on King Road between Maxwell and Wayne was still not in formation, the rain was starting to fall more steadily, and the only avenues of retreat back to the Great Valley (modern day Ship Road, Phoenixville Pike, Planebrook Road, and Pottstown Pike) were deteriorating quickly.⁴⁰ Washington and his officers were considering, “whether we should receive the British on the ground then occupied by our troops, or retire beyond a valley in their rear.”⁴¹ Pickering’s opinion was, “The order of the battle is not completed. If we are to fight the enemy on this ground, the troops ought to be immediately arranged. If we are to take the high grounds on the other side of the valley, we ought to march immediately, or the enemy may fall upon us in the midst of our movement.”⁴² “Let us move,” was Washington’s response, and the army turned back toward the White Horse Tavern in the valley.⁴³



[Figure 2] Count Carl Emil Ulrich von Donop

As the storm worsened, weapons on both sides began to misfire, and the Jaegers drew their hunting swords forcing Potter’s men to “quit the field.”⁴⁴ Map 6b depicts this scene which represents the last time patriot blood was spilled in the Brandywine Valley.



[MAP 6b] Battle of the Clouds, Phase 2

The episode by the Boot Tavern saw five Jaegers killed and seven wounded⁴⁵, about eight to eleven Americans killed, and a number of prisoners captured.⁴⁶ According to the Futhey and Cope, “the killed were buried near to the dwelling of Daniel Meredith, and the wounded taken to the house of Daniel Thompson, a short distance north of

Battle of the Clouds Technical Report

Meredith's, which was used as a hospital.”⁴⁷ Immaculata University on King Road has a gravesite on its campus that is traditionally believed to contain soldiers killed in the battle.⁴⁸

Rainsoaked Roads and Ammunition

By today's standards this storm would probably be known as a tropical storm or hurricane, reminiscent of Hurricane Floyd which hit southeastern Pennsylvania on September 16, 1999.⁴⁹ Even modern society, with paved roads and abundant shelter, has a difficult time functioning during such weather events, but for these Eighteenth century armies, there were only dirt paths, quickly turning to mud, and a few scattered farmhouses that would have been quickly snatched up by the officers. Most men on both sides were left to remain out in the open fields with only their weapons and provisions.

By about 5:00pm, the Crown Forces were forced to call off the attack. Even the Jaegers, charging with their hunting swords, were stopped in their tracks by mud up to their calves.⁵⁰ Apart from the severely degraded road system, one of the primary concerns for both armies was the state of their ammunition, particularly the cartridge boxes. These boxes were carried by soldiers on both sides to store cartridges consisting of a musket ball and powder wrapped in paper. They were constructed using a wooden box and covered with a leather flap.



[Figure 3] Cartridge Boxes : Continental versus British

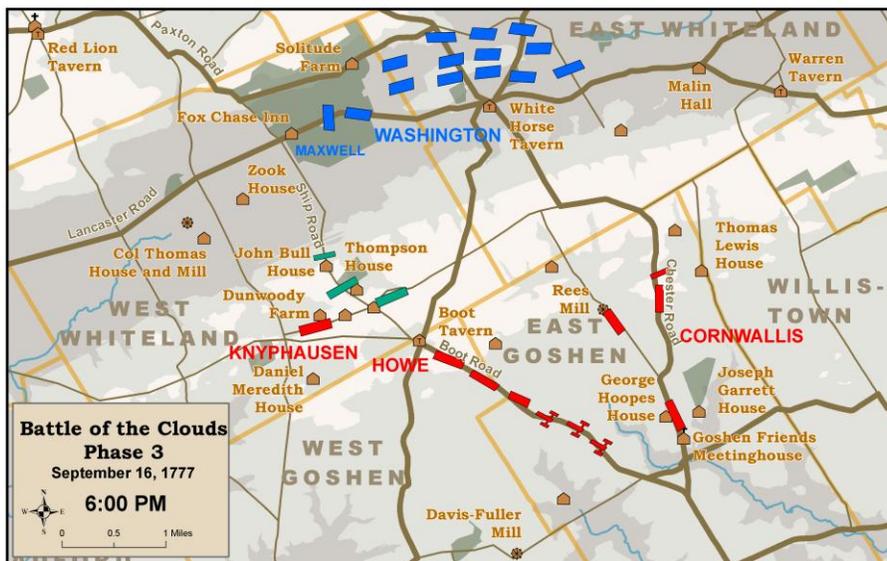
Figure 3 shows samples of a Continental cartridge box (the two on the left), and a British cartridge box on the right. Better construction of the British boxes, particularly with a larger leather flap, as well as double flaps, gave them an advantage in wet situations.⁵¹ Nobody put it more plainly than Brigadier General

Battle of the Clouds Technical Report

Henry Knox who summed up the situation on 16 September, saying, “This was a most terrible stroke to us, and owing entirely to the badness of the cartridge-boxes which had been provided for the army.”⁵²

After the Battle of the Clouds, Washington became well aware of the difference in quality, sending a letter to Congress on 13 October, where he identified some design improvements, saying, “With respect to Cartouch Boxes, without which it is impossible to act, ... each Box should have a small inner flap for the greater security of the Cartridges against rain and moist weather. The Flaps, in general, are too small, and do not project sufficiently over the ends or sides of the Boxes. ... For we know from unhappy experience in the severe rain, on the 16th [of September] the few Boxes we had of this construction preserved the ammunition without injury, whilst it was almost wholly destroyed in those of the Common form, with a single flap.”⁵³

The Battle of the Clouds Phase 3 : Regrouped at the White Horse Tavern



[MAP 7] Battle of the Clouds, Phase 3

Despite the failure of the cartridge boxes, it could be said that the storm played to Washington's advantage by eliminating the possibility of a British pursuit and allowing him the time to put some distance between the two armies.

Exactly what happened that late afternoon, however, is difficult to say. As

documented in Appendix A,

the configuration of Washington's line near the White Horse Tavern is unknown. The historical study could not locate a single firm and reliable primary source that contained evidence of the order of Continental Army forces marching toward White Horse Tavern on the afternoon of 16 September, 1777.⁵⁴ The only primary account that even hints at a reformed line comes from Pickering, who states

MEMORANDUM

DATE: April 12, 2022

TO: John Weller, Director of Planning and Zoning

FROM: Theodore D. Otteni, P.E.
Director of Engineering

**SUBJECT: Columbia Cottage at Boot Road (Senior Living)
Conditional Use Plan Review**



I have reviewed the plans (9 sheets) for the proposed Columbia Cottage Senior Living with a plotted date of March 22, 2022. I have no comments at this time.



101 Commerce Drive Exton, Pennsylvania 19341 Tel: (610) 363-9525

Date: April 12, 2022

To: John Weller/Director of Planning and Zoning Justin Smiley/Township Planner

From: Marie Guarnera, Director Code Administration / Fire Marshal/ Assistant Zoning Officer

Re: Columbia Cottage Conditional Use – Fire Marshal Review

I have reviewed the following plan(s) revised dated 3/16/2022 prepared by EB Walsh & Assoc. Inc. and have the following comments:

- Fire Department connection shall be identified and located within 150' of a Fire Hydrant
- Auto Turn Analysis – to be calculated on the largest Fire Department apparatus only.
 - **Page 8 of 9 correction to show turning radius per the largest Fire Department apparatus of 42.25'**

Marie Guarnera
Director Code Administration / Fire Marshal/ Assistant Zoning Officer
Cell: 267-542-0445 mguarnera@westwhiteland.org



MEMORANDUM

DATE: May 20, 2022
TO: Board of Supervisors
FROM: John R. Weller, AICP
Director of Planning and Zoning

**SUBJECT: Amending the Township Zoning Ordinance
to accommodate active adult communities**

Motion

To adopt Ordinance No. 469 to amend the Township Zoning Ordinance to include a new Section 325-45.F to allow active adult communities in the IN - Institutional overlay district and to revise other sections of the Zoning Ordinance to assure internal consistency.

Background

In September 2020, the Township Planning Commission reviewed two Sketch Plans by McKee Builders for the development of a 100-acre tract along the border with East Whiteland Twp. This tract comprises four parcels that were granted conditional use approval in August 2000 for development as part of the Valley Creek Corporate Center (“VCCC”). The development approved for this 100-acre portion featured eleven office buildings with 1.2 million sq.ft. of leasable space and over 4,800 parking spaces. Since conditional use approvals do not expire, the property may still be developed in this way. McKee has advised - and Staff has confirmed - that Rubenstein Partners (the property owner and developer of the VCCC) is no longer interested in pursuing the office development.

The McKee Sketch Plans illustrated two development options for the tract. Since the land is in the Office/Laboratory (“O/L”) zoning district, it may be developed under the provisions of the Institutional (“IN”) overlay district found in Article X of the West Whiteland Township Zoning Ordinance (“Zoning”). The first option showed a life-care facility designed to comply with the existing IN regulations in §325-45.B(13) of the Zoning. The second option was an “active adult” community - a type of use not specifically provided for in the Township. An active adult community would not include the care facilities found in a “life-care” facility and would resemble a conventional residential development, featuring a variety of housing types and recreational amenities, but residency is age-restricted.

The Planning Commission agreed that the approved VCCC design was outdated and no longer represented their preferred development of this tract, even if office development at this scale should become economically viable again. The Commission observed that both McKee designs were more suitable for this site than the approved office park and more compatible with the surrounding uses. Of the two, they concluded that they preferred the active adult community, noting that life-care facilities tend to burden our emergency service providers more than other types of residential use. Furthermore, if the facility were owned by a non-profit entity, it would be detrimental to our tax base. In contrast, properties in the active adult community would remain largely taxable, some of their residents would still be working (and paying earned income tax), and the attendant age restrictions would assure virtually no impact upon public school enrollment.

Based upon this response, McKee developed a proposed amendment to the Zoning Ordinance to allow active adult communities in the IN overlay district. In further discussion, we noted that the amendment could reasonably be found inconsistent with our Comprehensive Plan. As McKee and the Planning Commission continued work on drafting suitable Zoning language, the Commission and Staff prepared an amendment to the future land use element of the Comprehensive Plan. The Board adopted the Comprehensive Plan amendment following a public hearing on March 23, 2022.

With the Comprehensive Plan amendment now in place, there are no administrative obstacles to proceeding with the amendment to the Zoning Ordinance.

Adoption Process

The process for amending the Zoning Ordinance is in §609 of the Pennsylvania Municipalities Planning Code, which are consistent with §325-125 of the Zoning:

- *Discussion at at least one public meeting of the Planning Commission.* An earlier version of this proposed amendment was reviewed by the Chester County Planning Commission (“CCPC”) in July 2021. The current version includes revisions made in response to the CCPC comments and was then reviewed at the Township Planning Commission meeting on December 7, 2021, thereby satisfying this requirement. At the conclusion of discussion at that meeting, the Commission passed a motion recommending that the Board proceed with the amendment process. We note that the delay since that action was due to the need to amend the Comprehensive Plan.
- *Draft copies of the amendment are to be provided to the CCPC for their review and comment at least 30 days prior to the date of the Board’s hearing. If they do not respond within that period, the Board may proceed without their comments.* Based upon the Board’s authorization at the meeting of April 13, 2022 to begin the amendment process, Staff provided copies of the revised draft text to the CCPC. The attached review dated May 19, 2022 acknowledges the previous review and that we revised the earlier version in response to their comments. It also states that the amendment is consistent with the County Comprehensive Plan. In response to comment #4 regarding the incorporation of minimum open space standards, we note that we already have a requirement for permanent open space in §281-47 of our Subdivision and Land Development Ordinance, so this issue is addressed to our satisfaction. Regarding comment #5, Staff has confirmed that the language proposed for §325-45.B(15) is correct.
- *The Board of Supervisors must hold at least one public hearing pursuant to public notice.* Tonight is that hearing, and it was properly advertised in accordance with the “public notice” requirements of the MPC, as demonstrated by the attached proofs of publication. If the Board does not direct any substantial revisions during the hearing, then you may proceed with adoption by acting on the motion at the beginning of this memo.

Staff Comment

Staff is of the opinion that no further changes to the text are warranted; we have no objection to Board action on adopting the amending ordinance tonight.

Attachments

1. Ordinance No. 469.
2. Correspondence from the Chester County Planning Commission, dated May 19, 2022.
3. Proofs of publication from Daily Local News.

BOS MMO's - Miscellaneous\2022\220520 - Active Adult ZO amd

**BOARD OF SUPERVISORS
WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. 469

**AN ORDINANCE AMENDING CHAPTER 325, "ZONING," OF THE WEST
WHITELAND TOWNSHIP CODE OF ORDINANCES TO ADD A DEFINITION
OF "ACTIVE ADULT COMMUNITY," TO ADD ACTIVE ADULT COMMUNITY AS
A PERMITTED USE IN THE IN INSTITUTIONAL DISTRICT, AND TO PROVIDE
REQUIREMENTS FOR ACTIVE ADULT COMMUNITY USE.**

BE IT HEREBY ENACTED AND ORDAINED by the Board of Supervisors of West Whiteland Township, Chester County, Commonwealth of Pennsylvania as follows:

Section 1. Section 325-8 of Chapter 325, "Zoning," of the West Whiteland Township Code of Ordinances is hereby amended to add a definition of "Active Adult Community" as follows:

ACTIVE ADULT COMMUNITY - A residential development consisting of any number of single-family, two-family, and townhouse dwelling units, including accessory uses consistent with §325-45.8(15) hereinbelow, that is age-restricted as provided for by The Housing for Older Persons Act of 1995, as amended.

Section 2. Sub-section 325-45.A of Chapter 325, "Zoning," of the West Whiteland Township Code of Ordinances is hereby amended as follows:

- A. The IN Institutional District shall be and is an overlay of the TC Town Center, NC Neighborhood Commercial, O/C Office/Commercial, O/L Office/Laboratory, O/R Office/Residential, I-1 Limited Industrial, and I-2 General Industrial Districts except as otherwise provided in §325-45.B. The regulations in this district shall supplement the regulations otherwise applicable in the aforementioned underlying zoning districts when a use permitted by this subsection herein below is proposed. The purpose of this district is to encourage the preservation and subsequent logical and timely development for institutional purposes, conference centers, and specialized residential housing uses. The protective standards in this article are intended to minimize any possible adverse effect of a use permitted in the IN Institutional District on nearby premises.

Section 3. Sub-section 325-45.B of Chapter 325, "Zoning," of the West Whiteland Township Code of Ordinances is hereby amended to renumber existing paragraph (15) to be a new paragraph (16) and to provide the following new paragraph (15):

- (15) Active Adult Community along with Active Adult Community accessory use(s), including clubhouse, swimming pool, bocce, indoor and outdoor recreational uses, trails, fitness center, guest parking, dog park, outdoor grilling, picnic areas, and other similar uses to the foregoing. Active Adult Communities are

not permitted the IN Institutional District where it overlays the I-1 Limited Industrial and I-2 General Industrial Districts.

Section 4. The first sentence of §325-45.C of Chapter 325, “Zoning,” of the West Whiteland Township Code of Ordinances is hereby amended to read as follows:

- C. Development regulations: For all authorized buildings and uses, except for an Active Adult Community or where a more specific requirement is provided for a life-care facility, the following regulations shall apply:

Section 5. Section 325-45 of Chapter 325, “Zoning,” of the West Whiteland Township Code of Ordinances is hereby amended by the addition of a new sub-section F as follows:

- F. Active Adult Community.
 - (1) Area and bulk regulations.
 - (a) Minimum gross tract area: 75 acres.
 - (b) Minimum building setbacks.
 - [1] From exterior road right-of-way: 50 feet.
 - [2] From tract perimeter where the tract perimeter is not defined by a by a road right-of-way: 50 feet.
 - (c) Maximum building coverage: 30% of net tract area.
 - (d) Maximum impervious coverage: 60% of net tract area.
 - (e) Maximum building height: 35 feet.
 - (f) Maximum density: 4.0 dwelling units per gross tract acre.
 - (g) Single-family dwellings shall comply with the following:
 - [1] Minimum lot size: 7,500 square feet.
 - [2] Minimum lot width at the street line: 50 feet.
 - [3] Minimum front yard: 20 feet.
 - [4] Minimum side yard: 10 feet.
 - [5] Minimum rear yard: 25 feet. Covered decks that are not permanently enclosed and patios shall be permitted to project a maximum of 5 feet into the rear yard.
 - (h) Two-family and townhouse dwellings shall comply with the following minimum building separation requirements:
 - [1] Rear to rear: 40 feet.
 - [2] Side to side: 20 feet.
 - [3] Other dwelling wall to dwelling wall: 35 feet.
 - (i) Two-family and townhouse dwellings shall be set back a minimum of 20 feet from roads within an Active Adult Community.

- (j) Not less than 20% of the proposed dwelling units shall be single-family dwellings.
- (2) Sewer and water facilities. An Active Adult Community shall be served by public sewer and water systems.

Section 6. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts, or provisions of this Ordinance.

Section 7. This Ordinance shall take effect and be in force five (5) days from the date of enactment.

ENACTED AND ORDAINED this _____ day of May, 2022.

**BOARD of SUPERVISORS
WEST WHITELAND TOWNSHIP**

Rajesh Kumbhardare, Chair

Theresa Santalucia, Vice-Chair

Brian Dunn, Supervisor

ATTEST:

Pam Gural-Bear, Interim Township Manager



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

May 19, 2022

John R. Weller, AICP, Director of Planning & Zoning
West Whiteland Township
101 Commerce Drive
Exton, PA 19341

Re: Zoning Ordinance Amendment - Active Adult Community, IN Institutional District
West Whiteland Township – ZA-04-22-17175

Dear Mr. Weller:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on April 20, 2022. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Add a definition for “Active Adult Community” to Section 325-8;
 - B. Amend Section 325-45.A, pertaining to the location and purpose of the IN Institutional (Overlay) District);
 - C. Add “Active Adult Community” to the list of permitted uses in the IN Institutional District, with the exception noted Section 325-45.B(15) that an Active Adult Community shall not be permitted in the IN District where it overlays the I-1 Limited Industrial and I-2 General Industrial Districts;
 - D. Amend the introductory language to the development regulations of the IN District set forth in Section 325-45.C; and
 - E. Add area and bulk regulations, and sewer and water facilities requirements, for an active adult community to Section 325-45.F. We note that the proposed standards include a minimum gross tract area of 75 acres, a maximum density requirement of 4.0 dwelling units per gross tract acre, and maximum building coverage and impervious coverage requirements of 30 percent and 60 percent of the net tract area, respectively.

BACKGROUND:

2. The County Planning Commission reviewed an earlier version of this zoning amendment on July 28, 2021 (CCPC# ZA-06-21-16790). As noted in our previous review, it is our understanding that this zoning amendment would allow for the development of a 344 unit active adult community on an approximately 100.44 acre site situated on the north side of East Swedesford Road at its intersection with Valley Creek Boulevard.

We acknowledge, and endorse, that the proposed revisions to the draft ordinance language include the exception noted in Section 325-45.B(15) that an Active Adult Community shall not be permitted in the IN District where it overlays the I-1 Limited Industrial and I-2 General Industrial Districts (as stated in comment #3 of our previous review, an active adult community does not appear to be an appropriate use in the Township’s I-1 and I-2 zoning districts).

LANDSCAPES:

3. The Township’s IN Institutional District, which is an overlay of the TC Town Center, NC Neighborhood Commercial, O/C Office/Commercial, O/L Office/Laboratory, O/R Office/Residential, I-1 Limited Industrial, and I-2 General Industrial Districts, is located within the **Suburban Landscape**, **Suburban Center Landscape**, and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. As an overlay of all other landscapes, the county’s **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. An active adult community is an appropriate use in the **Suburban** and **Suburban Center Landscapes**.

COMMENTS:

4. As stated in comments #6 and #7 of our previous review, we recommend that the Township consider incorporating minimum open space standards into the proposed ordinance language, along with providing density bonus incentives in exchange for the inclusion of affordable housing units, respectively. For more information on how density bonuses are implemented, refer to the County Planning Commission’s Affordable Housing Bonuses Planning eTool, which is available online at:
<https://www.chescoplanning.org/MuniCorner/eTools/22-AffordableHousingBonus.cfm>.

Live” Objectives A and B of [Landscapes3](#), the 2018 County Comprehensive Plan, support the provision of diverse and affordable housing to meet the needs of all residents. Additionally, the County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at:
<https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.
5. The Township should verify the accuracy of the language provided in the last sentence in Section 325-45.B(15). As currently written, it appears to be an incomplete sentence.
6. We note that the proposed revisions to the draft ordinance language include increasing the minimum gross tract area requirement from 50 to 75 acres, which will likely limit the available tracts where this use can occur.

Page: 3

Re: Zoning Ordinance Amendment - Active Adult Community, IN Institutional District

West Whiteland Township – ZA-04-22-17175

RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment.

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive, slightly slanted style.

Paul Farkas
Senior Review Planner

LEGAL NOTICES

WEST WHITELAND TOWNSHIP CHESTER COUNTY, PENNSYLVANIA PUBLIC NOTICE NOTICE IS GIVEN pursuant to Â§609(b)(1) of the Pennsylvania Municipalities Planning Code that the Board of Supervisors of West Whiteland Township will hold a public hearing during its regularly scheduled public meeting at 6:30 p.m. on Wednesday, May 25, 2022 at the West Whiteland Township Municipal Building, 101 Commerce Dr., Exton, Pennsylvania to consider the passage of the following ordinance: AN ORDINANCE AMENDING SECTION OF CHAPTER 325, "ZONING," OF THE WEST WHITELAND TOWNSHIP CODE OF ORDINANCES TO ADD A DEFINITION OF "ACTIVE ADULT COMMUNITY," TO ADD ACTIVE ADULT COMMUNITY AS A PERMITTED USE IN THE IN INSTITUTIONAL OVERLAY DISTRICT, AND TO PROVIDE REGULATIONS FOR THE ACTIVE ADULT COMMUNITY USE. Section 1. Amending Â§325-8 of Chapter 325, "Zoning," of the Code of Ordinances to add a definition for the term "Active Adult Community." Section 2. Amending Â§325-45.A of Chapter 325, "Zoning," of the Code of Ordinances to add the phrase "conference centers and specialized housing uses." to the description of the purpose of the IN Institutional overlay district. Section 3. Amending Â§325-45.B of Chapter 325, "Zoning," of the Code of Ordinances to include "active adult community" and specific accessory uses to the uses permitted in the IN Institutional overlay district; also to exclude active adult communities from areas where the IN district overlays the I-1 Limited Industrial and I-2 General Industrial zoning districts. Section 4. Amending Â§325-45.C of Chapter 325, "Zoning," of the Code of Ordinances to exclude active adult communities from the area and bulk standards applicable to other uses permitted in the IN Institutional overlay district. Section 5. Amending Â§325-45 of Chapter 325, "Zoning," of the Code of Ordinances to add a new subsection "F" providing area and bulk standards for active adult communities and requiring that such communities be served by public water and sewage disposal systems. Section 6. The provisions of this Ordinance are severable. Section 7. This Ordinance shall be effective five days from the date of enactment. Immediately following the public hearing, the Board will consider passage of the Ordinance. Copies of the full text of the Ordinance are available on the Township website or at the West Whiteland Township Building located at 101 Commerce Dr., Exton, Pennsylvania during regular business hours Monday through Friday. DLN 5/10, 5/17; 1a

Appeared in: **Daily Local News** on Tuesday, 05/17/2022

[Back](#)

LEGAL NOTICES

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Appeared in: **Daily Local News** on Tuesday, 05/10/2022

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WEST WHITELAND TOWNSHIP

RESOLUTION NO. 2022-29

WHEREAS by virtue of Resolution 2009-09 adopted April 8, 2009, the Board of Supervisors of Whiteland Township declared its intent to follow the schedules and procedures for the disposition of records as set forth in the Municipal Records Manual approved on December 16, 2009, and,

WHEREAS in accordance with Act 428 of 1968, each individual act of disposition shall be approved by resolution of the governing body of the municipality;

NOW THEREFORE, BE IT RESOLVED that the Board of Supervisors of the Township of West Whiteland, Chester County, Pennsylvania, in accordance with the above-cited Municipal Records Manual, hereby authorizes reformatting of the following public records:

RECORDS TO BE DESTROYED:

<u>OFFICE</u>	<u>RECORD TITLE</u>	<u>DATES</u>	<u>MEDIA/File Size</u>
Planning	Historical Commission	April 11, 2022	489 MB of data

ADOPTED this 25th day of **May, 2022**.

WEST WHITELAND TOWNSHIP
BOARD OF SUPERVISORS

Rajesh Kumbhardare, Chair

ATTEST:

Pam Gural-Bear, Interim Township Manager

Theresa Santalucia, Vice-Chair

Brian Dunn, Supervisor

MEMORANDUM



TO: Board of Supervisors
FROM: Ed Culp, Assistant Public Works Director
SUBJECT: Authorization to Sell Equipment
DATE: May 19, 2022

MOTION:

To authorize the sale of the following vehicle and equipment at the bid prices listed in this memo.

EQUIPMENT/VEHICLE:

2008 GMS 3500 HD – Winning Bid: \$16,800.00, Next Bid \$16,700.00
Miller Curbbilder – Winning Bid: \$3,900.00, Next Bid \$3,800.00
HTC Truck Conveyor – Winning Bid \$9,100.00, Next Bid \$9,000.00

BACKGROUND:

The above listed vehicles were approved for advertising by the Board. The sale was advertised and items placed on MunicuBid for auction beginning April 27, 2022 through May 17, 2022. Should the Board approve of the proposed purchase prices, I will arrange for pick up and payment. I have included both the winning bid and the next bid in line, in the event the winner is unable to purchase the equipment for any reason.

MEMORANDUM

DATE: May 19, 2022

TO: Board of Supervisors
Pam Gural-Bear, Interim Township Manager

FROM: Theodore D. Otteni, P.E., Director of Engineering

SUBJECT: **Swedesford Recreation Area Concession Facility
Bid Award Recommendation**



MOTION: To award the bid for the Exton Park – Swedesford Recreation Area Concession Facility Electrical Construction Contract to the low bidder, CMSE, Inc, in the amount of \$44,111.

Bids were opened through PennBid on May 17, 2022. Nine bids were received for this project.

Contractor	Total Cost
CMSE Inc.	\$44,111
MJF Electrical Contracting, Inc.	\$52,447
Lenni Electric Corporation	\$63,990
Ford Brothers Electric	\$70,990
AJM Electric, Inc.	\$72,000
Shannon A. Smith, Inc.	\$81,200
A. N. Lynch Co., Inc.	\$82,000
Electri-Tech Inc.	\$84,860
O'Malley Electric LLC	\$96,500

This is the third of three contracts (three separate prime contractors) for the Concession (Restroom) Facility. The General contract (low bid of \$225,400) and Plumbing contract (low bid of \$78,750) were awarded on April 27, 2022.

The overall total (all three contracts) for the Concession (Restroom) Facility is \$348,261. The estimated (anticipated) cost for the entire concession/restroom facility was \$250,000. All bids have been reviewed and it has been determined that they are competitive and responsive given the bidding atmosphere including labor and material costs. Rebidding the project is unlikely to result in lower bids.

As discussed at the April 27 Board of Supervisors meeting, subsequent to sewer use fees paid by Sunoco's use of the sewer system, \$309,500 (which was determined to be in excess of treatment costs) was transferred from the sewer fund to the public services fund to help offset the cost of the concession/restroom facility. This was done at the February 29, 2022, Board of Supervisors meeting.

Additional funding will come from the open space fund which is comprised of fees paid by developers. The restroom facility is included in the Exton Park Master Plan and was budgeted for in the 2022 budget.

Please contact me if you have any questions.



DATE 05/25/2022

CHECK # 65036 TO 65075

20220525 PAYMENTS

GENERAL FUND	\$	164,750.44
SEWER FUND	\$	193,924.89
SEWER CONSTRUCTION FUND	\$	7,187.30
SOLID WASTE FUND	\$	780.99
LIQUID FUELS FUND	\$	4,990.25
POST RETIREMENT MEDICAL FUND	\$	3,430.47
EQUIP REPLACEMENT FUND	\$	10,874.00
PUBLIC SERVICE FUND	\$	54,103.35
ESCROW REFUND FUND	\$	1,000.00
TECHNOLOGY FUND	\$	2,533.23
WC REG ERT	\$	692.00
SUBTOTAL	\$	444,266.92

DATE 05/19/2022

PAYROLL

GENERAL FUND	\$	220,568.28
SEWER FUND	\$	23,732.56
TECHNOLOGY FUND	\$	217.72
SUBTOTAL	\$	244,518.56
TOTAL	\$	688,785.48

APPROVED BY THE BOARD OF SUPERVISORS

DATE

RAJESH KUMBHARDARE

THERESA SANTALUCIA

BRIAN DUNN

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Purchase Order Number	Invoice Number	Invoice Sequence	Description	Invoice GL Account	Invoice Amount	Check Amount
BERGEY'S											
05/22	05/25/2022	65037	798	BERGEY'S		PH758026R	1	ROD End	01-4300-3246	61.40	61.40
Total BERGEY'S:											61.40
BUCKMAN'S INC.											
05/22	05/25/2022	65038	4010	BUCKMAN'S INC.		775190	1	HYPOCHLORITE SOLUTION GALLON/190	02-4290-3245	638.40	638.40
Total BUCKMAN'S INC.:											638.40
C & N AUTOMOTIVE INC											
05/22	05/25/2022	65039	2862	C & N AUTOMOTIVE INC		27025	1	C & N Auto - PA Emissions Inspection	01-4300-3246	26.72	26.72
Total C & N AUTOMOTIVE INC:											26.72
CARROLL ENGINEERING CORPORATION											
05/22	05/25/2022	65040	5280	CARROLL ENGINEERING CORP		230243	1	ACT537 Plan - WILLIAM MALIN	03-4350-3313	956.75	956.75
05/22	05/25/2022	65040	5280	CARROLL ENGINEERING CORP		230244	1	CMPS	03-4350-3313	6,230.55	6,230.55
Total CARROLL ENGINEERING CORPORATION:											7,187.30
CNS CLEANING COMPANY											
05/22	05/25/2022	65041	4498	CNS CLEANING COMPANY		11318	1	Cleaning	01-4092-3450	1,870.00	1,870.00
Total CNS CLEANING COMPANY:											1,870.00
COMCAST											
05/22	05/25/2022	65042	1464	COMCAST		8499100870	1	1G Internet & Security	01-4092-3361	286.09	286.09
Total COMCAST:											286.09
COMMONWEALTH HERITAGE GROUP											
05/22	05/25/2022	65043	4836	COMMONWEALTH HERITAGE G		400822.1	1	January 2022 Services	01-4140-1451	638.00	638.00
05/22	05/25/2022	65043	4836	COMMONWEALTH HERITAGE G		400822.1	2	January 2022 Services	01-4140-3450	377.00	377.00
05/22	05/25/2022	65043	4836	COMMONWEALTH HERITAGE G		400822.2	1	2022 Reservation Services	01-4140-3450	406.00	406.00
05/22	05/25/2022	65043	4836	COMMONWEALTH HERITAGE G		400822.3	1	March 2022 Services	01-4140-1451	29.00	29.00
05/22	05/25/2022	65043	4836	COMMONWEALTH HERITAGE G		400822.3	2	March 2022 Services	01-4140-3450	551.00	551.00
05/22	05/25/2022	65043	4836	COMMONWEALTH HERITAGE G		400822.4	1	April 2022 Services	01-4140-3450	1,972.00	1,972.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Purchase Order Number	Invoice Number	Invoice Sequence	Description	Invoice GL Account	Invoice Amount	Check Amount
05/22	05/25/2022	65043	4836	COMMONWEALTH HERITAGE G		400822.4	2	April 2022 Services	01-4140-1451	696.00	696.00
05/22	05/25/2022	65043	4836	COMMONWEALTH HERITAGE G		400822.4	3	April 2022 Services	01-4140-1451	551.00	551.00
Total COMMONWEALTH HERITAGE GROUP:											5,220.00
CONTROLEX SERVICE CORPORATION											
05/22	05/25/2022	65044	1143	CONTROLEX SERVICE CORPO		22-095	1	Mill Valley Contols	02-4290-3450	720.00	720.00
Total CONTROLEX SERVICE CORPORATION:											720.00
DELAWARE VALLEY HEALTH INS TRUST											
05/22	05/25/2022	65045	2229	DELAWARE VALLEY HEALTH IN		22782	1	HEALTH INSURANCE	12-4310-3156	780.99	780.99
05/22	05/25/2022	65045	2229	DELAWARE VALLEY HEALTH IN		22782	2	HEALTH INSURANCE	01-4010-3156	766.38	766.38
05/22	05/25/2022	65045	2229	DELAWARE VALLEY HEALTH IN		22782	3	HEALTH INSURANCE	01-4050-3156	3,868.40	3,868.40
05/22	05/25/2022	65045	2229	DELAWARE VALLEY HEALTH IN		22782	4	HEALTH INSURANCE	01-4100-3156	63,792.17	63,792.17
05/22	05/25/2022	65045	2229	DELAWARE VALLEY HEALTH IN		22782	5	HEALTH INSURANCE	01-4130-3156	5,298.98	5,298.98
05/22	05/25/2022	65045	2229	DELAWARE VALLEY HEALTH IN		22782	6	HEALTH INSURANCE	01-4140-3156	4,496.11	4,496.11
05/22	05/25/2022	65045	2229	DELAWARE VALLEY HEALTH IN		22782	7	HEALTH INSURANCE	01-4300-3156	8,882.73	8,882.73
05/22	05/25/2022	65045	2229	DELAWARE VALLEY HEALTH IN		22782	8	HEALTH INSURANCE	01-4520-3156	5,437.66	5,437.66
05/22	05/25/2022	65045	2229	DELAWARE VALLEY HEALTH IN		22782	9	HEALTH INSURANCE	02-4290-3156	10,379.00	10,379.00
05/22	05/25/2022	65045	2229	DELAWARE VALLEY HEALTH IN		22782	10	HEALTH INSURANCE	40-4500-3156	3,430.47	3,430.47
Total DELAWARE VALLEY HEALTH INS TRUST:											107,132.89
Dream Team											
05/22	05/25/2022	65046	5932	Dream Team		1240 SAMUE	1	Security Deposit Release for 1240 Samuel Rd	15-7100-3438	1,000.00	1,000.00
Total Dream Team:											1,000.00
EAGLE POWER TURF & TRACTOR											
05/22	05/25/2022	65047	5692	EAGLE POWER TURF & TRACT	55	E01352	1	Zero Turn Mower	50-5500-3213	10,874.00	10,874.00
Total EAGLE POWER TURF & TRACTOR:											10,874.00
ELAINE G PARRISH RPR											
05/22	05/25/2022	65048	200	ELAINE G PARRISH RPR		20220515	1	ZHB HEARING (1411 BURKE RD)	01-4140-3316	1,746.25	1,746.25

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Purchase Order Number	Invoice Number	Invoice Sequence	Description	Invoice GL Account	Invoice Amount	Check Amount
Total ELAINE G PARRISH RPR:											1,746.25
EXETER SUPPLY COMPANY											
05/22	05/25/2022	65049	1957	EXETER SUPPLY COMPANY		370804	1	Sewer & Drain Caps	02-4290-3245	139.18	139.18
Total EXETER SUPPLY COMPANY:											139.18
HANSON AGGREGATES INC											
05/22	05/25/2022	65050	63	HANSON AGGREGATES INC		4104162	1	Supplies	01-4300-3245	140.98	140.98
Total HANSON AGGREGATES INC:											140.98
Heim Construction Co											
05/22	05/25/2022	65051	5877	Heim Construction Co		6447	1	PWF-progress billing #6	65-5650-3450	53,675.85	53,675.85
Total Heim Construction Co:											53,675.85
HHF LAWN CARE											
05/22	05/25/2022	65052	5187	HHF LAWN CARE		1995	1	Mowing Contract - PO 62	01-4520-3450	5,025.00	5,025.00
Total HHF LAWN CARE:											5,025.00
HIGHWAY MATERIALS INC											
05/22	05/25/2022	65053	147	HIGHWAY MATERIALS INC		269270	1	Supplies	01-4300-3680	532.66	532.66
Total HIGHWAY MATERIALS INC:											532.66
INCARCERATE INC.											
05/22	05/25/2022	65054	4747	INCARCERATE INC.		20220506	1	Constable Fees	01-4100-3450	129.84	129.84
Total INCARCERATE INC.:											129.84
IRVIN G TYSON & SON											
05/22	05/25/2022	65055	5579	IRVIN G TYSON & SON		32901	1	Capacitor	02-4290-3245	48.90	48.90
Total IRVIN G TYSON & SON:											48.90

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Purchase Order Number	Invoice Number	Invoice Sequence	Description	Invoice GL Account	Invoice Amount	Check Amount
KEYSTONE COLLECTIONS GROUP											
05/22	05/25/2022	65056	5614	KEYSTONE COLLECTIONS GR		2021_JULY-	1	Postage Cost Reimbursement	01-4050-3450	23.47	23.47
05/22	05/25/2022	65056	5614	KEYSTONE COLLECTIONS GR		2022_0503_	1	Current Real Estate Tax Bills	01-4050-3450	13,568.09	13,568.09
Total KEYSTONE COLLECTIONS GROUP:											13,591.56
KILKENNY LAW LLC											
05/22	05/25/2022	65057	5898	KILKENNY LAW LLC		9390-9397	1	9390 - GENERAL	01-4010-3314	6,220.50	6,220.50
05/22	05/25/2022	65057	5898	KILKENNY LAW LLC		9390-9397	2	9391-LITIGATION	01-4010-3314	165.00	165.00
05/22	05/25/2022	65057	5898	KILKENNY LAW LLC		9390-9397	3	9392-TAX ASSESSMENT APPEALS	01-4010-3314	825.50	825.50
05/22	05/25/2022	65057	5898	KILKENNY LAW LLC		9390-9397	4	9393-PW GARAGE	01-4010-3314	2,359.50	2,359.50
05/22	05/25/2022	65057	5898	KILKENNY LAW LLC		9390-9397	5	9394-PENNYPACKER HOUSE	01-4010-3314	1,501.50	1,501.50
05/22	05/25/2022	65057	5898	KILKENNY LAW LLC		9390-9397	6	9395-EAST CALN - CMPS MOU	01-4010-3314	379.50	379.50
05/22	05/25/2022	65057	5898	KILKENNY LAW LLC		9390-9397	7	9396-690 EAST LINCOLN HWY LAND DEVELOPMENT	01-4140-1451	1,254.00	1,254.00
05/22	05/25/2022	65057	5898	KILKENNY LAW LLC		9390-9397	8	9397-601 E. BOOT RD LAND ACQUISITION	01-4010-3314	165.00	165.00
05/22	05/25/2022	65057	5898	KILKENNY LAW LLC		9583-9591	1	9583-GENERAL	01-4010-3314	6,154.50	6,154.50
05/22	05/25/2022	65057	5898	KILKENNY LAW LLC		9583-9591	2	9584-TAX ASSESSMENT APPEALS	01-4010-3314	346.50	346.50
05/22	05/25/2022	65057	5898	KILKENNY LAW LLC		9583-9591	3	9585-RIGHT TO KNOW LAW REQUESTS	01-4010-3314	247.50	247.50
05/22	05/25/2022	65057	5898	KILKENNY LAW LLC		9583-9591	4	9586-SUNOCO PIPELINE - LITIGATION	01-4010-3314	99.00	99.00
05/22	05/25/2022	65057	5898	KILKENNY LAW LLC		9583-9591	5	9587-PW GARAGE	01-4010-3314	330.00	330.00
05/22	05/25/2022	65057	5898	KILKENNY LAW LLC		9583-9591	6	9588-ST. PAUL EPISCOPAL CHURCH DEED CORRECTION	01-4010-3314	82.50	82.50
05/22	05/25/2022	65057	5898	KILKENNY LAW LLC		9583-9591	7	9589- 690 E LINCOLN HWY LAND DEVELOPMENT	01-4010-3314	49.50	49.50
05/22	05/25/2022	65057	5898	KILKENNY LAW LLC		9583-9591	8	9590-601 E. BOOT ROAD LAND ACQUISITION	01-4010-3314	957.00	957.00
05/22	05/25/2022	65057	5898	KILKENNY LAW LLC		9583-9591	9	9591-S. SHIP ROAD LAND ACQUISITION (AQUA)	01-4010-3314	2,722.50	2,722.50
Total KILKENNY LAW LLC:											23,859.50
LIFE INSURANCE COMPANY OF NORTH AMERICA											
05/22	05/25/2022	65058	3403	LIFE INSURANCE COMPANY OF		44312_0501	1	LTD-Admin	01-4010-3153	79.78	79.78
05/22	05/25/2022	65058	3403	LIFE INSURANCE COMPANY OF		44312_0501	2	LTD-CODES	01-4130-3153	84.38	84.38
05/22	05/25/2022	65058	3403	LIFE INSURANCE COMPANY OF		44312_0501	3	LTD-Finance	01-4050-3153	56.00	56.00
05/22	05/25/2022	65058	3403	LIFE INSURANCE COMPANY OF		44312_0501	4	LTD-HIGHWAY (PW)	01-4300-3153	176.44	176.44
05/22	05/25/2022	65058	3403	LIFE INSURANCE COMPANY OF		44312_0501	5	LTD-PARKS (PW)	01-4520-3153	44.49	44.49
05/22	05/25/2022	65058	3403	LIFE INSURANCE COMPANY OF		44312_0501	6	LTD-PD	01-4100-3153	736.44	736.44

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Purchase Order Number	Invoice Number	Invoice Sequence	Description	Invoice GL Account	Invoice Amount	Check Amount
05/22	05/25/2022	65058	3403	LIFE INSURANCE COMPANY OF		44312_0501	7	LTD-PLANNING & ZONING	01-4140-3153	44.49	44.49
05/22	05/25/2022	65058	3403	LIFE INSURANCE COMPANY OF		44312_0501	8	LTD-SEWER	02-4290-3153	214.03	214.03
Total LIFE INSURANCE COMPANY OF NORTH AMERICA:											1,436.05
MACY'S / BLOOMINGDALE'S											
05/22	05/25/2022	65059	5936	MACY'S / BLOOMINGDALE'S		2021 41050	1	2021 TAX REFUND	01-4050-3219	1,463.47	1,463.47
Total MACY'S / BLOOMINGDALE'S:											1,463.47
MCMAHON ASSOCIATES INC											
05/22	05/25/2022	65060	2339	MCMAHON ASSOCIATES INC		184137	1	690 E. Lincoln Hwy Traffic Review	01-4140-1451	512.50	512.50
05/22	05/25/2022	65060	2339	MCMAHON ASSOCIATES INC		184143	1	GENERAL TRAFFIC ENGINEERING SERVICES	01-4300-3313	1,991.82	1,991.82
05/22	05/25/2022	65060	2339	MCMAHON ASSOCIATES INC		184151	1	COLUMBIA COTTAGE AT BOOT ROAD REVIEW	01-4140-1451	405.00	405.00
05/22	05/25/2022	65060	2339	MCMAHON ASSOCIATES INC		184154	1	WHITFORD ROAD WaWa Review	01-4140-1451	1,335.00	1,335.00
05/22	05/25/2022	65060	2339	MCMAHON ASSOCIATES INC		184160	1	Public Works Facility review - project 821802.11	65-5650-3313	427.50	427.50
05/22	05/25/2022	65060	2339	MCMAHON ASSOCIATES INC		184188	1	500 E. Lincoln Hwy Traffic Review	01-4140-1451	1,312.50	1,312.50
Total MCMAHON ASSOCIATES INC:											5,984.32
MICHAEL GARDNER											
05/22	05/25/2022	65061	5434	MICHAEL GARDNER		202205	1	REIMBURSEMENT	01-4100-3422	18.75	18.75
Total MICHAEL GARDNER :											18.75
NYCE CRETE AND LANDIS											
05/22	05/25/2022	65062	3805	NYCE CRETE AND LANDIS		956231	1	Paving	01-4300-3245	539.60	539.60
Total NYCE CRETE AND LANDIS:											539.60
PAY FLEX SYSTEMS USA INC											
05/22	05/25/2022	65063	3411	PAY FLEX SYSTEMS USA INC		114061-1680	3	HEALTHCARE HRA	01-4100-3156	150.00	150.00
Total PAY FLEX SYSTEMS USA INC:											150.00
PECO ENERGY											
05/22	05/25/2022	65064	3793	PECO ENERGY		1857133077	1	BOOT RD ELECTRIC	01-4520-3361	45.09	45.09

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Purchase Order Number	Invoice Number	Invoice Sequence	Description	Invoice GL Account	Invoice Amount	Check Amount
05/22	05/25/2022	65064	3793	PECO ENERGY		2837001011	1	GARAGE	01-4300-3361	248.58	248.58
Total PECO ENERGY:											293.67
PORTNOFF LAW ASSOCIATES											
05/22	05/25/2022	65065	4404	PORTNOFF LAW ASSOCIATES		1891	1	NOTICE OF DELINQUENCY & POSTAGE/2021 Real Estate Taxes	01-4050-3450	2,767.80	2,767.80
Total PORTNOFF LAW ASSOCIATES:											2,767.80
RESCUE PHONE, INC.											
05/22	05/25/2022	65066	5671	RESCUE PHONE, INC.		22-2503A	1	Phone repair	96-4100-3213	125.00	125.00
Total RESCUE PHONE, INC.:											125.00
Riker Opportunity Institute, Inc.											
05/22	05/25/2022	65067	5463	Riker Opportunity Institute, Inc.		8	1	Disc & Agile EQ Catalyst Assessment	01-4010-3422	1,125.00	1,125.00
Total Riker Opportunity Institute, Inc.:											1,125.00
ROTHWELL DOCUMENT SOLUTIONS											
05/22	05/25/2022	65068	159	ROTHWELL DOCUMENT SOLUT		181690	1	Copier Lease	70-6800-3708	2,533.23	2,533.23
Total ROTHWELL DOCUMENT SOLUTIONS:											2,533.23
SIGNAL SERVICE INC											
05/22	05/25/2022	65076	37	SIGNAL SERVICE INC		044038	1	Whitford & Train Station- Inoperable ped buttons - 433	35-4380-3456	253.75	253.75
05/22	05/25/2022	65076	37	SIGNAL SERVICE INC		044070	1	2022 Preventive Maintenance - 433	35-4380-3456	2,061.50	2,061.50
05/22	05/25/2022	65076	37	SIGNAL SERVICE INC		44725	1	Rt.100 & Whiteland Towne Center - Struck Pole (exposed wires) - 433	35-4380-3456	1,584.50	1,584.50
05/22	05/25/2022	65076	37	SIGNAL SERVICE INC		44735	1	Whitford Rd - Inactive white indicator lights. - 433	35-4380-3456	813.00	813.00
05/22	05/25/2022	65076	37	SIGNAL SERVICE INC		RT 30 & WHI	1	Green light failed - 433	35-4380-3456	277.50	277.50
Total SIGNAL SERVICE INC:											4,990.25
SPOTTS STEVENS & MCCOY INC											
05/22	05/25/2022	65069	41	SPOTTS STEVENS & MCCOY IN		0272072	1	PLAN REVIEW - SHIP RUN 500			

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Purchase Order Number	Invoice Number	Invoice Sequence	Description	Invoice GL Account	Invoice Amount	Check Amount
05/22	05/25/2022	65069	41	SPOTTS STEVENS & MCCOY IN		0272073	1	EAST LINCOLN	01-4140-1451	1,452.50	1,452.50
05/22	05/25/2022	65069	41	SPOTTS STEVENS & MCCOY IN		0272074	1	PLAN REVIEW - COLUMBIA COTTAGE	01-4140-1451	1,825.50	1,825.50
05/22	05/25/2022	65069	41	SPOTTS STEVENS & MCCOY IN		0272074	1	TAPESTRY CIRCLE STORM DRAINAGE IMPROVEMENT	01-4300-3668	1,361.25	1,361.25
Total SPOTTS STEVENS & MCCOY INC:											4,639.25
THERESA SANTALUCIA											
05/22	05/25/2022	65070	5334	THERESA SANTALUCIA		202204	1	Reimbursement	01-4010-3422	858.73	858.73
Total THERESA SANTALUCIA :											858.73
THOMAS DRAKEFORD											
05/22	05/25/2022	65071	5554	THOMAS DRAKEFORD		20220514	1	Reimbursement	01-4300-3191	200.00	200.00
Total THOMAS DRAKEFORD:											200.00
THOMAS EVANS											
05/22	05/25/2022	65072	1262	THOMAS EVANS		202205	1	REIMBURSEMENT	01-4100-3422	18.75	18.75
Total THOMAS EVANS:											18.75
TOWNE CENTER CLEANERS											
05/22	05/25/2022	65073	811	TOWNE CENTER CLEANERS		2022_04	1	UNIFORM DRY CLEANING	01-4100-3191	864.15	864.15
Total TOWNE CENTER CLEANERS:											864.15
WEST GOSHEN TOWNSHIP											
05/22	05/25/2022	65074	84	WEST GOSHEN TOWNSHIP		WW-1-22-O&	1	Q1 2022 Sewer Treatment	02-4290-3460	181,785.38	181,785.38
Total WEST GOSHEN TOWNSHIP:											181,785.38
WITMER PUBLIC SAFETY GROUP											
05/22	05/25/2022	65075	4579	WITMER PUBLIC SAFETY GRO		QUO18401	1	WCRERT - Rifle Plates New Operator Wooding	96-4100-3213	567.00	567.00
Total WITMER PUBLIC SAFETY GROUP:											567.00
Total Calculated:											444,266.92

West Whiteland Township
Treasurer's Report
As of End of April 2022



Fund Name	Number	Balance as of 04/30/2022	Difference from End of March 2022 Report	Notes
General Fund	01	\$11,939,502	\$310,695	Operating and reserves. As of June 2021, includes American Rescue Plan Act funding.
Sewer Fund	02	\$4,900,474	(\$63,564)	Operating and reserves.
Sewer Construction Fund	03	\$6,626,408	(\$71,448)	Capital and reserves
Transportation Improvement Fund	04	\$2,439,886	(\$104,676)	Some funds come from Act 209 contributions from developers. All funds are committed for the purpose of sidewalks and traffic-related improvements.
Open Space Fund	07	\$1,369,596	\$7,289	Funds from from developers in lieu of keeping open space in a project.
Sinking Fund	08	\$1,203	\$0	For bond payments. Any larger balance is typically short term.
Non-Uniformed Pension Plan	09	\$9,325,429	(\$628,175)	Restricted.
Township Fund	10	\$45,819	\$3	Pass through fund. Used to pay bills
Solid Waste Fund	12	\$224,658	\$42,448	Operating and some reserves
Escrow-Insurance Fund	15	\$504,651	\$159,625	CVS escrow, Exton Grove escrow, misc Cash escrows
Historic Resources Project Fund	16	\$18,238	\$1	Most of funds are from donations to be used for the purposes related to historical preservation.
Liquid Fuels Fund	35	\$1,563,623	(\$6,883)	Revenue from state gas tax and only for road maintenance and items related to road maintenance.
OPEB Trust/Post Employment Fund	40	\$3,385,756	(\$241,261)	Restricted.
Equipment Replacement Fund	50	\$996,914	(\$5,901)	Capital
WWFC Equipment Replacement Fund	55	\$1,448,977	\$211	Capital
Police Pension Plan	60	\$20,046,896	(\$1,355,348)	Restricted.
Public Service Fund	65	\$11,250,357	(\$82,900)	Capital, includes \$6.09M in 2020 bond proceeds
Technology Fund	70	\$152,403	(\$32,350)	Operating
Crime Prevention Fund	95	\$15,573	\$0	Funded by donations to the Police Dept.
WCRERT Fund	96	\$36,535	\$4,889	WWT is the custodian, the account balance belongs to the WCRERT.
	Total	\$76,292,898	(\$2,067,345)	Total Change of All Funds for the Month
	Total without pensions, OPEB, WCRERT	\$43,534,817	\$157,439	Total Change of all Funds w/o Pensions, OPEB, and WCRERT for the Month

Account Number	Account Title	2019 Prior year 3 Actual	2020 Prior year 2 Actual	2021 Prior year Actual	2022 Current year Actual	2022 Current year Budget	2022 % of Budget
01-General Fund							
REAL ESTATE TAXES							
01-3000-7001	TAX LIEN FROM CHESTER COU	5,631.56	11,288.64	33,928.85	6,076.96	21,000.00	28.9%
01-3000-7101	REAL ESTATE TAXES-CURREN	905,077.40	895,931.16	1,060,290.48	1,064,635.95	1,250,000.00	85.2%
01-3000-7205	FIRE HYDRANT TAX-CURRENT	92,374.28	.00	.00	.00	.00	.00
01-3000-8586	PAYMENT LIEU OF TAXES	8,176.17	.00	8,119.30	8,265.24	8,119.00	101.8%
Total REAL ESTATE TAXES:		1,011,259.41	907,219.80	1,102,338.63	1,078,978.15	1,279,119.00	84.4%
ACT 511 TAXES							
01-3100-7300	REAL ESTATE TRANSFER TAX	264,800.23	226,434.96	421,140.38	768,162.32	986,000.00	77.9%
01-3100-7400	EARNED INCOME TAX-CURREN	1,659,955.28	1,620,798.81	2,004,663.28	2,089,035.20	7,400,000.00	28.2%
01-3100-7450	LOCAL SERVICES TAX	245,220.82	252,563.78	238,499.77	256,874.23	822,000.00	31.2%
Total ACT 511 TAXES:		2,169,976.33	2,099,797.55	2,664,303.43	3,114,071.75	9,208,000.00	33.8%
LICENSES & PERMITS							
01-3210-7610	TRANSIENT RETAILERS	75.00	75.00	75.00	.00	250.00	.00
01-3210-7820	STREET OPENING PERMITS	9,625.00	3,300.00	7,525.00	10,175.00	22,000.00	46.3%
01-3210-8112	ALARM PERMIT	.00	.00	.00	1,729.98	1,500.00	115.3%
01-3210-8590	CABLE TV FRANCHISE FEE	107,112.58	103,523.97	99,141.51	101,727.83	384,000.00	26.5%
01-3210-9400	MECHANICAL PERMIT	216.54	.00	.00	.00	.00	.00
01-3210-9409	PA TRAINING FEE	909.00	729.00	989.50	.00	.00	.00
01-3210-9410	BUILDING PERMITS	393,249.31	138,057.48	356,582.99	214,096.85	1,341,000.00	16.0%
01-3210-9412	ZONING FEE	100.00	.00	1,600.00	.00	.00	.00
01-3210-9420	SIGN PERMITS	711.36	.00	.00	.00	.00	.00
01-3210-9435	FIRE/RENTAL PREVENTION INS	410.00	690.00	385.00	.00	2,500.00	.00
01-3210-9436	RENTAL INSPECTIONS	960.00	315.00	.00	.00	.00	.00
01-3210-9450	USE & OCCUPANCY PERMITS	600.00	.00	.00	.00	.00	.00
Total LICENSES & PERMITS:		513,968.79	246,690.45	466,299.00	327,729.66	1,751,250.00	18.7%
INTEREST							
01-3410-8510	INTEREST FROM INVESTMENT	108,315.49	69,333.46	13,728.68	8,404.16	18,000.00	46.7%
01-3410-8515	GAIN/LOSS ON SALE	.01	.00	139.65	.00	.00	.00
Total INTEREST:		108,315.50	69,333.46	13,868.33	8,404.16	18,000.00	46.7%

Account Number	Account Title	2019 Prior year 3 Actual	2020 Prior year 2 Actual	2021 Prior year Actual	2022 Current year Actual	2022 Current year Budget	2022 % of Budget
VIOLATIONS							
01-3520-8110	VEHICLE CODE VIOLATION	14,271.85	18,990.67	16,117.16	14,143.04	54,000.00	26.2%
01-3520-8111	PARKING TICKETS	125.00	175.00	75.00	.00	.00	.00
01-3520-8112	FALSE ALARM	2,710.00	975.00	1,915.00	.00	.00	.00
01-3520-8120	VIOLATIONS OF ORD. STATUES	28,333.87	21,685.84	15,964.18	17,411.54	59,726.00	29.2%
Total VIOLATIONS:		45,440.72	41,826.51	34,071.34	31,554.58	113,726.00	27.7%
INTERGOVERNMENTAL REVENUE							
01-3540-8350	FEDERAL/STATE/COUNTY GRA	15,386.95	1,175.03	20,277.29	3,510.14	1,060,300.00	0.3%
01-3540-8530	PUBLIC UTILITY REALTY TAX	.00	.00	.00	.00	9,000.00	.00
01-3540-8542	FIRE RELIEF - ACT 205	.00	.00	.00	.00	149,000.00	.00
01-3540-8550	LIQUOR LICENSE FEES	3,000.00	3,900.00	.00	3,600.00	5,400.00	66.7%
01-3540-8575	ACT 205 PENSION	.00	.00	.00	.00	407,769.00	.00
Total INTERGOVERNMENTAL REVENUE:		18,386.95	5,075.03	20,277.29	7,110.14	1,631,469.00	0.4%
CHARGES FOR SERVICES							
01-3610-9300	LAND DEVELOPMENT	1,582.00	6,400.00	2,442.05	4,650.00	8,000.00	58.1%
01-3610-9340	ZONING HEARING BOARD	3,950.00	2,650.00	4,700.00	3,400.00	10,700.00	31.8%
01-3610-9455	PLANNER FEE	5,625.00	3,325.00	5,450.00	650.00	14,050.00	4.6%
Total CHARGES FOR SERVICES:		11,157.00	12,375.00	12,592.05	8,700.00	32,750.00	26.6%
MISCELLANEOUS							
01-3620-7910	TRANSFER	.00	.00	.00	.00	100,000.00	.00
01-3620-9002	DUE FROM OTHER FUNDS	.00	.00	30,269.43	.00	.00	.00
01-3620-9149	INSURANCE CLAIM PROCEEDS	23,413.82	24,704.53	4,558.00	.00	.00	.00
01-3620-9150	INSURANCE COMPANY REFUN	14,142.30	1,613.95	20,026.00	11,026.91	27,500.00	40.1%
01-3620-9155	REIMBURSABLE OVERTIME	15,223.75	.00	1,425.00	26,567.00	10,000.00	265.7%
01-3620-9360	POLICE ACCIDENT REPORTS	2,840.00	1,905.00	1,958.00	5,680.95	8,575.00	66.3%
01-3620-9460	MISCELLANEOUS REVENUE	119,400.47	13,582.27	48,521.62	76,899.84	10,000.00	769.0%
01-3620-9471	EXTON PARK FARM LEASE	7,530.00	5,650.00	5,650.00	.00	.00	.00
Total MISCELLANEOUS:		182,550.34	47,455.75	112,408.05	120,174.70	156,075.00	77.0%
SERVICE FEE REVENUE							
01-3640-9460	MISCELLANEOUS REVENUE	.00	.00	.00	127.27	.00	.00

Account Number	Account Title	2019 Prior year 3 Actual	2020 Prior year 2 Actual	2021 Prior year Actual	2022 Current year Actual	2022 Current year Budget	2022 % of Budget
	Total SERVICE FEE REVENUE:	.00	.00	.00	127.27	.00	.00
GENERAL GOVERNMENT							
01-3670-9202	RENTAL FEES	11,825.74	8,735.00	10,621.50	10,314.00	65,000.00	15.9%
	Total GENERAL GOVERNMENT:	11,825.74	8,735.00	10,621.50	10,314.00	65,000.00	15.9%

Account Number	Account Title	2019 Prior year 3 Actual	2020 Prior year 2 Actual	2021 Prior year Actual	2022 Current year Actual	2022 Current year Budget	2022 % of Budget
LEGISLATIVE/EXECUTIVE							
01-4010-3002	PENSION CONTRIBUTION	.00	.00	.00	.00	15,780.00	.00
01-4010-3003	WORKERS' COMPENSATION	159.11	295.14	583.71	466.96	600.00	77.8%
01-4010-3110	SALARIES	94,020.18	91,225.34	79,910.79	93,277.22	455,000.00	20.5%
01-4010-3111	SUPERVISORS SALARIES	3,330.42	.00	3,093.75	.00	13,322.00	.00
01-4010-3119	INCENTIVE	563.59	1,380.78	1,823.65	764.00	10,000.00	7.6%
01-4010-3144	PART TIME PERSONNEL SALAR	.00	3,304.69	.00	.00	.00	.00
01-4010-3152	DENTAL INSURANCE	454.65	.00	.00	.00	.00	.00
01-4010-3153	LONG TERM DISABILITY	46.65	177.75	505.01	319.12	1,040.00	30.7%
01-4010-3156	HEALTH INSURANCE	27,255.83	39,962.60	30,967.00	34,704.13	122,600.00	28.3%
01-4010-3158	LIFE INSURANCE	178.08	351.95	248.23	497.62	1,510.00	33.0%
01-4010-3183	OVERTIME	181.86	205.43	73.29	345.97	500.00	69.2%
01-4010-3210	OFFICE SUPPLIES	108.75	418.64	26.74	952.66	8,000.00	11.9%
01-4010-3245	SUPPLIES	384.70	58.90	37.99	7.99	500.00	1.6%
01-4010-3314	SOLICITORS	33,699.17	14,999.99	44,252.34	24,498.13	120,000.00	20.4%
01-4010-3340	COMMUNICATIONS	14,313.25	5,064.24	8,508.30	1,617.94	50,000.00	3.2%
01-4010-3341	ADVERTISING	.00	.00	.00	1,668.49	.00	.00
01-4010-3351	PROPERTY INSURANCE	2,487.00	2,352.41	1,982.54	1,900.69	2,000.00	95.0%
01-4010-3352	LIABILITY INSURANCE	10,775.80	13,366.44	8,605.48	8,825.32	9,200.00	95.9%
01-4010-3361	UTILITIES	148.36	134.66	149.34	332.29	800.00	41.5%
01-4010-3380	EXPENSE-UNEMPLOYMENT	.00	.00	.00	.00	12,000.00	.00
01-4010-3420	DUES	5,047.57	4,909.59	4,818.39	5,001.89	5,660.00	88.4%
01-4010-3422	TRAINING/SEMINAR/SCHOOLS	1,456.97	351.00	665.00	7,230.92	9,000.00	80.3%
01-4010-3424	MEETING EXPENSES	312.05	974.30	37.50	1,337.25	2,000.00	66.9%
01-4010-3450	CONTRACTED SERVICES	1,010.25	8,286.13	3,567.50	22,953.65	45,300.00	50.7%
01-4010-3531	TRANSFER TO TECHNOLOGY F	.00	.00	.00	.00	13,723.00	.00
01-4010-3548	DONATION-CHESTER COUNTY	.00	.00	.00	19,000.00	9,500.00	200.0%
01-4010-3708	IT MAINTENANCE	.00	.00	3,400.00	.00	5,500.00	.00
Total LEGISLATIVE/EXECUTIVE:		195,934.24	187,117.98	193,256.55	225,702.24	913,535.00	24.7%

Account Number	Account Title	2019 Prior year 3 Actual	2020 Prior year 2 Actual	2021 Prior year Actual	2022 Current year Actual	2022 Current year Budget	2022 % of Budget
FINANCE							
01-4050-3002	PENSION CONTRIBUTION	.00	.00	.00	.00	14,649.00	.00
01-4050-3003	WORKER'S COMPENSATION	142.29	136.22	148.93	109.50	230.00	47.6%
01-4050-3110	SALARIES	88,955.29	86,495.35	73,904.10	77,737.69	252,100.00	30.8%
01-4050-3144	PART TIME PERSONNEL SALAR	.00	2,230.92	.00	.00	.00	.00
01-4050-3152	DENTAL INSURANCE	275.11	.00	.00	.00	.00	.00
01-4050-3153	LONG TERM DISABILITY	71.43	281.46	646.69	224.00	746.00	30.0%
01-4050-3156	HEALTH INSURANCE	20,619.99	13,834.08	19,433.69	22,513.00	53,000.00	42.5%
01-4050-3158	LIFE INSURANCE	257.29	397.82	305.74	415.23	1,030.00	40.3%
01-4050-3183	OVERTIME	263.19	95.00	420.07	354.79	1,500.00	23.7%
01-4050-3210	OFFICE SUPPLIES	177.31	531.91	437.99	.00	.00	.00
01-4050-3219	PRIOR YEAR TAX REFUNDS	.00	.00	21,446.51	.00	25,000.00	.00
01-4050-3311	AUDITING SERVICES	.00	.00	.00	12,310.00	15,500.00	79.4%
01-4050-3340	COMMUNICATIONS	22.18	352.83	6.52	.00	950.00	.00
01-4050-3351	PROPERTY INSURANCE	1,666.00	1,576.09	1,348.13	6,076.39	1,400.00	434.0%
01-4050-3352	LIABILITY INSURANCE	5,215.20	6,299.68	5,775.09	4,609.17	6,180.00	74.6%
01-4050-3361	UTILITIES	154.31	153.03	147.69	249.20	600.00	41.5%
01-4050-3420	DUES	265.00	158.74	360.00	435.00	900.00	48.3%
01-4050-3422	TRAINING/SEMINAR/SCHOOLS	60.00	3,020.40	568.00	265.00	5,000.00	5.3%
01-4050-3424	MEETING EXPENSES	130.38	140.55	38.50	250.00	600.00	41.7%
01-4050-3450	CONTRACTED SERVICES	.00	26,735.10	45,888.21	35,565.71	150,000.00	23.7%
01-4050-3531	TRANSFER TO TECHNOLOGY F	.00	.00	.00	.00	17,296.00	.00
01-4050-3708	IT MAINTENANCE	.00	.00	14,343.26	41,060.00	43,200.00	95.0%
01-4050-3807	INVESTMENT & BANK EXPENS	5,698.27	5,490.09	3,862.93	5,119.11	15,000.00	34.1%
Total FINANCE:		123,973.24	147,929.27	189,082.05	207,293.79	604,881.00	34.3%

Account Number	Account Title	2019 Prior year 3 Actual	2020 Prior year 2 Actual	2021 Prior year Actual	2022 Current year Actual	2022 Current year Budget	2022 % of Budget
MUNICIPAL BLDG							
01-4092-3245	SUPPLIES	1,812.10	3,244.58	4,258.09	3,413.97	14,000.00	24.4%
01-4092-3361	UTILITIES	18,132.16	17,083.31	18,140.31	34,579.50	71,000.00	48.7%
01-4092-3364	SEWER FEES	2,428.50	224.25	701.25	2,383.50	4,300.00	55.4%
01-4092-3365	SOLID WASTE	626.97	909.96	705.23	2,245.82	3,000.00	74.9%
01-4092-3384	EQUIPMENT RENTAL	.00	.00	.00	.00	300.00	.00
01-4092-3422	TRAINING/SEMINAR/SCHOOLS	.00	150.00	500.00	550.00	500.00	110.0%
01-4092-3450	CONTRACTED SERVICES	21,256.90	40,487.27	30,997.79	21,033.36	75,000.00	28.0%
01-4092-3451	CONTRACTED SERVICES-HVA	17,207.70	12,780.94	7,901.72	14,679.99	25,000.00	58.7%
Total MUNICIPAL BLDG:		61,464.33	74,880.31	63,204.39	78,886.14	193,100.00	40.9%

Account Number	Account Title	2019 Prior year 3 Actual	2020 Prior year 2 Actual	2021 Prior year Actual	2022 Current year Actual	2022 Current year Budget	2022 % of Budget
POLICE DEPARTMENT							
01-4100-3002	PENSION CONTRIBUTION	.00	.00	.00	.00	463,832.00	.00
01-4100-3003	WORKERS' COMPENSATION	69,545.01	59,028.72	77,868.59	62,003.55	106,500.00	58.2%
01-4100-3110	SALARIES	1,330,262.15	1,107,222.66	1,147,267.28	1,206,784.91	4,219,000.00	28.6%
01-4100-3153	LONG TERM DISABILITY	669.54	2,844.19	8,505.20	2,945.76	9,980.00	29.5%
01-4100-3156	HEALTH INSURANCE	215,849.59	232,619.41	235,103.98	266,280.07	874,000.00	30.5%
01-4100-3158	LIFE INSURANCE	2,505.64	5,190.90	3,906.65	5,305.74	13,200.00	40.2%
01-4100-3183	OVERTIME	48,412.14	26,351.63	27,635.25	63,446.33	165,000.00	38.5%
01-4100-3185	REIMBURSABLE OVERTIME	6,699.86	.00	.00	31,787.00	10,000.00	317.9%
01-4100-3191	UNIFORM MAINTENANCE	2,524.00	2,426.70	2,514.20	3,654.35	11,400.00	32.1%
01-4100-3192	PHYSICAL EXAMINATIONS	.00	45.00	.00	706.50	1,200.00	58.9%
01-4100-3196	NEW HIRE EXPENSES	6,415.84	3,059.54	.00	7,334.02	17,000.00	43.1%
01-4100-3210	OFFICE SUPPLIES	1,090.96	508.62	458.85	.00	.00	.00
01-4100-3213	EQUIPMENT	19,396.89	10,025.62	22,963.74	19,098.17	45,000.00	42.4%
01-4100-3216	WEST CHESTER AREA ERT	953.16	1,226.82	5,934.00	8,380.28	15,000.00	55.9%
01-4100-3231	GASOLINE	8,638.64	.00	3,420.92	16,299.64	57,000.00	28.6%
01-4100-3238	UNIFORMS	7,382.78	1,391.87	2,190.62	4,605.33	14,500.00	31.8%
01-4100-3242	OTHER OPERATING SUPPLIES	561.45	227.90	817.38	.00	.00	.00
01-4100-3245	SUPPLIES	10,658.17	6,138.11	10,127.36	6,526.61	11,000.00	59.3%
01-4100-3314	SOLICITORS	56,168.16	12,567.50	33,636.40	.00	75,000.00	.00
01-4100-3340	COMMUNICATIONS	177.56	500.04	126.25	65.40	900.00	7.3%
01-4100-3351	PROPERTY INSURANCE	28,212.00	28,652.15	25,411.77	25,659.51	27,000.00	95.0%
01-4100-3352	LIABILITY INSURANCE	48,834.00	40,010.82	38,124.36	40,358.82	41,000.00	98.4%
01-4100-3361	UTILITIES	2,920.54	3,288.95	3,752.51	5,944.30	14,000.00	42.5%
01-4100-3374	EQUIPMENT REPAIRS	1,172.62	4,373.56	384.00	2,112.12	7,000.00	30.2%
01-4100-3420	DUES	1,095.00	1,170.00	825.00	2,465.00	2,000.00	123.3%
01-4100-3422	TRAINING/SEMINAR/SCHOOLS	2,683.78	4,029.52	4,708.32	8,375.40	27,100.00	30.9%
01-4100-3450	CONTRACTED SERVICES	16,654.45	17,805.00	19,426.74	30,900.88	54,000.00	57.2%
01-4100-3453	EQUIPMENT MAINTENANCE	126.00	180.00	234.00	310.00	2,500.00	12.4%
01-4100-3490	FLEET ALLOCATION	.00	.00	.00	.00	46,107.00	.00
01-4100-3531	TRANSFER TO TECHNOLOGY F	.00	.00	.00	.00	107,482.00	.00
01-4100-3552	TRANSFER TO EQUIPMENT RE	.00	.00	.00	.00	124,494.00	.00
01-4100-3708	IT MAINTENANCE	.00	.00	32,312.11	18,368.34	76,440.00	24.0%
Total POLICE DEPARTMENT:		1,889,609.93	1,570,885.23	1,707,655.48	1,839,718.03	6,638,635.00	27.7%

Account Number	Account Title	2019 Prior year 3 Actual	2020 Prior year 2 Actual	2021 Prior year Actual	2022 Current year Actual	2022 Current year Budget	2022 % of Budget
FIRE DEPARTMENT							
01-4110-3003	WORKERS' COMPENSATION	24,483.00	40,902.00	22,119.84	.00	25,301.00	.00
01-4110-3149	VOLUNTEER FIRE	1,720.08	1,074.34	752.79	538.25	2,600.00	20.7%
01-4110-3231	GASOLINE	.00	.00	3,778.56-	871.28-	.00	.00
01-4110-3351	PROPERTY INSURANCE	12,225.00	8,267.50	7,850.85	7,792.89	8,200.00	95.0%
01-4110-3352	LIABILITY INSURANCE	20,945.00	6,432.63	7,802.66	7,737.51	8,300.00	93.2%
01-4110-3361	UTILITIES	90.93	77.06	102.10	211.17	400.00	52.8%
01-4110-3501	TWP CONTRIBUTION TO FIRE	39,333.36	122,000.00	122,000.00	179,500.00	179,500.00	100.0%
01-4110-3541	DONATION-UWCHLAN AMBULA	.00	19,000.00	.00	44,000.00	44,000.00	100.0%
01-4110-3543	DONATION-GOOD FELLOWSHI	.00	9,000.00	.00	18,000.00	18,000.00	100.0%
01-4110-3550	TRANSFER TO WWFC EQUIP R	.00	.00	.00	.00	150,000.00	.00
01-4110-3905	FIRE RELIEF - ACT 205	.00	.00	.00	.00	149,000.00	.00
Total FIRE DEPARTMENT:		98,797.37	206,753.53	156,849.68	256,908.54	585,301.00	43.9%

Account Number	Account Title	2019 Prior year 3 Actual	2020 Prior year 2 Actual	2021 Prior year Actual	2022 Current year Actual	2022 Current year Budget	2022 % of Budget
CODE ADMINISTRATION							
01-4130-3002	PENSION CONTRIBUTION	.00	.00	.00	.00	11,091.00	.00
01-4130-3003	WORKERS' COMPENSATION	4,595.19	4,041.20	4,775.32	2,924.42	5,900.00	49.6%
01-4130-3110	SALARIES	94,150.47	73,404.36	76,748.03	85,025.61	340,000.00	25.0%
01-4130-3152	DENTAL INSURANCE	396.06	.00	.00	.00	.00	.00
01-4130-3153	LONG TERM DISABILITY	93.96	370.35	974.60	337.52	1,180.00	28.6%
01-4130-3156	HEALTH INSURANCE	32,783.91	26,618.82	19,056.88	19,846.99	72,600.00	27.3%
01-4130-3158	LIFE INSURANCE	266.27	454.35	462.25	627.79	1,640.00	38.3%
01-4130-3183	OVERTIME	54.71	445.05	355.90	897.76	1,000.00	89.8%
01-4130-3201	INSPECTION 3RD PARTY	25,217.40	9,055.00	31,599.34	47,382.00	132,000.00	35.9%
01-4130-3210	OFFICE SUPPLIES	191.37	300.37	266.52	.00	.00	.00
01-4130-3231	GASOLINE	429.27	.00	36.69	116.71	2,300.00	5.1%
01-4130-3245	GENERAL SUPPLIES	1,580.00	44.85	1,928.39	6,022.41	8,450.00	71.3%
01-4130-3314	SOLICITORS	6,101.41	1,312.50	.00	.00	5,000.00	.00
01-4130-3340	COMMUNICATIONS	129.28	332.19	4.89	52.65	4,500.00	1.2%
01-4130-3351	PROPERTY INSURANCE	3,210.00	3,213.57	2,696.25	2,660.99	2,800.00	95.0%
01-4130-3352	LIABILITY INSURANCE	4,351.20	3,830.76	3,185.95	3,169.58	3,400.00	93.2%
01-4130-3361	UTILITIES	611.09	312.38	279.81	961.33	1,350.00	71.2%
01-4130-3366	HYDRANT EXPENSES	28,017.75	21,455.26	.00	52,211.34	130,000.00	40.2%
01-4130-3385	EDUCATION-TRAINING FEE	.00	589.50	1,723.50	.00	6,100.00	.00
01-4130-3420	DUES	85.00	85.00	.00	.00	250.00	.00
01-4130-3422	TRAINING/SEMINAR/SCHOOLS	340.00	95.00	746.42	349.00	4,000.00	8.7%
01-4130-3450	CONTRACTED SERVICES	.00	7,146.00	37,082.26	12,442.50	132,000.00	9.4%
01-4130-3490	FLEET ALLOCATION	.00	.00	.00	.00	3,074.00	.00
01-4130-3531	TRANSFER TO TECHNOLOGY F	.00	.00	.00	.00	14,825.00	.00
01-4130-3552	TRANSFER TO EQUIPMENT RE	.00	.00	.00	.00	8,133.00	.00
01-4130-3708	IT MAINTENANCE	.00	.00	3,150.00	4,245.00	14,500.00	29.3%
Total CODE ADMINISTRATION:		202,604.34	153,106.51	185,073.00	239,273.60	906,093.00	26.4%

Account Number	Account Title	2019 Prior year 3 Actual	2020 Prior year 2 Actual	2021 Prior year Actual	2022 Current year Actual	2022 Current year Budget	2022 % of Budget
PLANNING & ZONING							
01-4140-3002	PENSION CONTRIBUTION	.00	.00	.00	.00	12,572.00	.00
01-4140-3003	WORKERS' COMPENSATION	100.85	90.82	106.06	90.18	200.00	45.1%
01-4140-3110	SALARIES	62,254.11	65,797.13	58,671.06	62,821.09	356,000.00	17.6%
01-4140-3125	ZONING HEARING BOARD SAL	.00	.00	.00	.00	300.00	.00
01-4140-3144	PART TIME PERSONNEL SALAR	.00	675.00	.00	.00	.00	.00
01-4140-3152	DENTAL INSURANCE	264.04	.00	.00	.00	.00	.00
01-4140-3153	LONG TERM DISABILITY	48.60	192.56	513.81	177.96	1,080.00	16.5%
01-4140-3156	HEALTH INSURANCE	18,137.67	17,160.97	16,621.33	19,761.25	61,600.00	32.1%
01-4140-3158	LIFE INSURANCE	184.56	364.65	270.55	367.44	1,500.00	24.5%
01-4140-3183	OVERTIME	.00	69.53	1,750.72	2,841.72	3,000.00	94.7%
01-4140-3210	OFFICE SUPPLIES	99.69	28.95	163.78	.00	.00	.00
01-4140-3245	SUPPLIES	.00	44.85	.00	.00	3,000.00	.00
01-4140-3313	ENGINEERING	.00	.00	.00	483.75	.00	.00
01-4140-3314	SOLICITORS	21,966.34	9,816.34	23,532.13	3,971.39	60,000.00	6.6%
01-4140-3316	COURT REPORTER	1,348.50	1,278.25	4,541.75	271.25	10,000.00	2.7%
01-4140-3340	COMMUNICATIONS	1,748.87	3,748.35	2,560.81	4,807.07	12,000.00	40.1%
01-4140-3351	PROPERTY INSURANCE	1,367.00	1,381.93	1,189.52	1,187.94	1,250.00	95.0%
01-4140-3352	LIABILITY INSURANCE	3,163.40	5,122.53	3,872.69	3,868.76	4,150.00	93.2%
01-4140-3361	UTILITIES	92.32	79.01	90.92	166.16	400.00	41.5%
01-4140-3420	DUES	973.00	779.00	1,430.00	695.00	3,000.00	23.2%
01-4140-3422	TRAINING/SEMINAR/SCHOOLS	2,278.34	190.00	296.00	256.00	4,000.00	6.4%
01-4140-3450	CONTRACTED SERVICES	5,701.30	6,220.63	7,887.13	16,041.31	30,000.00	53.5%
01-4140-3531	TRANSFER TO TECHNOLOGY F	.00	.00	.00	.00	11,119.00	.00
01-4140-3708	IT MAINTENANCE	.00	.00	.00	6,301.37	4,000.00	157.5%
Total PLANNING & ZONING:		119,728.59	113,040.50	123,498.26	124,109.64	579,171.00	21.4%

Account Number	Account Title	2019 Prior year 3 Actual	2020 Prior year 2 Actual	2021 Prior year Actual	2022 Current year Actual	2022 Current year Budget	2022 % of Budget
HIGHWAYS							
01-4300-3002	PENSION CONTRIBUTION	.00	.00	.00	.00	32,441.00	.00
01-4300-3003	WORKERS' COMPENSATION	12,572.05	11,714.94	13,522.78	7,356.13	14,800.00	49.7%
01-4300-3110	SALARIES	147,722.94	163,900.64	141,239.24	220,148.04	576,145.00	38.2%
01-4300-3144	PART TIME PERSONNEL SALAR	.00	125.00	.00	.00	.00	.00
01-4300-3152	DENTAL INSURANCE	390.75	.00	.00	.00	.00	.00
01-4300-3153	LONG TERM DISABILITY	163.87	681.43	1,683.33	705.76	2,300.00	30.7%
01-4300-3156	HEALTH INSURANCE	31,154.75	37,523.79	34,350.79	41,332.53	121,600.00	34.0%
01-4300-3158	LIFE INSURANCE	558.03	1,119.30	849.27	988.64	3,000.00	33.0%
01-4300-3183	OVERTIME	10,952.53	2,330.66	22,919.02	24,504.79	30,000.00	81.7%
01-4300-3191	UNIFORM MAINTENANCE	630.70	1,064.49	518.90	557.70	4,000.00	13.9%
01-4300-3192	PHYSICAL EXAMINATIONS	95.00	370.00	395.00	.00	1,000.00	.00
01-4300-3210	OFFICE SUPPLIES	63.44	134.20	20.66	.00	.00	.00
01-4300-3224	SIGNS & POSTS	3,247.35	.00	.00	.00	.00	.00
01-4300-3231	GASOLINE	383.43	.00	75.85	382.75	2,300.00	16.6%
01-4300-3232	DIESEL	.00	2,793.47	9,359.03	10,452.36	26,400.00	39.6%
01-4300-3245	GENERAL SUPPLIES	5,059.17	6,377.70	10,192.91	29,913.83	30,000.00	99.7%
01-4300-3246	FLEET MAINTENANCE SUPPLIE	17,302.80	4,290.92	14,077.82	11,502.45	35,000.00	32.9%
01-4300-3306	MS4s	.00	29,013.60	1,523.50	6,463.75	20,000.00	32.3%
01-4300-3313	ENGINEERING	1,968.75	495.00	12,440.31	3,280.00	20,000.00	16.4%
01-4300-3340	COMMUNICATIONS	73.48	468.80	11.41	84.03	900.00	9.3%
01-4300-3351	PROPERTY INSURANCE	15,239.00	16,746.02	15,781.00	18,056.69	19,000.00	95.0%
01-4300-3352	LIABILITY INSURANCE	13,213.00	10,331.75	10,909.09	10,907.09	11,700.00	93.2%
01-4300-3361	UTILITIES	7,970.07	7,179.86	8,774.89	10,305.99	26,000.00	39.6%
01-4300-3365	SOLID WASTE	216.60	717.72	729.07	1,705.32	3,000.00	56.8%
01-4300-3384	EQUIPMENT RENTAL	1,055.00	450.00	3,200.00	814.95	15,000.00	5.4%
01-4300-3410	WHITFORD VILLAGE ISLAND	.00	.00	450.00	.00	450.00	.00
01-4300-3420	DUES	150.00	225.00	.00	277.00	900.00	30.8%
01-4300-3422	TRAINING/SEMINAR/SCHOOLS	95.00	495.00	2,622.99	900.73	5,000.00	18.0%
01-4300-3450	CONTRACTED SERVICES	.00	559.72	87.50	5,938.41	20,000.00	29.7%
01-4300-3455	CONTRACTED VEHICLE MAINT	222.43-	1,524.23	8,298.03	7,786.68	15,000.00	51.9%
01-4300-3490	FLEET ALLOCATION	.00	.00	.00	.00	79,919.00	.00
01-4300-3491	FLEET REIMBURSEMENT	.00	.00	.00	.00	153,971.00-	.00
01-4300-3531	TRANSFER TO TECHNOLOGY F	.00	.00	.00	.00	32,145.00	.00
01-4300-3552	TRANSFER TO EQUIPMENT RE	.00	.00	.00	.00	37,932.00	.00
01-4300-3668	DRAINAGE	2,410.35	.00	2,618.80	12,233.67	15,000.00	81.6%
01-4300-3680	ROAD&BRIDGE RESURFACING	144.35	.00	6,789.22	346.75	120,000.00	0.3%
01-4300-3708	IT MAINTENANCE	.00	.00	.00	13,680.00	12,333.00	110.9%
01-4300-3730	PUBLIC WORKS FACILITIES	125.00	.00	.00	.00	.00	.00

Account Number	Account Title	2019 Prior year 3 Actual	2020 Prior year 2 Actual	2021 Prior year Actual	2022 Current year Actual	2022 Current year Budget	2022 % of Budget
	Total HIGHWAYS:	272,734.98	300,633.24	323,440.41	440,626.04	1,179,294.00	37.4%

Account Number	Account Title	2019 Prior year 3 Actual	2020 Prior year 2 Actual	2021 Prior year Actual	2022 Current year Actual	2022 Current year Budget	2022 % of Budget
PARKS & RECREATION							
01-4520-3002	PENSION CONTRIBUTION	.00	.00	.00	.00	5,863.00	.00
01-4520-3003	WORKERS' COMPENSATION	3,588.98	3,405.50	3,732.98	2,550.81	5,200.00	49.1%
01-4520-3110	SALARIES	45,287.84	26,805.14	31,597.15	41,990.70	112,700.00	37.3%
01-4520-3152	DENTAL INSURANCE	264.04	.00	.00	.00	.00	.00
01-4520-3153	LONG TERM DISABILITY	48.60	177.75	487.30	177.96	580.00	30.7%
01-4520-3156	HEALTH INSURANCE	18,737.67	8,580.68	8,316.90	15,346.10	31,400.00	48.9%
01-4520-3158	LIFE INSURANCE	175.70	245.70	333.64	214.22	650.00	33.0%
01-4520-3183	OVERTIME	6,225.58	410.35	1,091.29	2,973.33	8,000.00	37.2%
01-4520-3191	UNIFORM MAINTENANCE	.00	.00	396.96	125.88	1,200.00	10.5%
01-4520-3210	OFFICE SUPPLIES	18.13	5.26	2.64	.00	.00	.00
01-4520-3231	GASOLINE	.00	.00	7.66	258.88	1,425.00	18.2%
01-4520-3232	DIESEL	.00	506.55	1,528.23	.00	8,500.00	.00
01-4520-3245	GENERAL SUPPLIES	3,843.28	3,675.00	10,774.60	6,365.62	35,000.00	18.2%
01-4520-3340	COMMUNICATIONS	63.40	215.82	4.24	399.72	400.00	99.9%
01-4520-3351	PROPERTY INSURANCE	4,762.00	5,178.54	6,264.82	7,602.82	8,000.00	95.0%
01-4520-3352	LIABILITY INSURANCE	5,907.20	5,111.78	4,554.15	4,567.93	4,900.00	93.2%
01-4520-3361	UTILITIES	5,284.34	5,438.75	5,583.36	13,177.54	16,000.00	82.4%
01-4520-3365	SOLID WASTE	458.66	691.35	354.32	732.61	1,500.00	48.8%
01-4520-3384	EQUIPMENT RENTAL	160.00	80.00	.00	.00	500.00	.00
01-4520-3420	DUES	155.00	155.00	120.00	120.00	400.00	30.0%
01-4520-3422	TRAINING/SEMINAR/SCHOOLS	85.00	.00	221.00	420.00	2,000.00	21.0%
01-4520-3450	CONTRACTED SERVICES	.00	148.20	3,865.00	20,402.54	93,000.00	21.9%
01-4520-3490	FLEET ALLOCATION	.00	.00	.00	.00	9,221.00	.00
01-4520-3531	TRANSFER TO TECHNOLOGY F	.00	.00	.00	.00	11,119.00	.00
01-4520-3552	TRANSFER TO EQUIPMENT RE	.00	.00	.00	.00	29,441.00	.00
01-4520-3708	IT MAINTENANCE	.00	.00	.00	3,372.50	8,333.00	40.5%
01-4520-3758	RECREATION PROGRAMS	.00	.00	.00	.00	30,000.00	.00
Total PARKS & RECREATION:		95,065.42	60,831.37	77,053.66	120,799.16	425,332.00	28.4%

Account Number	Account Title	2019 Prior year 3 Actual	2020 Prior year 2 Actual	2021 Prior year Actual	2022 Current year Actual	2022 Current year Budget	2022 % of Budget
DEBT SERVICE							
01-4810-3534	TRANSFER/DEBT	495,600.00	439,245.00	158,472.50	92,225.70	1,222,805.00	7.5%
	Total DEBT SERVICE:	495,600.00	439,245.00	158,472.50	92,225.70	1,222,805.00	7.5%
	01-General Fund Revenue Total:	4,072,880.78	3,438,508.55	4,436,779.62	4,707,164.41	14,255,389.00	33.0%
	01-General Fund Expenditure Total:	3,586,668.69	3,254,422.94	3,177,585.98	3,625,542.88	13,248,147.00	27.4%
	Net Total 01-General Fund:	486,212.09	184,085.61	1,259,193.64	1,081,621.53	1,007,242.00	107.4%

Account Number	Account Title	2019 Prior year 3 Actual	2020 Prior year 2 Actual	2021 Prior year Actual	2022 Current year Actual	2022 Current year Budget	2022 % of Budget
02-Sewer Fund							
INTEREST							
02-3410-8510	INTEREST FROM INVESTMENT	23,153.01	12,846.86	1,162.04	796.27	2,000.00	39.8%
02-3410-8514	UNREALIZED GAIN/LOSS	730.61	1,251.21	194.90	27.31-	.00	.00
Total INTEREST:		23,883.62	14,098.07	1,356.94	768.96	2,000.00	38.4%
SERVICE FEE REVENUE							
02-3640-9520	SEWER FEES	7,023.85-	270,673.61	238,736.68	476,733.46	3,350,000.00	14.2%
02-3640-9521	SEWER LATE FEES	1,781.26	6,574.00	.00	12,555.72	25,000.00	50.2%
02-3640-9525	INDUSTRIAL WASTE SURCHAR	1,394.91	232.57	3,116.00	3,000.00	3,600.00	83.3%
02-3640-9527	SEWER CERTIFICATIONS	2,680.00	2,765.00	7,080.00	4,320.00	13,260.00	32.6%
02-3640-9530	CLOVER MILL PAYMENT	33,237.92	31,811.64	31,572.90	29,900.00	167,358.00	17.9%
Total SERVICE FEE REVENUE:		32,070.24	312,056.82	280,505.58	526,509.18	3,559,218.00	14.8%
CONTRIBUTIONS							
02-3800-7910	TRANSFER	.00	.00	.00	.00	790,000.00	.00
02-3800-9460	MISCELLANEOUS REVENUE	.00	.00	831.14	240.00	831.00	28.9%
Total CONTRIBUTIONS:		.00	.00	831.14	240.00	790,831.00	.00

Account Number	Account Title	2019 Prior year 3 Actual	2020 Prior year 2 Actual	2021 Prior year Actual	2022 Current year Actual	2022 Current year Budget	2022 % of Budget
SANITARY SEWER SYSTEM							
02-4290-3002	PENSION CONTRIBUTION	.00	.00	.00	.00	47,813.00	.00
02-4290-3003	WORKERS' COMPENSATION	10,654.87	8,536.46	11,657.31	6,827.93	13,700.00	49.8%
02-4290-3110	SALARIES	249,457.23	277,692.58	240,064.18	216,806.55	830,000.00	26.1%
02-4290-3144	PART TIME PERSONNEL SALAR	.00	1,254.90	.00	.00	.00	.00
02-4290-3152	DENTAL INSURANCE	1,096.33	.00	.00	.00	.00	.00
02-4290-3153	LONG TERM DISABILITY	216.57	888.80	2,480.61	856.12	2,790.00	30.7%
02-4290-3156	HEALTH INSURANCE	67,617.22	58,414.05	47,225.38	63,975.85	145,200.00	44.1%
02-4290-3158	LIFE INSURANCE	749.12	1,494.59	1,061.60	1,268.75	3,850.00	33.0%
02-4290-3183	OVERTIME	9,236.42	3,530.53	1,587.86	4,966.67	15,000.00	33.1%
02-4290-3191	UNIFORM MAINTENANCE	486.80	70.36	269.95	274.37	3,500.00	7.8%
02-4290-3192	PHYSICAL EXAMINATIONS	.00	.00	.00	149.00	250.00	59.6%
02-4290-3210	OFFICE SUPPLIES	177.39	103.17	94.40	.00	.00	.00
02-4290-3213	EQUIPMENT	3,088.45	.00	.00	.00	.00	.00
02-4290-3231	GASOLINE	76.17	.00	37.96	240.84	855.00	28.2%
02-4290-3232	DIESEL	.00	559.87	1,689.09	539.61	9,500.00	5.7%
02-4290-3245	GENERAL SUPPLIES	8,406.70	20,858.18	29,194.45	17,994.00	47,000.00	38.3%
02-4290-3311	AUDITING SERVICES	.00	.00	.00	.00	2,000.00	.00
02-4290-3313	ENGINEERING	2,370.10	1,451.30	.00	77.50	15,000.00	0.5%
02-4290-3314	SOLICITORS	210.00	.00	.00	.00	12,000.00	.00
02-4290-3324	PA ONE CALL	5,500.00	6,000.00	295.79	490.38	6,000.00	8.2%
02-4290-3340	COMMUNICATIONS	472.66	838.65	414.84	2,419.02	9,600.00	25.2%
02-4290-3351	PROPERTY INSURANCE	24,926.00	23,602.80	22,918.13	24,233.98	25,500.00	95.0%
02-4290-3352	LIABILITY INSURANCE	16,170.20	12,101.60	12,289.52	12,258.82	13,150.00	93.2%
02-4290-3361	UTILITIES	33,815.98	35,533.93	36,592.95	43,666.33	120,000.00	36.4%
02-4290-3365	SOLID WASTE	244.94	373.68	289.60	638.73	1,200.00	53.2%
02-4290-3373	REPAIRS & MAINTENANCE-BUI	1,464.80	.00	.00	.00	.00	.00
02-4290-3374	EQUIPMENT REPAIRS	45,099.40	22,292.60	8,776.00	49,935.17	70,000.00	71.3%
02-4290-3384	EQUIPMENT RENTAL	160.00	80.00	.00	.00	500.00	.00
02-4290-3420	DUES	390.00	248.50	10.00	115.50	500.00	23.1%
02-4290-3422	TRAINING/SEMINAR/SCHOOLS	281.50	270.50	1,607.00	1,020.00	4,000.00	25.5%
02-4290-3439	INDUSTRIAL WASTE DISCHARG	3,469.00	.00	3,116.00	3,000.00	5,000.00	60.0%
02-4290-3450	CONTRACTED SERVICES	3,688.90	11,900.80	7,032.80	18,683.52	48,000.00	38.9%
02-4290-3458	CONTRACTED TREATMENT - D	434,441.00	507,403.00	517,968.00	365,255.00	1,120,000.00	32.6%
02-4290-3460	CONTRACTED TREATMENT-W.	.00	121,833.67	122,243.31	.00	1,020,000.00	.00
02-4290-3490	FLEET ALLOCATION	.00	.00	.00	.00	15,650.00	.00
02-4290-3531	TRANSFER TO TECHNOLOGY F	.00	.00	.00	.00	18,531.00	.00
02-4290-3533	TRANSFER	.00	.00	.00	309,500.00	5,000.00	6190.0%
02-4290-3534	TRANSFER/DEBT	.00	.00	.00	.00	95,000.00	.00

Account Number	Account Title	2019 Prior year 3 Actual	2020 Prior year 2 Actual	2021 Prior year Actual	2022 Current year Actual	2022 Current year Budget	2022 % of Budget
02-4290-3552	TRANSFER TO S.C. FOR EQUIP	.00	.00	.00	.00	30,000.00	.00
02-4290-3610	I & I REPAIR COST	27,600.00	.00	.00	.00	45,000.00	.00
02-4290-3612	ROOT CONTROL	12,000.00	.00	.00	.00	15,000.00	.00
02-4290-3620	BARKWAY EGPS (MILL VALLEY)	.00	.00	19,614.12	.00	15,000.00	.00
02-4290-3708	IT MAINTENANCE	.00	.00	9,219.00	12,248.00	31,276.00	39.2%
02-4290-3807	INVESTMENT & BANK EXPENS	3,199.76	3,392.40	2,917.49	4,392.01	24,000.00	18.3%
	Total SANITARY SEWER SYSTEM:	966,767.51	1,120,726.92	1,097,491.62	1,161,833.65	3,886,365.00	29.9%
	02-Sewer Fund Revenue Total:	55,953.86	326,154.89	282,693.66	527,518.14	4,352,049.00	12.1%
	02-Sewer Fund Expenditure Total:	966,767.51	1,120,726.92	1,097,491.62	1,161,833.65	3,886,365.00	29.9%
	Net Total 02-Sewer Fund:	910,813.65-	794,572.03-	814,797.96-	634,315.51-	465,684.00	-136.2%

Account Number	Account Title	2019 Prior year 3 Actual	2020 Prior year 2 Actual	2021 Prior year Actual	2022 Current year Actual	2022 Current year Budget	2022 % of Budget
12-Solid Waste Fund							
INTEREST							
12-3410-8510	INTEREST	2,183.92	1,251.21	126.99	10.09	175.00	5.8%
	Total INTEREST:	2,183.92	1,251.21	126.99	10.09	175.00	5.8%
INTERGOVERNMENTAL REVENUE							
12-3540-8539	SECTION 904 OF ACT 101	174,551.00	.00	95,251.96	.00	93,000.00	.00
	Total INTERGOVERNMENTAL REVENUE:	174,551.00	.00	95,251.96	.00	93,000.00	.00
SERVICE FEE REVENUE							
12-3640-9375	TRASH BAGS	169,350.00	189,220.00	202,782.50	161,880.00	615,000.00	26.3%
12-3640-9377	HAULING-LICENSE	275.00	500.00	.00	.00	.00	.00
12-3640-9460	MISCELLANEOUS REVENUE	.00	.00	7,478.85	1,435.00	7,500.00	19.1%
12-3640-9467	RECYCLE BINS	885.00	540.00	180.00	.00	.00	.00
12-3640-9481	SERVICE FEES	102.89-	.00	.00	.00	400,144.00	.00
12-3640-9482	SOLID WASTE LATE FEES	10.18-	543.10	.00	148.93	2,000.00	7.4%
12-3640-9527	SOLID WASTE CERTIFICATION	.00	.00	.00	840.00	5,070.00	16.6%
	Total SERVICE FEE REVENUE:	170,396.93	190,803.10	210,441.35	164,303.93	1,029,714.00	16.0%

Account Number	Account Title	2019 Prior year 3 Actual	2020 Prior year 2 Actual	2021 Prior year Actual	2022 Current year Actual	2022 Current year Budget	2022 % of Budget
PWD SOLID WASTE DIVISION							
12-4310-3002	PENSION CONTRIBUTION	.00	.00	.00	.00	1,500.00	.00
12-4310-3003	WORKER'S COMPENSATION	.00	.00	.02-	.00	.00	.00
12-4310-3110	SALARIES	10,641.94	10,915.21	2,255.22	.00	36,000.00	.00
12-4310-3153	LONG TERM DISABILITY	11.68	44.43	.00	.00	150.00	.00
12-4310-3156	HEALTH INSURANCE	.00	.00	.00	.00	10,700.00	.00
12-4310-3158	LIFE INSURANCE	37.51	74.10	.00	.00	190.00	.00
12-4310-3183	OVERTIME	19.95	10.27	.00	.00	.00	.00
12-4310-3210	OFFICE SUPPLIES	18.14	5.28	9.71	.00	.00	.00
12-4310-3245	GENERAL SUPPLIES	.00	.00	8,583.75	.00	17,000.00	.00
12-4310-3314	SOLICITORS	.00	.00	.00	.00	500.00	.00
12-4310-3340	COMMUNICATIONS	40.31	474.77	1,850.16	.00	1,000.00	.00
12-4310-3361	UTILITIES	26.02	.00	.00	.00	.00	.00
12-4310-3365	SOLID WASTE	179,000.00	201,000.00	255,030.00	56,710.89	253,270.00	22.4%
12-4310-3420	DUES	.00	.00	.00	.00	150.00	.00
12-4310-3450	CONTRACTED SERVICES	587,100.00	587,267.24	769,788.00	134,268.18	787,670.00	17.0%
12-4310-3708	IT MAINTENANCE	.00	.00	2,069.00	860.00	2,060.00	41.7%
12-4310-3807	INVESTMENT & BANKING EXPE	209.11	189.53	117.49	99.55	400.00	24.9%
Total PWD SOLID WASTE DIVISION:		777,104.66	799,980.83	1,039,703.31	191,938.62	1,110,590.00	17.3%
12-Solid Waste Fund Revenue Total:		347,131.85	192,054.31	305,820.30	164,314.02	1,122,889.00	14.6%
12-Solid Waste Fund Expenditure Total:		777,104.66	799,980.83	1,039,703.31	191,938.62	1,110,590.00	17.3%
Net Total 12-Solid Waste Fund:		429,972.81-	607,926.52-	733,883.01-	27,624.60-	12,299.00	-224.6%

Account Number	Account Title	2019 Prior year 3 Actual	2020 Prior year 2 Actual	2021 Prior year Actual	2022 Current year Actual	2022 Current year Budget	2022 % of Budget
70-Technology Fund							
INTEREST							
70-3410-7910	TRANSFER	.00	.00	.00	.00	226,240.00	.00
70-3410-8510	INTEREST FROM INVESTMENT	2,102.59	890.50	109.10	75.25	150.00	50.2%
70-3410-8514	UNREALIZED GAIN/LOSS	40.69	44.92	32.57-	22.60-	.00	.00
Total INTEREST:		2,143.28	935.42	76.53	52.65	226,390.00	.00
MISCELLANEOUS							
70-3620-9460	MISCELLANEOUS REVENUE	.00	.00	13,595.45	.00	.00	.00
Total MISCELLANEOUS:		.00	.00	13,595.45	.00	.00	.00

Account Number	Account Title	2019 Prior year 3 Actual	2020 Prior year 2 Actual	2021 Prior year Actual	2022 Current year Actual	2022 Current year Budget	2022 % of Budget
OPERATING EXPENDITURE							
70-6800-3450	CONTRACTED SERVICES	38,638.60	30,487.94	.00	.00	.00	.00
70-6800-3707	COMPUTER HARDWARE	5,200.10	2,979.00	.00	.00	.00	.00
70-6800-3708	COMPUTER MAINTENANCE	43,156.63	57,774.56	80,756.15	65,602.97	337,240.00	19.5%
70-6800-3709	COMPUTER SOFTWARE	2,500.00	21,709.34	.00	.00	.00	.00
70-6800-3747	OFFICE EQUIPMENT	7,080.75	1,218.00	.00	.00	.00	.00
70-6800-3807	INVESTMENT EXPENSES	152.25	30.46	29.68	10.11	100.00	10.1%
Total OPERATING EXPENDITURE:		96,728.33	114,199.30	80,785.83	65,613.08	337,340.00	19.5%
70-Technology Fund Revenue Total:		2,143.28	935.42	13,671.98	52.65	226,390.00	.00
70-Technology Fund Expenditure Total:		96,728.33	114,199.30	80,785.83	65,613.08	337,340.00	19.5%
Net Total 70-Technology Fund:		94,585.05-	113,263.88-	67,113.85-	65,560.43-	110,950.00-	59.1%
Net Grand Totals:		949,159.42-	1,331,676.82-	356,601.18-	354,120.99	1,374,275.00	25.8%