WEST WHITELAND TOWNSHIP
BOARD OF SUPERVISORS
Agenda
Wednesday, February 12, 2025
6:30 p.m.

Etiquette for hybrid meetings

Join Zoom Meeting
Meeting ID: 848 4944 7386 Passcode: 871814 One tap mobile +16465588656

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 on January 31st and prior to tonight's meeting to discuss matters of personnel and litigation

The Township Building will be closed on Monday, February 17th for Presidents' Day

Home Composting Workshop – Thursday, February 20th

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

PUBLIC HEARING:

Adoption of Zoning Ordinance Amendment – Town Center District Regulations - Limiting residential development to apartment buildings at a maximum density of 6 dwelling units per gross acre

PLANS:

1. Request for Extension of Land Development Approval - Veltek Associates (475 Creamery Way)
2. Final Land Development Approval - 206 S. Whitford Rd. (Fred Beans)

CONSENT AGENDA:

1. Approval of January 22, 2025 Minutes
2. Resolution 2024-XX Disposition of Media

West Whiteland
TOWNSHIP

BUSINESS:

1. Authorization of Funding Commitment for Green-Light-Go Grant: Signal Upgrades for PA 100 and Commerce Dr.
2. Authorization for Use of Sound Amplification in Miller Park
3. Approval of Township Payment Report for February 12, 2025
4. Township Commission Updates from Board Liaisons
5. Staff Updates

Adjournment

Next Meeting: February 25, 2025
Next Ordinance: 484
Next Resolution: 2025-10

MEMORANDUM

TO: Board of Supervisors

FROM: John R. Weller, AICP
Director of Planning and Zoning

SUBJECT: Public hearing pursuant to amendment of the West Whiteland Township Zoning Ordinance

Amending the Town Center district regulations to limit residential development to apartment buildings with a maximum density of 6 dwelling units per gross acre

DATE: February 7, 2025

Recommended Motion

To approve Ordinance No. 484 to amend Chapter 325, "Zoning," of the West Whiteland Township Code of Ordinances by revising the provisions for residential development in the Town Center zoning district.

Background

The Town Center (TC) zoning district covers 643 acres around the intersection of Lincoln Hwy. and Pottstown Pk., the area historically known as the Exton Crossroads. It is a mixed-use district that allows a wide variety of uses, including retail sales and services, restaurants, office buildings, institutional uses, hotels, and a variety of residential uses, including townhouses and apartment buildings. Since 1998, residential development in the TC district has been controlled only by limits on building height and impervious coverage: the regulations never specified a maximum number of dwelling units allowed per acre.

There was relatively little residential development in the TC district until the mid-2010's, when we approved nearly 1,000 apartment units over a two-year period in the TC district alone. While these projects are well-maintained, attractive, and nearly fully occupied, Township residents have grown more concerned about the impact of more residential development around the Crossroads, especially in light of the uncertain future of Exton Square.

Earlier this year the Board of Supervisors directed Staff to develop a recommendation for a limit on residential density appropriate for the TC district. They were clear that residential development – and apartment buildings specifically – should still be allowed, but they no longer favored the strict reliance on building sizes to control the number of units.

The attached draft Ordinance addresses the Board's concern, establishing a limit on residential density while remaining consistent with the policy of accommodating the Township's highest density of development. The principal changes are:

- Apartments[1] will be the only type of dwelling allowed in the TC district.
- Life care facilities and personal care facilities will still be permitted.
- Residential density will be capped at six dwelling units per gross acre; life care and personal care facilities are exempted from this limit. This is the highest residential density allowed in the Township, although residential development in the Office/Residential district continues to rely upon a form-based approach with no stated density limit.

Note that this arrangement creates an incentive for mixed-use development. While a developer would have the right to develop a property only for residential use, additional non-residential uses would be permitted to the extent that they could be accommodated within the limits on building height and impervious cover.

The Township Planning Commission reviewed this draft at their public meeting on January 28, 2025. In the course of discussion, they indicated their interest in including provisions that would promote affordable/attainable housing. Since this is a complex issue that warrants more careful consideration, they agreed that including such provisions in this amendment would unacceptably delay action. At the conclusion of their discussion, the Commission unanimously passed a motion recommending that the Board adopt the amending ordinance as presented.

Chester County Planning Commission Review

The County advises that the proposed amendment is "not inconsistent" with the County Comprehensive Plan, but they would prefer that we continue to allow a wider range of housing types. Staff notes that limiting residential development to apartment buildings is consistent with the stated purpose[2] of the TC district, as this allows for the largest number of dwelling units within the smallest footprint. The density cap will enable high-density residential development that still accommodates non-residential uses along with permanent green space.

Staff Comment

Staff supports the amendment as written and endorsed by the Township Planning Commission; we have no objection to Board action on the recommended motion, above.

Attachments

1. Final draft of Ordinance No. 484.
2. Redline version of Zoning Ordinance text, showing the changes that Ordinance 484 will execute.
3. Chester County Planning Commission review dated February 3, 2025.

BOS MMO's - Miscellaneous\2025\250207 - ZO amd - TC

[1] The draft text uses the term "apartment" rather than "multifamily dwelling" as the definition for the latter in §325-8 includes townhouses, which we wish to prohibit in the TC district. The same section includes a definition for "apartment" which is consistent with our intent.

[2] §325-13.A of the Zoning Ordinance.

BOARD OF SUPERVISORS
WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 484

AN ORDINANCE AMENDING SECTION 325-13, "TOWN CENTER MIXED USE DISTRICT," OF CHAPTER 325, "ZONING," OF THE WEST WHITELAND TOWNSHIP CODE OF ORDINANCES TO ESTABLISH A LIMIT ON THE DENSITY OF RESIDENTIAL DEVELOPMENT

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

Section 1. Sub-paragraph B(1)(a) of Section 325-13 of Chapter 325, "Zoning," of the West Whiteland Township Code of Ordinances is hereby deleted and replaced with the following:

(a) Apartment dwellings, as defined in §325-8, above, including apartment units accessory to a non-residential use. Single-family detached dwellings, two-family dwellings, fourplexes, and townhouses are all hereby prohibited in the TC Town Center district.

Section 2. Sub-paragraph B(2)(m)[2] of Section 325-13 of Chapter 325, "Zoning," of the West Whiteland Township Code of Ordinances is hereby amended to read as follows:

[2] A mixed-use building may contain apartment dwellings in combination with any uses permitted in Group II above, except as noted herein, provided that no such dwelling units shall be permitted on the ground level of the building.

Section 3. Paragraph C(6) of Section 325-13 of Chapter 325 "Zoning," of the West Whiteland Township Code of Ordinances is hereby deleted and replaced with the following:

(6) Residential buildings, including life care facilities and personal care facilities, shall be separated from all other buildings by at least thirty (30) feet.

Section 4. Sub-section C, "Area and bulk regulations," of Section 325-13 of Chapter 325, "Zoning," of the West Whiteland Township Code of Ordinances is hereby amended to add a new paragraph (9), as follows:

(9) The number of dwelling units permitted on a tract shall not exceed six (6.0) dwelling units per acre of the gross lot area of the tract, regardless of whether the tract accommodates a mix of uses or is developed solely for residential use. This limit shall not apply to life care facilities and personal care facilities, as provided for under §325-13.B(1)(b), above.

Section 5. 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 6. This Ordinance shall take effect and be in force five (5) days from the date of enactment.

ENACTED AND ORDAINED this _____ day of February 2025.

BOARD of SUPERVISORS
WEST WHITELAND TOWNSHIP

_____
Rajesh Kumbhardare, Chair

_____
Brian Dunn, Vice-Chair

_____
Jo Ann Kelton, Supervisor

ATTEST:

_____
Pam Gural-Bear, Township Manager

Article IV
TOWN CENTER DISTRICT

[Amended 3-12-2014 by Ord. No.410]

§325-13: TC Town Center Mixed Use District

A. Purpose.

[NO CHANGE]

B. Use regulations. A lot may be used or occupied for one or more of the following purposes. Conditional use review shall be required only where specifically stated or when the project exceeds one or more of the thresholds specified in §325-124.A of this Chapter. [Amended 9-9-2015 by Ord. No. 426]

(1) Group I - Residential.

(a) ~~Multifamily dwellings and townhouses.~~ Apartment dwellings, as defined in §325-8, above, including apartment units accessory to a non-residential use. Single-family detached dwellings, two-family dwellings, fourplexes, and townhouses are all hereby prohibited in the TC Town Center district.

(b) Life-care facility or personal care facility when authorized as a conditional use by the Board of Supervisors subject to §325-124 of this chapter, and the following conditions:

[1] The property upon which the facility is located must be contiguous and adjacent to a major arterial street and primary access must be located within the frontage of the property along and upon a major arterial street.

[2] The Township shall not issue any Use and Occupancy Permit for such a facility until the Applicant for such permit has documented to the satisfaction of the Township receipt of all pertinent approvals and licenses from the appropriate State agencies.

[3] Life-care facilities are further subject to the requirements of §325-45.D of this chapter.

(2) Group II – Non-residential and mixed use.

(a) Office buildings.

(b) Hotels and motels. Permitted accessory uses include but are not necessarily limited to eating and drinking establishments, fitness

facilities, personal services, retail stores, retail services, and meeting rooms and areas suitable for hosting conferences, conventions, receptions, and similar events. Access to accessory uses may be restricted to guests of the hotel or motel at the discretion of the owner. [Amended 4-22-2020 by Ord. No. 453]

(c) Personal services.

(d) Retail stores and retail services. [Amended 4-22-2020 by Ord. No. 453]

(e) Eating and drinking establishment.

(f) Banks and other financial institutions and services.

(g) Fitness facility.

(h) Medical services.

(i) Continuing education facility.

(j) Place of public amusement and motion-picture theater when authorized as a conditional use by the Board of Supervisors subject to §325-124 of this chapter, excepting that when such use is a sexually oriented business it shall be prohibited in the Town Center district.

(k) Vehicle fueling stations, when authorized as a conditional use by the Board of Supervisors, subject to §325-124 of this chapter and further subject to the provisions of §325-28.2 of this chapter.

(l) Adult or child day care center, when authorized as a conditional use by the Board of Supervisors subject to §325-124 of this chapter and further subject to the provisions of §325-27 of this chapter.

(m) Mixed-use buildings, subject to the following conditions:

[1] A mixed-use building may contain any combination of uses permitted in Group II above, except a vehicle fueling station.

[2] A mixed-use building may contain ~~multifamily residential~~ apartment dwellings in combination with any uses permitted in Group II above, except as noted herein, provided that no such ~~residential~~ dwelling units shall be permitted on the ground level of the building.

(n) Governmental facility.

(o) Recreational use as provided for in §325-22.

C. Area and bulk regulations. The area and bulk regulations shall be based upon developable acreage unless stated otherwise. Where a project consists of a tract with multiple contiguous lots in common ownership or under common control or is being developed according to a Master Plan in accordance with §325-13.E, below, the provisions of this Section shall be applied as if those lots were a single lot and without regard to the lot lines separating them. Furthermore, the term "perimeter" in such cases shall be interpreted to mean the perimeter of the entire project tract as if the constituent lots of said tract were a single lot.

The provisions of this section are subject to modification in accordance with the terms of Exhibit 4, "Bonus Menu," of this Chapter. Where bonuses are employed, the Township shall determine whether they have been properly calculated and applied in the course of conditional use review; in the event conditional use review is not required, such determination shall be made during the land development review. [Amended 9-9-2015 by Ord. No. 426; amended 4-22-2020 by Ord. No. 453]

(1) Tract size (minimum): two acres (gross acreage).

(2) Total impervious coverage (maximum): 70% of net lot area.

(3) Building height (maximum): 60 feet.

(4) Minimum lot geometry requirements shall be as follows, except as may be modified for conditional uses:

(a) Frontage: 250 feet.

(b) Width: 250 feet.

(c) Depth: 150 feet.

(5) Setbacks [Amended 4-22-2020 by Ord. No. 453]:

(a) Principal buildings, including parking structures.

(i) Buildings and portions of buildings with a building height of thirty (30) feet or less shall be set back at least twenty-five (25) feet from the right-of-way of PA Route 100 and US Business Route 30. Where the building height is greater than thirty (30) feet, the portion above thirty (30) feet shall be set back at least sixty (60) feet from the right-of-way of PA Route 100 and US Business Route 30.

(ii) For all public streets except PA Route 100 and US Business Route 30, buildings and portions of buildings with a building height of thirty (30) feet or less shall be set back at least fifteen (15) feet from the right-of-way. Where the building height is greater than thirty (30) feet, the portion above thirty (30) feet shall be set back an additional ten (10) feet for each ten (10) feet of building

height. Therefore, buildings and portions of buildings with a building height more than thirty (30) feet up to forty (40) feet shall be set back at least twenty-five (25) feet; more than forty (40) feet up to fifty (50) feet shall be set back at least thirty-five (35) feet; and more than fifty (50) feet shall be set back at least forty-five (45) feet.

(iii) Buildings shall be set back at least twenty-five (25) feet from all other property lines (or from the perimeter of the tract where the project involves contiguous lots) if the adjoining property is in the Town Center zoning district; if the adjoining property is not in the Town Center zoning district, the said setback shall be at least fifty (50) feet.

(b) Setbacks for accessory buildings and other structures shall be as provided for in §325-31 of this Ordinance.

(c) Surface parking areas.

(i) Surface parking areas shall be set back at least twenty-five (25) feet from the right-of-way of PA Route 100 and US Business Route 30. A site element screen shall be provided within the setback and shall be continuous, except for driveway and road crossings and permitted signage. The site element screen may include a sidewalk, but such inclusion shall not reduce the amount of required landscaping.

(ii) For all public streets except PA Route 100 and US Business Route 30, surface parking areas shall be set back at least fifteen (15) feet from the right-of-way. A site element screen shall be provided within the setback and shall be continuous, except for driveway and road crossings and permitted signage. The site element screen may include a sidewalk, but such inclusion shall not reduce the amount of required landscaping.

(iii) Surface parking areas shall be set back at least ten (10) feet from all other property lines (or from the perimeter of the tract where the project involves contiguous lots) if the adjoining property is in the Town Center zoning district; if the adjoining property is not in the Town Center zoning district, the setback shall be at least twenty-five (25) feet.

(6) ~~The following building separation distances shall apply to all Group I (residential) buildings within a development tract:~~

~~(a) Attached buildings: none required.~~

~~(b)~~ Residential buildings, including life care facilities and personal care facilities, shall be separated from all other buildings by at least thirty (30) feet. [Amended 4-22-2020 by Ord. No. 453]

(7) The following building separation distances shall apply to all Group II (non-residential and mixed-use) buildings within a development tract:

(a) Attached buildings: none required.

(b) Buildings with Group II uses shall be separated from other buildings with Group II uses at least twenty (20) feet. [Amended 4-22-2020 by Ord. No. 453]

(c) Buildings with Group II uses shall be separated from other buildings with Group I uses at least thirty (30) feet. [Amended 4-22-2020 by Ord. No. 453]

(8) Buildings shall be set back not less than fifteen (15) feet from all private cartways, drive aisles, and parking areas. No building setback is required from a dedicated loading area. [Amended 4-22-2020 by Ord. No. 453]

(9) The number of dwelling units permitted on a tract shall not exceed six (6.0) dwelling units per acre of the gross lot area of the tract, regardless of whether the tract accommodates a mix of uses or is developed solely for residential use. This limit shall not apply to life care facilities and personal care facilities, as provided for under §325-13.B(1)(b), above.

D. Architectural design standards.

[NO CHANGE]

E. Master Plan requirement.

[NO CHANGE]

THE COUNTY OF CHESTER

COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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

February 3, 2025

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

Re: Zoning Ordinance Amendment - TC Town Center Mixed Use District
West Whiteland Township – ZA-01-25-18379

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 January 13, 2025. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to the TC Town Center Mixed Use District standards set forth in Section 325-13 of the Township Zoning Ordinance:

   A. Amend the use regulation standards set forth in Section 325-13.B(1)(a) by replacing "multifamily dwellings and townhouses" with the following language: "Apartment dwellings, as defined in §325-8, above, including apartment units accessory to a non-residential use. Single-family detached dwellings, two-family dwellings, fourplexes, and townhouses are all hereby prohibited in the TC Town Center district;"
   B. Amend subsection [2] of Section 325-13.B(2)(m), the standards for mixed-use buildings, by replacing the term "multifamily residential" with "apartment," along with the removing "residential" from the second part of this section;
   C. Amend the building separation distance standards for residential buildings set forth in Section 325-13.C(6); and
   D. Add subsection (9) to the area and bulk regulations set forth in Section 325-13.C. This section states the following: "The number of dwelling units permitted on a tract shall not exceed six (6.0) dwelling units per acre of the gross lot area of the tract, regardless of whether the tract accommodates a mix of uses or is developed solely for residential use. This limit shall not apply to life care facilities and personal care facilities, as provided for under §325−13.B(1)(b), above."

LANDSCAPES:

2. The Township's TC Town Center Mixed Use District, which is generally situated along the Route 100 and Business Route 30 corridors in the Exton area, is located within the **Suburban Center Landscape** and **Natural Landscape** designations of ***Landscapes3***, the 2018 County Comprehensive Plan. 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.

   While not inconsistent with the objectives of the **Suburban Center Landscape**, the proposed standards would be more consistent if the Township continued to allow a wider range of residential housing types in the Town Center Mixed Use district in addition to non-residential uses at appropriate densities.

COMMENTS:

3. Prior to taking action on this submission, the Township should consider whether this proposed amendment is generally consistent with the Township Comprehensive Plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code. We note that a revised Land Use Plan map, and a revised version of Chapter Three – Section 3: Land Use Plan of the Township's Comprehensive Plan, were adopted by the Township on March 23, 2022. The Town Center Zoning District is located within the TCMU Town Center Mixed Use and Naturally Constrained Land categories on the Land Use Plan map. The Comprehensive Plan indicates that the intent of the Town Center Mixed Use category, which "illustrates the continuation of the Township's long-standing policy of accommodating our highest intensity of development," is to allow a mixed of residential, commercial, institutional, recreational, and office uses designed to facilitate pedestrian and bicycle travel.

4. The Township should identify their rationale for the proposed six (6) dwelling unit per gross acre maximum permitted density for apartment development. The Township's Comprehensive Plan states that, while the Township does not specify a maximum density for the Town Center Mixed Use category, the Township anticipates that residential density will exceed the 8 dwelling units per developable acre allowed in the High Density Residential category.

5. We note that the proposed density is significantly lower than the existing apartment development in this district. The Township should determine how many existing residential uses would become non-conforming if this amendment is adopted as currently written.

6. Rather than adding a maximum permitted density standard to the Town Center district, the Township could consider lowering the maximum building height of 60 feet currently set forth in Section 325-13.C(3). Consideration should also be provided for incorporating upper story step back standards into its zoning ordinance. ***Landscapes3*** recommends that developments in the Suburban Center Landscape include variations in building facades, rooflines and shape to reduce the visual impact of large-scale buildings. Additional information on this topic is provided in the County Planning Commission's Suburban Center Landscapes Design Guide, which is available online at: https://www.chescoplanning.org/municorner/pdf/suburbancenterdesignguide.pdf.

7. We recommend that the Township consider maintaining townhouse development as a permitted use in the Town Center district. Townhouse development is an appropriate use in the **Suburban Center Landscape**, and the Suburban Center Land Use guidance in the Planning Principles section supports new housing inclusive of a broad range of housing types and income levels (page 36).

8. While Section 325-13.C(9) indicates that residential density will be calculated by dwelling units per gross lot area, the recommended densities identified in the Township's Comprehensive Plan are based upon dwelling unit per developable acreage. This should be clarified by the Township.

9. We note that West Whiteland Township is currently undertaking an update to its existing Comprehensive Plan, which is being prepared under the Chester County Vision Partnership Program (VPP). We recommend that, going forward, the Township delay additional major amendments to the Township Zoning Ordinance until after the Comprehensive Plan Update has been completed and new land uses policies have been established.

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,

Paul Farkas

Paul Farkas
Senior Review Planner

21ST CENTURY media

MediaNews Group

PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION

390 Eagleview Boulevard • Exton, PA 19341

WEST WHITELAND TOWNSHIP
101 COMMERCE DRIVE
EXTON, PA 19341
Attention:

STATE OF PENNSYLVANIA,

The undersigned Richard L. Crowe, being duly sworn the he/she is the principal clerk of Daily Local News, Daily Local News Digital, published in Chester County for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

WEST WHITELAND TOWNSHIP

Published in the following edition(s):

Daily Local News, Daily Local News Digital
01/15/25, 01/22/25

Commonwealth of Pennsylvania - Notary Seal
Maureen Schmid, Notary Public
Montgomery County
My Commission Expires March 31, 2029
Commission Number 1248132

Sworn to the subscribed before me this 1/22/25.

Maureen Schmid

Notary Public, State of Pennsylvania
Acting in County of Montgomery

WEST WHITELAND
TOWNSHIP
CHESTER COUNTY,
PENNSYLVANIA

PUBLIC NOTICE

NOTICE IS GIVEN pursuant to §609(b)(1) of the Pennsylvania Municipalities Planning Code that the Board of Supervisors of West Whiteland Township will hold a public hearing at 6:30 p.m. on Wednesday, February 12, 2025 at the West Whiteland Township Municipal Building, 101 Commerce Dr., Exton, Pennsylvania to consider the passage of the following ordinances:

AN ORDINANCE AMENDING SECTION 325-13, "TOWN CENTER MIXED USE DISTRICT," OF CHAPTER 325, "ZONING," OF THE WEST WHITELAND TOWNSHIP CODE OF ORDINANCES TO ESTABLISH A LIMIT ON THE DENSITY OF RESIDENTIAL DEVELOPMENT

Section 1. Replaces Sub-paragraph B(1)(a) of Section 325-13 to establish use regulations for apartment dwellings and prohibit single family detached dwellings, two-family dwellings, two family, fourplexes, and townhouses in the Town Center district.

Section 2. Amends the use regulations in sub-paragraph B(2)(m)[2] of Section 325-13 to clarify the conditions for mixed-use buildings.

Section 3. Replaces Paragraph C(6) of Section 325-13 to eliminate references to dwelling types prohibited by amendment described in Section 1, above.

Section 4. Adds a new Paragraph 9 to Subsection C, "Area and bulk regulations," to establish six dwelling units per acre as the maximum permitted residential density for residential and mixed-use tracts and to exempt life care facilities and personal care facilities from that limit.

Section 5. The provisions of this Ordinance are severable.

Section 6. 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 1/15, 1/22; 1a

Advertisement Information

Client Id: 884471 **Ad Id:** 2681913 **PO:** **Sales Person:** 018303

MEMORANDUM

TO: Board of Supervisors

FROM: John R. Weller, AICP
Director of Planning and Zoning

SUBJECT: 475 Creamery Way land development plan
Extension of final plan approval

DATE: February 7, 2025

Motion

To extend the final plan approval for the land development plan titled "475 Creamery Way" granted on May 27, 2020, including all waivers and conditions of said approval, to May 27, 2030.

Background

On May 27, 2020, the Board of Supervisors granted final plan approval of a land development plan for the construction of a 113,653 sq.ft., one-storey addition to the existing 43,456 sq.ft. office and light industrial building on the 16.73-acre lot at 475 Creamery Way in the I-1 Limited Industrial zoning district in the Oaklands Corporate Center. The Board's action and the list of waivers and conditions was communicated to the Applicant in correspondence dated May 28, 2020. The legal applicant for this project was 475 Creamery Partners, LLC, and they were acting on behalf of the property owner and occupant of the building, Veltek Associates, Inc. ("VAI"). The addition was to be used for storage and light manufacturing; the existing building was to become predominately administrative offices. These uses are all allowed by right in the I-1 zoning district.

Section 281-14 of our Subdivision and Land Development Ordinance ("S/LDO") states[1] that "If no improvements are constructed in accordance with a finally approved plan within five years of the date of such approval by the Board, said approval shall be null and void unless an extension is granted by the Board." None of the approved improvements have been constructed, so the approval is due to expire on May 27, 2025.

As stated in the written extension request from VAI (attached), the owner was not able to proceed with the improvements on the approved plan "Due to various challenges presented during and after the Covid-19 pandemic…". Since they are still interested in the project, they are requesting a five-year extension of the approval.

While we have amended our development regulations since 2020, the current I-1 regulations would still allow the development as it was approved. Furthermore, the Township is not now

[1] The S/LDO was comprehensively revised in December 2021, subsequent to the approval of this plan. While the revision modified the language of §281-14, it did not substantively change the meaning, intent, or applicability of its provisions. The language quoted here is from the current text.

contemplating any amendments to our regulations that would prohibit or otherwise negatively affect this development.

Section 281-14 of the S/LDO allows the Board to grant an extension without any additional review, and since the authority to grant an extension is clearly stated, it does not involve any sort of waiver.

Staff has no objection to Board action on the Motion tonight.

Attachment

1. Written request for extension of approval from Jeff Churchvara, Vice-President of Facilities for VAI, dated January 15, 2025.

BOS MMO's – Miscellaneous\2025\250207 – Veltek extension

Veltek Associates, Inc.
15 Lee Boulevard
Malvern, PA 19355-1234
TEL: 610.644.8335
FAX: 610.644.8336
www.sterile.com

January 15, 2025

VIA E-MAIL TRANSMISSION (jweller@westwhiteland.org)

West Whiteland Township
Board of Supervisors
101 Commerce Drive
Exton, PA 19341
Attention: John Weller

Subject: 475 Creamery Way, Exton, PA 19341 (the "Property"); Request to Be Placed on the Agenda for Building Approval Extension

Dear Members of the West Whiteland Township Board of Supervisors,

On behalf of Veltek Associates, Inc. ("VAI"), I am writing to formally request to be placed on the agenda for an upcoming Board of Supervisors meeting to discuss the possibility of extending the building approval that was granted to VAI on May 28, 2020, for the proposed construction of an addition to an existing building on the Property. Enclosed with this letter is a copy of the approval letter.

Due to various challenges presented during and after the Covid-19 pandemic, VAI was unable to proceed to commence construction within the original timeframe. However, VAI remains interested in the project and would like to request a five-year extension of the prior approval.

VAI kindly asks that the extension request be added to the agenda of the next available meeting. We are happy to provide any additional information, documentation, or clarification necessary to support this request. Please feel free to contact me at 610.644.8335, ext. 111, or jeffc@sterile.com to confirm the date and time of the meeting or to discuss any further requirements.

Thank you for your time and consideration of this request. VAI greatly appreciates your assistance and we look forward to the opportunity to address the Board.

Sincerely,

Jeff Churchvara

Vice President, Facilities

w/encl.

cc: Art L. Vellutato, Jr.
Karen Corliss

vai

Clean Room Innovations

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ATTACHMENT

MAY 28, 2020 APPROVAL LETTER

(attached)

101 Commerce Drive
Exton, Pennsylvania 19341

West Whiteland Township

Tel: (610) 363-9525
www.westwhiteland.org

May 28, 2020

Mr. Matt Adams
475 Creamery Partners, LLC
120 Pennsylvania Ave.
Malvern, PA 19355

in re: 475 Creamery Way
Approval of final land development plan

Dear Mr. Adams:

I am pleased to provide you with this official notice of the approval of the final land development plan entitled "475 Creamery Way" for the construction of an addition to an existing building at that address in the Oaklands Corporate Center (tax parcel 41-5-97.4). The approved plan ("Plan") is a 30-sheet drawing set prepared by D.L. Howell & Associates, dated February 28, 2020, most recently revised April 30, 2020. The Plan was approved by the West Whiteland Township Board of Supervisors ("Board") at their meeting of May 27, 2020 with the following waivers and subject to the following conditions.

1. The Plan is approved as a final plan pursuant to §281-10.H of the West Whiteland Township Subdivision and Land Development Ordinance ("S/LDO").
2. Waiver of §270-20 of the Stormwater Management Ordinance such that infiltration of stormwater need not be provided, pursuant to comment #1 of the Spotts, Stevens and McCoy ("SSM") review dated May 18, 2020.
3. Waiver of §270-29.E(3) of the Stormwater Management Ordinance to allow the use of 12-inch diameter smooth-lined corrugated plastic pipe for the stormwater management facilities as shown on the Plan in lieu of the 15-inch diameter concrete pipe required by this Section, pursuant to comment #2 of the SSM review dated May 18, 2020.
4. Waiver of §281-31.B of the S/LDO to allow sidewalks constructed as an asphalt path as provided for in condition #7, below.
5. Partial waiver of §281-37.B(4) of the S/LDO to allow the parking lot island landscaping as shown on the plan, pursuant to comment #6 of the Theurkauf Design and Planning ("Theurkauf") review dated May 11, 2020.
6. The screen buffer plantings as shown on the plan are satisfactory, but in the event that the portion of the property on the east side of the main access drive is developed, whether for additional parking as shown on the conditional use plan or for an additional building, a screen buffer meeting the standards of §281-35.D of

the S/LDO shall be provided on that portion of the lot, pursuant to comment #2 of the Theurkauf review dated May 11, 2020.

7. The developer shall resurface the entire existing pedestrian path along the Campbell Blvd. frontage and both Creamery Way frontages with a 1½-inch thick asphalt wearing course, maintaining the existing alignment and width except as may be modified with the approval of the Township. Crossing structures compliant with the Americans with Disabilities Act shall be provided where the path terminates at the intersections with Thomas Jones Way, being the northwest and southwest corners of the property. Where the path crosses the access drives, the path surface shall provide a smooth transition to facilitate use by handicapped individuals, including those in wheelchairs. Satisfaction of this condition shall be deemed sufficient to comply with §281-31 of the S/LDO.
8. Pursuant to the right of the Township to modify the supporting data required for land development plans as established by §281-18 of the S/LDO, the Township hereby determines and declares that the Applicant need not provide a Utility Impact Study, a Historic Resource Impact Study, a Recreation Study, a Fiscal Impact Analysis, nor an Environmental Impact Study as might otherwise be required by §325-42 of the Zoning.
9. As per condition #4 of the Decision and Order concerning this project approved by the Board of Supervisors on April 8, 2020 (the "D&O"), the Applicant shall pay a traffic impact fee pursuant to Township Ordinance No. 427 in the amount of $71,959.35 as advised by TPD in their review dated May 19, 2020. Such fee shall be paid in full at or prior to the time that application is made for the first building permit required for the improvements shown on the plan.
10. As per condition #5 of the D&O, the Applicant shall pay a fee of $103,350.00 in lieu of setting aside permanent open space pursuant to §281-47.C of the S/LDO. This fee shall be paid in full at or prior to the time that application is made for the first building permit required for the improvements shown on the plan.
11. All other conditions established by the D&O shall be met to the satisfaction of the Township.
12. All remaining consultant and Township Staff concerns shall be addressed to the satisfaction of the Township.
13. Execution and recording of the Township's Stormwater Facilities Maintenance Agreement and Landscaping Restrictive Covenant, pursuant to Township practice. If the Applicant makes no material revisions or additions to the standard form of the said documents, then the Board hereby authorizes the Township Manager to sign these forms on behalf of the Township.
14. Execution of a Developer Agreement and a Financial Security Agreement pursuant to Township practice. The amount of such security shall be based upon construction cost estimates for the site improvements, including landscaping, to be provided by the Applicant, which shall be reviewed and deemed sufficient by SSM and Theurkauf. If the Applicant makes no material revisions or additions to the standard form of the said agreements, then the Board hereby authorizes the Township Manager to sign these forms on behalf of the Township.

15. Payment of all outstanding Township invoices within thirty days of the date of final plan approval or at time of application for a building permit, whichever comes first.

Please indicate in writing your acceptance of these conditions within ten (10) days of the date of this letter.

We will provide you with electronic versions of the Township's standard forms for the Financial Security Agreement (using letter of credit), the Developer Agreement, the Landscaping Restrictive Covenant, and the Stormwater Management Facilities Maintenance Agreement. You or your attorney should review these forms and modify them if necessary to address the conditions of approval of the Plan. Please make your modifications to the electronic versions using the "track changes" feature so that we can quickly identify the revised portions. When the documents are to your satisfaction, please forward them to Township Planner Justin Smiley at jsmiley@westwhiteland.org for review along with the construction cost estimates and two hard copies of the Plan showing all revisions specified in the conditions of approval. If any other documentation is necessary to prove compliance with these conditions, please provide that as well. If you have not made any material revisions or additions to the Agreements, they will be reviewed by Township staff rather than the Township Solicitor, which will result in savings to you.

Once Township staff, our consultants, and the Township Solicitor (if necessary), have reviewed and approved the revised Plan and the documents, you will be directed to submit twelve signed Plan sets on paper, five signed copies each of the Developer Agreement and the Financial Security Agreement, and three signed copies each of the Landscaping Restrictive Covenant and the Stormwater Facilities Maintenance Agreement. The Township will then sign the Plan sets and the other documents to be recorded; the Township Solicitor will handle recording at the Chester County Recorder of Deeds. Upon recording, the land development process will be complete.

Regards,

John R. Weller, AICP
Director of Planning & Zoning
West Whiteland Township

cc: Kent Morey, PE (SSM)
Ed Theurkauf, RLA (Theurkauf)
Kevin Johnson, PE (TPD)
Vince Pompo, Esq. (Lamb McErlane)
Joseph E. Brion, Esq. (Buckley Brion)
David Gibbons, PE (DL Howell)
Beth Jones (Twp)
Mark Moses (Twp)
Ted Otteni, PE (Twp)

MEMORANDUM

DATE: February 7, 2025

TO: Board of Supervisors

FROM: John R. Weller, AICP
Director of Planning and Zoning

SUBJECT: **206 S. Whitford Rd. (Fred Beans Automotive Service Center)**
Land development plan

APPLICANT: Exton Pro Realty Partners, LLC
876 N. Easton Rd.
Doylestown, PA 18902

SITE ADDRESS: 206 S. Whitford Rd.
Exton, PA 19341

TAX PARCEL: 41-5-99

ZONING: I-2, General Industrial

DESCRIPTION: Construction of a +/- 8,990 sq.ft. addition to an existing building and a new 22,000 sq.ft. building, both to for use as a vehicle service center for automobiles and trucks.

EXPIRES: *February 12, 2025*

Recommended Motion

To approve the land development plan entitled "206 S. Whitford Road," a 20-sheet plan set prepared by Nave Newell, dated October 31, 2024 and most recently revised January 21, 2025 (the "Plan"), with the fourteen following waivers and conditions:

1. The Plan is approved as a Final Plan, pursuant to §281-10.D of the West Whiteland Township Subdivision and Land Development Ordinance ("S/LDO").
2. Waiver of §270-20.A of the Stormwater Management Ordinance, such that infiltration of stormwater need not be provided for, pursuant to comment #1 of the Spotts, Stevens and McCoy ("SSM") review dated February 5, 2025.
3. Waiver of §270-29.A(4)(c) of the Stormwater Management Ordinance such that anti-seep collars need not be provided, pursuant to comment #2 of the SSM review dated February 5, 2025.

4. Waiver of §270-29.A(4)(d) of the Stormwater Management Ordinance such that an impervious embankment core need not be provided, pursuant to comment #3 of the SSM review dated February 5, 2025.

5. Waiver of §281-35.D of the S/LDO to allow the landscaped screening buffer to be not less than 32 feet wide along the southern property line, pursuant to comment #1 of the Theurkauf Design & Planning ("Theurkauf") review dated January 28, 2025.

6. Pursuant to condition 1 of the conditional use Decision & Order approved by the Board of Supervisors on October 23, 2024 (the "D&O"), the Applicant shall provide and place an interpretive panel explaining the historic quarry operation in the area and noting the remaining buildings that were originally built in support of that operation. The panel shall be placed such that it will be readily visible to and readable by users of the multi-modal trail along the Whitford Rd. frontage of the property. The location of the panel as shown on the Plan is acceptable; the final content of the panel shall be reviewed and found satisfactory to the Township as advised by the Township Historical Commission. The cost of such panel shall be included in the financial security for this project required by condition 13, herebelow.

7. Pursuant to condition 2 of the D&O, the Applicant shall be responsible for maintaining the "Do Not Block the Box" pavement markings and signage on S. Whitford Rd.

8. Pursuant to condition 3 of the D&O, within one (1) year of this operation being open for business, the Applicant shall commission an assessment of the traffic conditions at the intersection of the access drive and Whitford Rd. to determine if additional improvements are required at the site access in the interest of public safety, as described in comment #1 of the Bowman review letter dated September 11, 2024 and comment #1 of the Bowman review dated February 4, 2025. The scope of said assessment shall be developed in consultation with Bowman and the cost of the assessment and the construction of any improvements recommended thereby shall be borne by the Applicant, to the extent that the need for said improvements is attributable to conditions resulting from the Applicant's business operations.

9. Condition 4 of the D&O addresses the open space requirement in §281-47.C of the S/LDO. It has been determined that the Applicant will not be setting aside any permanent open space, so they shall pay a fee of $34,300.00 in lieu of such space as provided for in §281-47.C(2) of the S/LDO. The additional cost to the Applicant to widen the normally required five-foot-wide sidewalk to an eight-foot-wide multi-modal trail shall be credited toward this amount, as provided for in §281-47.F of the S/LDO. The fee shall be paid in full to the Township prior to the issuance of any Building Permit for this project.

10. Pursuant to condition 5 of the D&O, Township Ordinances 427 and 461, and comment #2 of the Bowman review dated February 4, 2025, a traffic impact fee of $27,531.00 shall be paid to the Township prior to the issuance of any Building Permit for this project.

11. All remaining consultant and Staff concerns shall be resolved to the satisfaction of the Township, including but not limited to the landscaping items noted in comments #3 and #4 of the Theurkauf review dated January 28, 2025 and the conflict between the existing storm inlets and the proposed multi-modal trail described in comment #4 of the Bowman review dated February 4, 2025.

12. Execution and recording of the Township's Stormwater Facilities Maintenance Agreement and Landscaping Restrictive Covenant, pursuant to Township practice. If the Applicant makes no material revisions or additions to the standard form of the said documents, then

the Township Manager is hereby authorized to sign these forms on behalf of the Township.

13. Execution of a Developer Agreement and a Financial Security Agreement pursuant to Township practice. The amount of the security shall be based upon construction cost estimates for the site improvements, including landscaping, to be provided by the Applicant, which shall be reviewed and deemed sufficient by SSM and Theurkauf. If the Applicant makes no material revisions or additions to the standard form of the said agreements, then the Township Manager is hereby authorized to sign these forms on behalf of the Township.
14. Payment of all outstanding Township invoices within 45 days of the date of Final Plan approval by the Board.

Background

The subject property is a generally rectangular lot with a gross area of 7.37 acres along the west side of S. Whitford Rd. in the I-2 General Industrial zoning district. Whitford Hills Auto, an automobile repair service, currently occupies the site, and it is developed with a 9,263 sq.ft. one-storey masonry building along with various outbuildings, sheds, and outdoor storage areas. There is also a two-storey historic building (Township Historic Site No. 114.01), which was built around 1833 to house workers from the nearby Oaklands Quarry. The imminent extension of the Chester Valley Trail abuts the northern property line.

Except for the structures described above, the lot is open with small, wooded areas both in the interior and along the edges of the lot. The site includes 0.19 acre of FEMA-designated floodplain[1] associated with Indian King Run, a tributary of Valley Ck. The property has an average slope of about 4½% from its high point along the southern boundary to its low point at its northeast corner along Whitford Rd., but past grading on the site has created areas steep enough to be subject to the slope regulations in Article XIV of the West Whiteland Township Zoning Ordinance ("Zoning"). The regulations define two slope categories: "precautionary" slopes are between 15% and 25%, and "prohibitive" slopes are those steeper than 25%. Combined, these slopes cover 18,238 sq.ft. (0.42 acre) of this site, or 5.68% of the gross tract area. The controls applicable to "man-made" slopes such as these are less restrictive than those for naturally occurring slopes.

The Applicant intends to clear much of the site but will retain the historic building and the largest existing building, which will be enlarged by 8,990 sq.ft. – almost doubling its footprint to 18,717 sq.ft. – and used as an automobile service center. The western part of the lot will be cleared and a 22,000 sq.ft. truck service center will be built. The sale and servicing of motor vehicles is permitted by right in the I-2 zoning district, pursuant to §325-19.B(6) of the Zoning.

This project required conditional use review to exempt man-made prohibitive and precautionary slopes from the restrictions on steep slope development and to allow construction of non-residential buildings with a total of more than 20,000 sq.ft. of floor area. The conditional use hearing began on September 25, 2024, and the Board passed a D&O approving the application with six conditions on October 23, 2024. Staff's analysis of this plan's compliance with those conditions is attached.

[1] Special Flood Hazard Area with a 1% annual chance of flood, more commonly known as the 100-year floodplain.

Due to both the presence of the historic building and the proximity of off-site historic structures, the Township Historical Commission reviewed both the conditional use application and, more recently, this land development plan. The Commission's approval of the conditional use application directed the Applicant to provide an interpretive marker about the former quarry operation. The Applicant's representative stated that they were agreeable to this, so the Board included the provision of the marker as condition #1 of the D&O. The Historical Commission reviewed the land development plan on December 9, 2024 and concluded their discussion by unanimously passing a motion recommending Board approval of the plan.

The Township Planning Commission reviewed this plan on December 3, 2024. Following discussion, they unanimously passed a motion recommending Board approval. Their motion included seventeen recommended waivers and conditions. The Recommended Motion above is the same as the Commission's motion, except that Staff has eliminated conditions that have been resolved by the current version of the plan and updated the dates of the consultants' reviews to cite the most current versions.

Tonight is the Applicant's first presentation of the land development plan to the Board of Supervisors.

Consultant Reviews

- **SSM review dated February 5, 2025.** Prior concerns are largely resolved; the remaining issues are as follows:
  - Comments #1 through #4 review requested waivers. As is typical for projects underlain by karst (limestone) geology, SSM supports a waiver from §270-20 of the Stormwater Management Ordinance, which requires infiltration of stormwater, along with waivers from two other provisions of the same Ordinance. Staff agrees. SSM defers to Theurkauf regarding a waiver from the landscaping requirements.
  - Comments #5 through #9 address compliance with the Zoning and S/LDO. The Zoning Officer is satisfied that this plan complies with the Zoning. Regarding the layout of the sidewalks (comment #7), we note that the concern involves the walkways within the property and not the more public sidewalk along Whitford Rd. During the meeting with the Planning Commission, the Applicant advised that they preferred the configuration shown as it better serves the parking area along the west side of the auto service center building; furthermore, due to the nature of this business, there will be little if any walk-in business from the Whitford Rd. sidewalk. Staff agrees with the Applicant: we are satisfied with the configuration of the proposed sidewalks. Staff agrees with comment #8 regarding curbs along Whitford Rd., subject to PennDOT finding this acceptable.
  - The stormwater management provisions are addressed in comments #10 through #21. These comments are all administrative items or direct the provision of clarifying details or documentation; there are no corrections or concerns about the functioning of the system.
  - The final two comments request design details for the guiderail and signposts.
- **Carroll Engineering review dated February 4, 2025.** Carroll notes that the Applicant has yet to confirm the feasibility of connecting the new sewer lateral to serve the truck service building to the existing lateral that will serve the auto service center. Staff

acknowledges the concern, but we note that the connection point is well outside of any public right-of-way, and we are content to let the matter be at the Applicant's discretion. Carroll also states that their earlier comment about the estimated sewage flow has been addressed to their satisfaction.

- **Theurkauf review dated January 28, 2025.** Comment #1 supports a waiver from the minimum width requirement for the buffer along the south property line, noting that what is proposed improves the existing condition and that all the required plantings are provided; Staff agrees. The remaining comments advise that the proposed landscaping complies with our standards, subject to confirmation regarding the compensatory planting (comment #3) and a minor revision to the parking lot landscaping (comment #4).

  Comment #7 recommends an alternative to one of the tree species selected, and comment #9 questions the Applicant's approach to addressing damage by deer.

- **Bowman review dated February 4, 2025.** Comments #1 and #2 address conditions from the D&O, including payment of a traffic impact fee of $27,531.00. It appears that these conditions have been satisfied insofar as possible at this time.

  Comment #4 describes a remaining conflict between the existing storm sewerage, the proposed multimodal trail, and curbing along Whitford Rd. As seen most clearly on Sheet 6, there are three existing storm sewer inlets, very close to each other, just beyond the edge of the Whitford Rd. cartway[2] on the Applicant's property. It appears that the new stormwater management system for this site will connect to these inlets, one of which appears to be in the middle of the new multi-modal trail with the other two immediately adjacent. There is also a break in the proposed curbing along Whitford Rd., perhaps to allow runoff from Whitford Rd. to enter these inlets. A stormwater inlet in the center of a multi-modal trail is not acceptable design, particularly in conjunction with a curb cut that will result in periodic flooding of the trail. Bowman provides possible solutions to this matter. In addition to these, Staff notes that the path of the trail could be adjusted to avoid the inlets, although that could result in part of the trail being outside of the right-of-way and intruding onto the Applicant's property.

  The remaining comments suggest adding detectable warning surfaces where the trail crosses the island in the access drive (such surfaces are already shown on the north and south sides of the access drive) and a variety of minor design issues to be discussed with PennDOT, perhaps during the Highway Occupancy Permit application process.

- **Chester County Planning Commission review dated December 20, 2024.** Comment #2 advises that the plan is consistent with the County's Comprehensive Plan. Comment #8 notes that the property is adjacent to the imminent extension of the Chester Valley Trail. Staff has contacted the County about the need for additional easement area to accommodate a connection from the CVT to the multi-modal trail being provided by the Applicant. The County responded that none was needed. The remaining comments are administrative issues and design concerns that have already been noted by our consultants and largely resolved.

Staff Comment

In summary, the Applicant has resolved our most serious concerns. We note that the plan complies with all applicable provisions of the Zoning Ordinance and will, in our opinion, improve

[2] These are almost entirely obscured by vegetation and difficult to see in the field.

the overall appearance of the site while preserving a historic resource, educating the public about the history of quarry operations immediate neighborhood, and augmenting our bicycle and pedestrian trail system. All conditions of the D&O have been met insofar as possible at this time, and remaining actions have been included in the Recommended Motion. We advise that the remaining consultant concerns are sufficiently minor to be conditions of approval, so they too are included in the Recommended Motion.

Staff has no objection to Board action on the Recommended Motion tonight.

Tonight is the last Board meeting before the review period for this project expires. Should the Board choose not to act on this plan tonight, it will be necessary to secure an extension from the Applicant to avoid a deemed approval.

Attachments

1. SSM review dated February 5, 2025.
2. Carroll Engineering review dated February 4, 2025.
3. Theurkauf review dated January 28, 2025.
4. Bowman review dated February 4, 2025.
5. Chester County Planning Commission review dated December 20, 2024.
6. D&O compliance analysis dated February 7, 2025.
7. Plan set prepared by Nave Newell, dated October 31, 2024 and most recently revised January 21, 2025.

Plans\DEF\Fred Beans - Whitford Rd\BOS memo - 250207

Spotts, Stevens and McCoy
1047 N. Park Road > Reading PA 19610
610.621.2000 > F. 610.621.2001 > SSMGROUP.COM

February 5, 2025

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

RE: 206 S. Whitford Road (Formerly Fred Beans)
Vehicle Repair and Service Center
Preliminary/Final Land Development Plan
SSM File 101008.0387

Dear Mr. Weller:

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

- Preliminary / Final Land Development Plans for 206 S. Whitford Road, (20 Sheets), prepared by Nave Newell, Inc., a Howell Company (Nave Newell), dated October 31, 2024, most recently revised January 21, 2025 and;
- Post-Construction Stormwater Management Report, prepared by Nave Newell, dated October 31, 2024, most recently revised January 21, 2025.

Exton Pro Realty Partners, LLC is proposing to construct a two-story 18,717 square foot Auto Service Center and a two-story 22,000 square foot Truck Service Center on their 7.7-acre property located at 206 S. Whitford Road. The existing property contains multiple buildings including a one-story masonry building which is proposed to be expanded; a two-story Class 2 Historic masonry building near S. Whitford Road which is proposed to remain; a one-story block building near the western portion of the property which is proposed to be demolished, and multiple sheds and block storage areas which are proposed to be removed.

The site is comprised of a single tax parcel referred to as Tax Parcel No. 41-5-99 and is zoned I-2 General Industrial District. The site is bound by I-2 zoned property to the north, south and west, as well as S. Whitford Road to the east.

The West Whiteland Township Board of Supervisors granted Conditional Use Approval of this project on October 23, 2024.

Issues regarding landscaping and buffering, sanitary sewer and traffic will be addressed by Theurkauf Design and Planning, Carroll Engineering Corp. and Bowman, respectively.

We have the following comments.

WAIVER REQUESTS

1. Section 270-20 – to not provide infiltration due to the underlying Karst Geology. A geologic investigation (with infiltration testing) has been conducted and concluded that infiltration is not

recommended due to shallow bedrock and susceptibility to sinkhole formation. We have no objection to this request.

2. Section 270-29.A(4)(c) – to not provide anti-seep collars because the proposed basin will have an impermeable liner, reducing the need for anti-seep collars. We have no objection to this request.

3. Section 270-29.A(4)(d) – to not require a relatively impervious embankment core because the proposed basin will have an impermeable liner. We have no objection to this request.

4. Section 281-35.A – to provide a buffer width less than the required 50-ft. We defer to Theurkauf Design and Planning with regard to this request.

COMPLIANCE WITH ZONING ORDINANCE

5. Areas designed for loading and unloading shall be arranged as to prevent blocking or interfering with accessways, the use of automobile parking facilities or pedestrian ways, and shall have adequate turnaround surface so egress to the street is in a forward direction, Section 325-37.A.

   The plans shall clarify the location of all loading areas (Section 325-38) in order to verify that interior circulation can occur unobstructed by such areas where vehicles may be parked. Such areas shall be indicated on the truck turning template plan for additional clarity.

COMPLIANCE WITH SUBDIVISION LAND DEVELOPMENT ORDINANCE

6. The West Whiteland Township Fire Marshall should review the location and number of fire hydrants and determine if the buildings can be adequately serviced, Section 281-16.D(6)(a).

7. Sidewalks shall be required for all nonresidential development. Locations of sidewalks are subject to approval by the Township, Section 281-31.A. We recommend that curb ramp no. 4 be realigned with curb ramp no. 3 such that it serves two directions: the cross walk and curb ramp no. 3. Curb ramp no. 3 shall also be shifted north to better align it with curb ramp no. 4.

8. Curbs shall be provided along and at the intersection of all streets as directed by the Township and/or PennDOT. Curb grades shall be at the direction of the Township or PennDOT, whichever shall have jurisdiction, Section 281-32.A. Portions of the frontage along S. Whitford Hills Road are proposed to remain uncurbed. We recommend the frontage of S. Whitford Hills Road be curbed adjacent to the proposed sidewalk/walking path; however, we ultimately defer to PennDOT regarding this matter.

9. An improvements agreement and guarantee will be required, Section 281-54. An Engineer's Probable Cost Opinion shall be provided for review.

COMPLIANCE WITH STORMWATER MANAGEMENT ORDINANCE

10. We previously noted that runoff from disturbed areas shall be treated for water quality prior to entering existing waterways or water bodies, Sections 270-15.P, 270-19.F and 270-19.G. and that post-construction water quality measures shall be provided for the untreated surface runoff reaching Inlet I-17. The engineer's response indicates that they have specified water quality inserts in several inlets, however details and specifications have not but be provided.

11. The applicant shall provide the Township with the "letter of adequacy" from the Chester County Conservation District for the E&S Plan prior to the Township endorsing the plan, Sections 270-17.A(1)(a) and 270-32.G.

12. The applicant shall provide the Township with a copy of the required NPDES Permit prior to the Township endorsing the plan, Section 270-17.A(1)(b).

13. A geologic investigation (with infiltration testing) has been conducted and concluded that infiltration is not recommended due to shallow bedrock and susceptibility to sinkhole formation. Therefore, the PADEP Managed Release Concept (MRC) design protocol is proposed for one of the stormwater BMPs. We note that the issuance of an NPDES permit for this project will satisfy Section 270-19 in this regard.

14. The proposed building roof drains shall be shown on the plan, Sections 270-25.O and 270-29.F(2). The plans show the roof drain locations; however, pipe sizes, slopes and inverts shall also be provided.

15. Any proposed stormwater management facilities located on or flowing into a state highway right-of-way or stormwater system shall be subject to approval by PennDOT, Section 270-25.M.

16. The key trench requirements of Section 270-29.A(4)(d) shall be specified/shown on the basin embankment detail.

17. We previously noted that *stormwater management facilities shall be landscaped in accordance with Section 270-30.I(3)*.-The Landscaping Plan (Sheet 8) now refers to the PCSM Plan (Sheet 15) and vice-versa. However, neither addresses the following:

    a. The Landscaping Plan (Sheet 8) specifies perennials but does not identify their location.

    b. Fertilizers, as a nutrient supplement, shall not be used unless it is documented that soil conditions warrant such use and the nutrient applied does not exceed plant uptake. Soil for planting of wildflowers shall contain not less than 3% nor more than 10% organic matter, as determined by an agricultural chemist, with certification of the test before planting, Section 270-30.I(3)(a)[3]. This shall be noted on the plan.

    c. Seeding shall take place between April 1 and May 15 or between September 1 and October 15. Planting areas shall be soaked to maintain a consistent level of moisture for at least four to six weeks after planting, Section 270-30.I(3)(a)[4]. This shall be noted on the plan.

    d. Once established, only a single annual mowing when plants are dormant is required to maintain the landscaping described hereinabove. Maintenance practices shall include eradication of invasive species as identified by the Pennsylvania Department of Conservation and Natural Resources ("DCNR"), Section 270-30.I(3)(a)[5]. This shall be noted on the plan.

18. The Stormwater Management site plan (PCSM Plan) shall include:

    a. A listing of all regulatory approvals required for the proposed project, and copies of the applicable permit application documentation shall be submitted to the Township, Section 270-32.A.

    b. The design engineer's certification statement of, Section 270-32.A(4) shall be signed prior to the Township endorsing the plan.

    c. The current FEMA 100-yr floodplain boundary shall be delineated on the plan (based on the FEMA Flood Insurance Study profile 118P flood elevations for Indian King Run), Section 270-32.B(8)(o). In order to plot this by elevation, the difference in elevation between the

FEMA profile and the plans must be known. The difference shall be identified on the plans as well as the elevation datum of the plan and FEMA mapping, Sections 270-32.B(8)(1) and 281-16.C(6).

d. Note 23 on the PCSM plan (Sheet 15) shall be revised to the Township's satisfaction to include the Township the right of access to all BMPs and conveyances for the purposes of inspection and enforcement of the requirements of this chapter, and any applicable O&M plans and O&M agreements.

19. A stormwater operation and maintenance plan and agreement shall be provided in accordance with Sections 270-42 and 270-43.

20. Design calculations for the roof drain pipes shall be provided.

21. The roof drain inverts in the receiving structures shall be noted on the profiles.

GENERAL COMMENTS

22. A detail for the proposed guiderail shall be provided.

23. A breakaway sign post detail should be provided on the plans and note a sign clearance height of no less than 7 feet for all signs, except handicap accessibility signs.

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

Sincerely,
Spotts, Stevens and McCoy

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

cc: Mark Stabolepszy, P.E.

February 4, 2025

John Weller, Director of Planning and Zoning
West Whiteland Township
100 Commerce Drive
Exton, PA 19341

Dear John:

Subject: Fred Beans

This office has reviewed the plans for the above-subject project. This is the third submission to Carroll Engineering Corporation, and we offer the following comments:

A. SUBMISSION

1. "Preliminary/Final Land Existing Features and Conditional Use Plans for 206 S. Whitford Road," prepared by Nave Newell for Exton Pro Realty Partners. The current submission consists of 19 sheets dated October 31, 2024, and last revised on January 21, 2025.

2. Sewage Facilities Planning Module Application Mailer. A planning exemption is requested.

B. GENERAL

1. The project proposes the conversion of an existing building to an auto service center with a 9,500 SF addition. The total building area will be 18,254 SF. An additional 22,000 SF truck service center is proposed. An existing two-story historic masonry building will remain. Additional parking and stormwater management facilities are proposed.

   The project is located at 206 South Whitford Road (UPI 41-5-99) in the I-2 General Industrial District.

2. Our November 19, 2024 review noted that the lateral servicing the existing building will be reused, and the lateral for the new building will be connected to it. A note on Drawing C5.0 states that the laterals are to be tied into the existing lateral if feasible, contractor to verify depth.

The Applicant's Consultant responded that the above comment is noted. However, the depth of the lateral should be verified prior to plan approval since a soft dig can easily verify the depth.

3. Sewage flows have been included on the planning exemption form. Supporting calculations indicate the project requires four EDUs and that two EDUs already exist for the property. We agree with the calculations.

Should you have any questions or require additional information, please feel free to contact this office.

Very truly yours,

CARROLL ENGINEERING CORPORATION

Bill

William N. Malin, P.E.
Senior Vice President

WNM:cam

Theurkauf
DESIGN & PLANNING

M E M O R A N D U M

TO: John Weller, AICP, West Whiteland Township Director of Planning and Zoning
Patrick Gorman, AICP, Assistant Township Planner
Greg Newell, P.E., NaveNewell
Paul E. Lepard, RLA, NaveNewell
Louis J. Colagreco, Esq., Riley, Riper, Hollin & Colagreco

FROM: Edward A. Theurkauf, RLA, ASLA, APA

DATE: January 28, 2025

SUBJECT: **REVIEW COMMENTS – FRED BEANS AUTOMOTIVE SERVICE CENTER**
LAND DEVELOPMENT PLAN DATED 1-21-25

Please note our review comments pertaining to the following documents that we received on 1-22-25, and a site visit on 4-23-24:

- Land Development Plan consisting of 20 sheets;
- Response letter from Greg Newell dated 1-21-25; and
- Waiver request letter from Greg Newell dated 12-3-24.

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

1350 Elbow Lane • Chester Springs, PA 19425 phone 484-888-5574 email ed@theurkauf.com www.theurkauf.com

REVIEW COMMENTS – FRED BEANS AUTOMOTIVE SERVICE CENTER
LAND DEVELOPMENT PLAN DATED 1-21-25

January 28, 2025

1. Screen Buffers – Section 281-35.A of the subdivision and land development ordinance (SLDO) requires 50 foot wide screen buffers between the proposed service center and the historic Joseph Price house to the south, and the Chester Valley Trail (CVT) which forms the northern property boundary.

   The buffer from the historic/residential lot is less than 50 feet wide (narrowing to a minimum 32 feet) for approximately 95 feet of length. It is noted that in the current condition, Exton Nissan's inventory is parked within 30 feet of the property line. A waiver has been requested to allow a buffer width less than 50' along the south property line with the required number of screen buffer plantings still being provided.

Buffer/Length	Plant Type	Required Qty.	Proposed Qty.
North (CTV)/520 LF	Shade Tree	10	10
	Evergreen Tree	21	**24**
	Small Shrub	52	52
South (Price House)/282 LF	Shade Tree	6	6
	Evergreen Tree	11	11
	Small Shrub	28	28

   Since the proposed south buffer condition is an improvement over the existing, and all required buffer vegetation is proposed, we have no objection to the requested waiver on buffer width.

2. Perimeter Buffers – In accordance with section 281-35.E (SLDO), 25-foot-wide perimeter buffers are required along adjacent industrial uses and around the stormwater basin.

   This issue is resolved.

3. Tree Removal and Compensatory Planting – Section 281-34 (SLDO) requires compensatory plantings for mature trees **(12-nch DBH and greater)** that are removed.

   The plan indicates 142 existing trees to be removed, but there is no information on the sizes and species. In order to verify compliance with section 282-34.G (SLDO), the plan shall be revised to indicate trees of 12-inch DBH and greater to be removed by species and size, to include a table showing diameter inches to be removed by size category, and required replacement tree quantities.

4. Parking Lot Landscaping – Section 281-37.C.2 (SLDO) requires that divider strips be minimum 10-foot-width with plantings as follows:

Divider Strip/Length	Plant Type	Required Qty.	Proposed Qty.
South Lot/117 LF	Shade Trees	2	**2**
	Shrubs/Groundcover	Y	N

The divider strip includes trees and some shrubs, but lacks the required groundcover landscaping and shall be revised accordingly. (Per Section 281-33.C.6.c, groundcover plants such as herbaceous perennials and prostrate shrubs are distinguished from grass)

5. Building Façade Landscaping – Section 281-37.D requires plantings between buildings and parking areas as follows:

Buffer/Length	Plant Type	Required Qty.	Proposed Qty.
Auto Service East/111 LF	Shade Tree	2	2
	Small Shrub	11	**44**
Truck Service South/100 LF	Shade Tree	2	2
	Small Shrub	10	**39**

The plan has been revised to indicate columnar tree species in proximity to buildings. This issue is resolved.

6. Street Trees – Street trees are required within the ROW along all streets in accordance with section 281-36 (SLDO).

This issue is resolved.

7. Plant Cultural Requirements – Section 281-33.C.4 (SLDO) requires plantings to be selected consistent with functional, aesthetic and maintenance/replacement considerations.

Tsuga canadensis **is susceptible to the Hemlock Wooly Adelgid, which is fatal to afflicted trees. The plan should be revised to provide a suitable substitute.**

8. Species Diversity - Section 281-33.D.7. (SLDO) specifies species diversity requirements.

The plan was revised for compliance. This issue is resolved.

9. Planting detail – The plan does not indicate deer protection fencing on the deciduous tree planting detail. **The applicant proposes to replace damaged trees within the guarantee period. Given the high potential for deer damage and the low cost of tree protection, we view this as an unwise strategy and recommend that the deciduous trees be protected in accordance with maintenance/replacement considerations of section 281-33.C.4 (SLDO).**

REVIEW COMMENTS – FRED BEANS AUTOMOTIVE SERVICE CENTER
LAND DEVELOPMENT PLAN DATED 1-21-25

January 28, 2025

10. Plan Errors – **This issue is resolved.**

11. Cost Estimate – A landscape cost estimate will be required upon approval of the final plan in accordance with section 281-33.C.6.i (SLDO).

12. **Conclusion – The following issues shall be resolved prior to plan approval:**

- **Waiver on screen buffer width**
- **Mature tree removal/replacement**
- **Divider strip groundcovers**
- **Hemlock trees**
- **Deer protection**

Please contact this office with any questions.

Bowman

February 4, 2025

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

RE: Traffic Review - 206 South Whitford Road - Fred Beans Automobile Repair Development
West Whiteland Township, Chester County, PA
Bowman Project No. 313913-01-001

Dear Mr. Weller:

Bowman completed a traffic review of the proposed development for a 22,000 s.f. truck service center and an 18,250 s.f. autobody repair shop (40,250 s.f. total) located on the west side of Whitford Road (S.R. 3069) between Clover Mill Road and Commerce Drive. Our review is based on the following document.

- *Preliminary/Final Land Development Plan 206 S. Whitford Road,* prepared by Nave Newell, Inc., revised January 21, 2024.

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

1. Conditional Use Order 3 – The applicant must complete a post-development traffic study no more than one year following the commencement of the business for the purpose of evaluating the operations of the site access. If the study determines that additional improvements are warranted at the site access (including restriction of turning movements), those improvements should be implemented by the applicant. The applicant's traffic engineer should coordinate with our office regarding the scope of this study.

2. Conditional Use Order 5 – The development is located within the Township's Act 209 Transportation Service Area, and as such, is subject to the Township's Transportation Impact Fee equal to $1,449.00 per new weekday afternoon peak hour trip. Based on the traffic study, the development will generate 42 new weekday afternoon peak hour trips. Furthermore, the existing business on the site (to be removed) generates 23 weekday afternoon peak hour trips based on actual traffic counts, which can be applied as a credit towards the Transportation Impact Fee. As such, the net increase in new weekday afternoon peak hour trips associated with the proposed development is **19 trips,** and the resultant Transportation Impact Fee is **$27,531.00**.

3. SALDO Section 281-31.B – Provide two detectable warning surfaces within the channelization island for pedestrians entering into the crosswalk on both sides of the island.

4. At approximately Station 9+60, the plan shows a nine-foot break in the proposed Whitford Road curb line to allow storm water to flow into three existing inlets located outside of Whitford Road.

835 Springdale Drive, Suite 200, Exton, PA 19341
P: 610.594.9995
bowman.com

The location of these three existing inlets conflicts with the proposed eight-foot-wide trail. The applicant should explore a solution to address this, such as capping these exiting inlets, continuing the new curb to close the nine-foot break, and providing a new inlet(s) within Whitford Road along the edge of the new curb line.

5. Previous versions of the plan proposed restriping Whitford Road to provide a two-way center left-turn lane between the proposed northbound left-turn lane into the site access and the southbound left-turn lane at the intersection with Clover Mill Road. The current land development plan retains a painted median with gore striping (as currently exists) over most of this area, except for a very short two-way center left-turn lane at the existing driveway opening serving 255 and 259 S. Whitford Road on the east side. We question if this is the best solution for this location, and whether it may be better to stripe a short dedicated southbound left-turn lane. We recommend the applicant explore this further with PennDOT.

6. We would support using two parallel six-inch white lines for the driveway crosswalk instead of a continental style crosswalk, as currently proposed. The applicant's engineer states this will be addressed with PennDOT.

7. Since access to the site is proposed via Whitford Road (S.R. 3069), the applicant must obtain a Highway Occupancy Permit (HOP) from PennDOT. The applicant should copy the Township on all PennDOT submissions.

Upon resubmission, the applicant's engineer should compose a response letter that describes how each comment has been addressed and where any revisions are located. Additional comments may follow upon receipt of future submissions.

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

Sincerely,

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

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THE COUNTY OF CHESTER

COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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

December 20, 2024

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

Re: Preliminary/Final Land Development - 206. S. Whitford Road
West Whiteland Township – LD-11-24-18318

Dear Mr. Weller:

A Preliminary/Final Land Development Plan entitled "206. S. Whitford Road", prepared by Nave Newell, Inc., and dated October 31, 2024, was received by this office on November 20, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

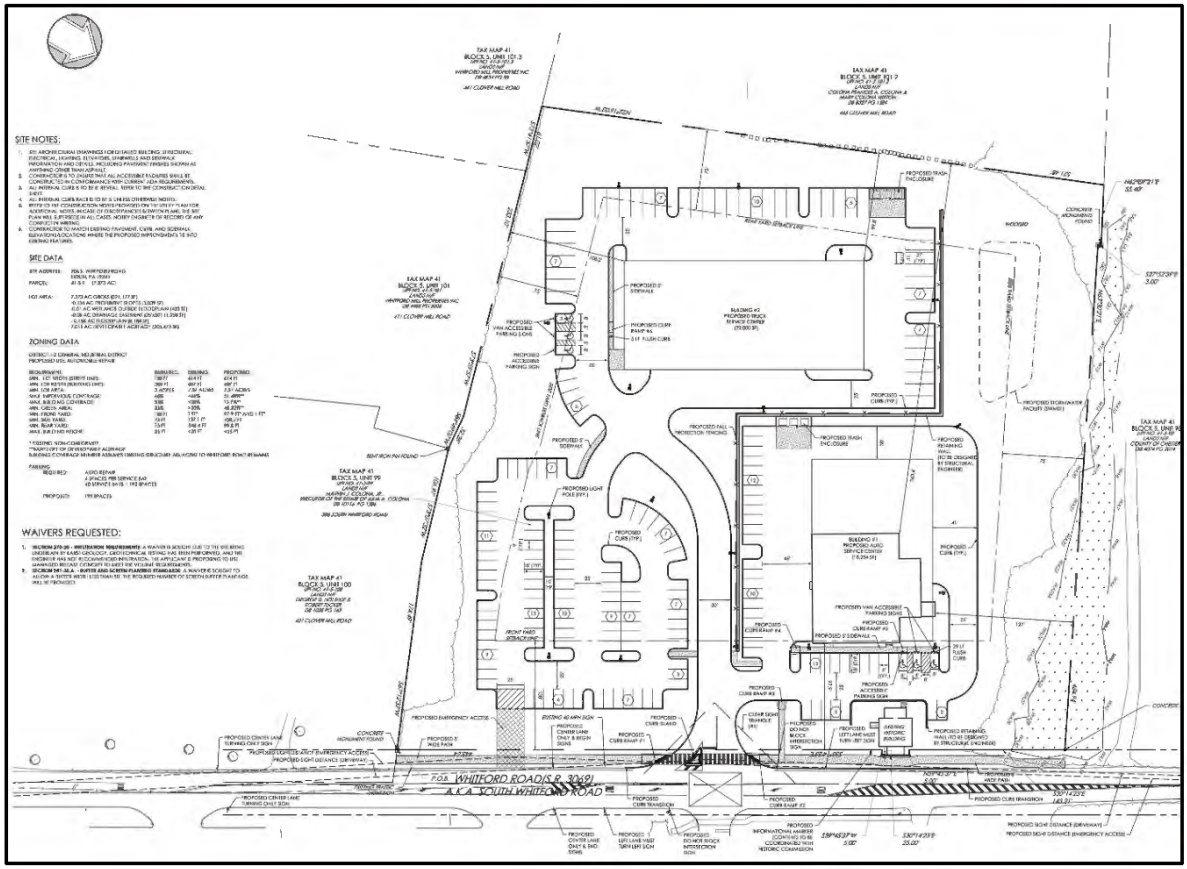
PROJECT SUMMARY:

Location:	West side of South Whitford Road (State Route 3069), north of Clover Mill Road
Site Acreage:	7.70
Lots/Units:	1 existing lot
Non-Res. Square Footage:	30,754
Proposed Land Use:	Commercial
Municipal Land Use Plan Designation:	Office Residential
UPI#:	41-5-99

PROPOSAL:

The applicant proposes the construction of 22,000 square foot building to be used as a truck service center, along with the construction of an 8,754 square foot addition to an existing building, which will be used as an auto service center. The Zoning Data table on Sheet 4 indicates that 192 parking spaces will be provided. The project site, which will be served by public water and public sewer, is located in the I-2 General Industrial zoning district. A Transportation Impact Study, prepared by Traffic Planning and Design, Inc., dated April 4, 2024 and last revised October 25, 2024, was included with the plan submission.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this land development plan.



Site Plan Detail, Sheet 4: Preliminary/Final Land Development - 206. S. Whitford Road

BACKGROUND:

1. The Conditional Use Approval table on Sheet 1 indicates that, on October 23, 2024, the Township Board of Supervisors granted conditional use approval for this project, with six conditions of approval. We note that the conditions of approval include the following:

   A. The applicant shall provide and place an interpretive panel explaining the historic quarry operation in the area, noting the remaining buildings there were originally built in support of that operation. The panel shall be placed such that it will be readily visible and readable by users of the multi-modal trail along the front of the property (Condition #1; this issue is further discussed in comment #4).
   B. Not more that one (1) year following the commencement of business, the applicant shall provide an assessment of the traffic conditions at the Whitford Road/access drive intersection to determine if additional improvements are required (Condition #3).

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Suburban Center Landscape** and **Natural Landscape** designations of ***Landscapes3***, the 2018 County Comprehensive Plan. 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. 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. The proposed land development is consistent with the objectives of the **Suburban Center Landscape**.

WATERSHEDS 2045:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting first order streams, riparian corridors, and existing woodlands; reducing stormwater runoff; mitigating flood risks; implementing source water protection measures; and promoting and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

Historic Preservation:

4. The Historic Resource Study for this project, prepared by Nave Newell and dated July 9, 2024, indicates that the existing historic building on the property, located along the Whitford Road right-of-way, is the Oaklands Quarry Workers House built circa 1833. The study indicates that this historic building will remain and be incorporated into the development (page 3). The study also indicates that an adjoining parcel to the south (UPI# 41-5-100) is the location of the Joseph Price House, which is listed on the National Register of Historic Places. The study indicates that the existing vegetative buffer between the properties will remain and be enhanced by the proposed development (page 4). It is our understanding that the Township Historical Commission, at its August 12, 2024 meeting,

recommended that the Township Board of Supervisors approve the conditional use application for this development. The meeting minutes also indicate that the applicant will work with the Historical Commission on the design and text for the interpretive panel to be placed along the trail.

The applicant and Township should continue work together to mitigate any negative impacts on the integrity of the existing historic resource. "Appreciate" Objective A of ***Landscapes3***, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.

Access and Circulation:

5. The recommended improvements identified in the Transportation Impact Study including the following:

   - Install a 75 foot northbound left turn lane serving the proposed driveway;
   - Install a 75 foot southbound left turn lane serving the existing New Horizons Montessori School driveway;
   - Install sidewalk along the South Whitford Road site frontage and a pedestrian crossing at the proposed driveway; and
   - Provide a two-lane egress at the proposed driveway consisting of a shared through/left turn lane and a channelized right turn lane.

   Both the Township Engineer and PennDOT should review the study of the study. We acknowledge that the site plan depicts the location of an eight foot wide path provided along South Whitford Road, along with crosswalk areas provided along the driveway entrance. We also note that the Township's Official Map identifies this section of South Whitford Road for roadway improvements.

6. While the site plan indicates that sidewalks will be provided from the southern parking area to both buildings, we recommend that crosswalks also be provided in order to allow safe pedestrian access from this parking area to both building.

7. The site plan (Sheet 4) depicts the location of an emergency access connection located to the south of the south of the main entrance. We recommend the applicant and Township refer to the Emergency Access design element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the emergency access connection. This design element is available online at: www.chesco.org/DocumentCenter/View/27034.

8. The project site is located along the south side of Phase 4 of the Chester Valley Trail corridor, and we note that construction of Phase 4 will occur in 2025. The applicant should coordinate with the Chester County Planning Commission pertaining to any easements required as part of this project.

Natural Features Protection:

9. The site plan indicates that the northeastern portion of the site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

10. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.

Design Issues:

11. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 9) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

Stormwater Management:

12. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

13. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.

ADMINISTRATIVE ISSUES:

14. According to the Waivers Requested table on Sheet 1, the applicant is requesting a waiver from the infiltration requirements set forth in Section 270-20 of the Township Code (due to the site being underlain by carbonate geology), along with a waiver from the buffer and screen planting standards set forth in Section 281-35.A of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

15. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: https://www.chesco.org/284/ErosionStormwater.

16. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.

17. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West Whiteland Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Paul Farkas

Paul Farkas
Senior Review Planner

cc: Exton Pro Realty Partners, LLC
Nave Newell Inc.
Fred Beans Family Partnership
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District

EXTON PRO REALTY PARTNERS, LLC (FRED BEANS)
COMPLIANCE WITH DECISION AND ORDER

February 7, 2025

Staff has prepared the following analysis of the conditions established by the Decision and Order ("D&O") granting conditional use approval to this project on October 23, 2024. The D&O text is shown verbatim in *italics*, Staff evaluation of compliance is in plain text, and our conclusion is in **bold**.

---

1. *The Applicant shall provide and place an interpretive panel explaining the historic quarry operation in the area and noting the remaining buildings that were originally built in support of that operation. The panel shall be placed such that it will be readily visible to and readable by users of the multi-modal trail along the frontage of the property. The panel's content shall be reviewed and found satisfactory to the Township as advised by the Township Historical Commission. The cost of such panel shall be included in the financial security calculation that will be required for this project as a condition of land development approval.*

   The Applicant has agreed to this verbally and has discussed content with the Historical Commission. Sheet 4 indicates where the panel is to be placed.

   This condition has been met insofar as possible at this time and should be carried forward as a condition of final plan approval.

2. *The Applicant shall provide and maintain in perpetuity "Do Not Block the Box" pavement markings and signage on S. Whitford Rd., pursuant to comment #1 of the Bowman review letter dated September 11, 2024.*

   Comment #1 of the Bowman review dated November 21, 2024 states that the required pavement marking are shown on the plan.

   The requirement to provide the pavement markings has been met; the maintenance requirement should be carried forward as a condition of final plan approval.

3. *Not more than one (1) year following the commencement of business, the Applicant shall provide an assessment of the traffic conditions at the intersection of the access drive and Whitford Rd. to determine if additional improvements are required in the interest of public safety, as described in comment # 1 of the Bowman review letter dated September 11, 2024. The scope of said assessment shall be developed in consultation with Bowman and the cost of the assessment and of any improvements recommended thereby shall be borne by the Applicant, to the extent that the need for said improvements is attributable to conditions resulting from the Applicant's business operations.*

   This condition cannot be satisfied prior to plan approval.

   This condition should be carried forward as a condition of final plan approval.

4. *The Applicant shall set aside permanent open space in compliance with §281-47.C of the Township Subdivision and Land Development Ordinance ("S/LDO") based upon the net*

increase in floor area of the first floor, or shall pay a fee of $34,300.00 in lieu of such space as provided for in §281-47.C(2) of the S/LDO, or provide a combination of land and dollars as may be acceptable to the Township. The additional cost borne by the Applicant to widen the normally required five-foot-wide sidewalk to an eight-foot-wide multi-modal trail shall be credited toward the said fee, as provided for in §281-47.F of the S/LDO.

It is our understanding that the Applicant will not be providing any additional open space or qualifying improvements other than the multi-modal path along S. Whitford Rd. The amount of credit against the required fee will be determined at such time that the construction cost estimate is approved.

This condition should be carried forward as a condition of final plan approval.

5. *The Applicant shall pay a traffic impact fee as required by Township Ordinances 427 and 461. If there is no substantive change to the design of the project, the fee shall be $27,531.00, as noted in comment # 8 of the Bowman review letter dated September 11, 2024.*

   Township regulations require payment of the traffic impact fee prior to the issuance of a Building Permit.

   This condition should be carried forward as a condition of final plan approval.

6. *All outstanding consultant concerns shall be resolved to the satisfaction of the Township.*

   All of our consultants express remaining concerns, but they are sufficiently minor to be made conditions of final plan approval.

   This condition should be carried forward as a condition of final plan approval.

This concludes the conditions attached to the D&O.

SUMMARY and CONCLUSION

In the opinion of Staff, the six conditions attached to the D&O have all been addressed insofar as possible at this time, but they are not fully resolved and should therefore all be carried forward as conditions of final plan approval.

WEST WHITELAND TOWNSHIP

RESOLUTION NO. 2025-

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:

OFFICE	RECORD TITLE	DATE	MEDIA/File Size
Planning	Historical Commission	December 9, 2024	407 MB of data
	Planning Commission	December 3, 2024	688 MB of data
	Planning Commission	January 14, 2025	208 MB of data
	Planning Commission	January 28, 2025	341 MB of data

ADOPTED this **12th** day of **February**, **2025**.

WEST WHITELAND TOWNSHIP
BOARD OF SUPERVISORS

_____
Rajesh Kumbhardare, Chair

ATTEST:

_____
Pam Gural-Bear, Township Manager

_____
Brian Dunn, Vice-Chair

_____
Jo Ann Kelton, Supervisor

MEMORANDUM

DATE: February 7, 2025

TO: Board of Supervisors

FROM: Justin Smiley, AICP
Capital and Special Projects Manager

SUBJECT: **Green Light-Go Program grant for traffic signal upgrades along PA 100 (Pottstown Pk.)**

Motion

To approve the commitment of $97,410.00 in Township funds and apply to the Pennsylvania Department of Transportation for a Green Light-Go Program grant for improved aging traffic signal infrastructure with proper safety, detection, and power at four intersections on PA 100 and one on Commerce Dr.

Background

Over the past several years the Public Works Department, in partnership with Signal Service and Bowman, have identified traffic signals along major roadways within the Township in need of upgrades such as new mast arms, signal heads, controllers, detections, etc. As you may know, roads in the Township can be owned by either the State or Township, but traffic signals are owned and maintained by the local municipality. Staff are currently working with Bowman and Signal Service to create a more robust Capital Plan to prioritize and overall maintenance of all traffic signals in the Township among other things.

This project is needed to upgrade outdated traffic signal equipment to five intersections with more efficient and effective radar detection and controller cabinets on one of the Township's most critical corridors (PA 100). The current signals do not meet today's standards with detection or power supply. Additionally, the intersection of Commerce Dr. and Main St. needs luminaires above the intersection to light bicycle and pedestrian circulation due to the Chester Valley Trail, apartments, and Main Street at Exton. Presently, there is no lighting at this intersection. The goal of this project is to further enhance the safety, functionality and overall circulation of all intersections involved.

Bowman (formerly McMahon & Township Traffic Engineer) has estimated that the total cost of project will be approximately $487,050.00. The plan is to seek grant money from PennDOT's Green Light-Go Program to pay for these traffic signal upgrades with a commitment from the Board indicating your support for the required 20% match for the project, which totals $97,410.00. The project costs also include design, engineering, and inspection.

The application must be submitted to PennDOT by February 28th; if there are any questions about the project and/or grant requirements the Board can discuss with staff at the Board meeting February 12h.

Attachments:

1. Green Light-Go WWT Commitment Letter 250207
2. Green-Light-Go 2025 Signal Location Map

101 Commerce Drive
Exton, Pennsylvania 19341

West Whiteland
TOWNSHIP

Tel: (610) 363–9525
www.westwhiteland.org

February 13, 2025

Stephen A. Gault, P.E., PTOE
Chief, TSMO Arterials & Planning Section
Bureau of Maintenance and Operations, Transportation Operations Division
Pennsylvania Department of Transportation
400 North Street
Harrisburg, PA 17120-0064

Re: 2025 Green Light-Go Application - Traffic Signal Upgrades – PA 100 (Pottstown Pk.)
West Whiteland Township Funding Commitment Letter

Dear Mr. Gault,

On behalf of the Township of West Whiteland, we are pleased to submit this letter formally committing our Township to the Traffic Signal Upgrades Project, as part of the Green Light Go grant program. We are fully dedicated to executing this project and are prepared to provide the necessary matching funds to secure the requested grant amount.

The project scope consists of upgrading the traffic signals at four (4) intersections on PA 100 (Pottstown Pk.) and one (1) signal directly adjacent on Commerce Dr. in Exton PA. We request Green Light-GO grant funding in the amount of $389,640.00 (80%) and have a secured match in the amount of $97,410.00 (20%) for a total project cost of $487,050.00.

Our application includes upgrades to the traffic signal controllers, detection for side street stop bars and left turn phases, radar detection for dilemma zone advance detection, and uninterruptible power supply (UPS) at four intersections on PA 100. Detection upgrades are intended to initiate the use of automated traffic signal performance measures (ATSTPM). Additionally, an adjacent intersection on Commerce Dr. and Main St. would be upgraded to add luminaires to the existing mast arms to increase visibility and safety of pedestrian circulation traversing the popular intersection.

The Township is committing a total of $97,410.00 from its Capital Fund for this project. This represents a match of 20%. Please accept this letter as a demonstration of West Whiteland's commitment to the project and providing the matching funds as outlined above.

If you have any questions regarding West Whiteland Township's funding commitment, we welcome you or your staff to contact Justin Smiley (EM: jsmiley@westwhiteland.org PN: 610-363-9525 EXT 3211) directly to discuss the project and funding sources.

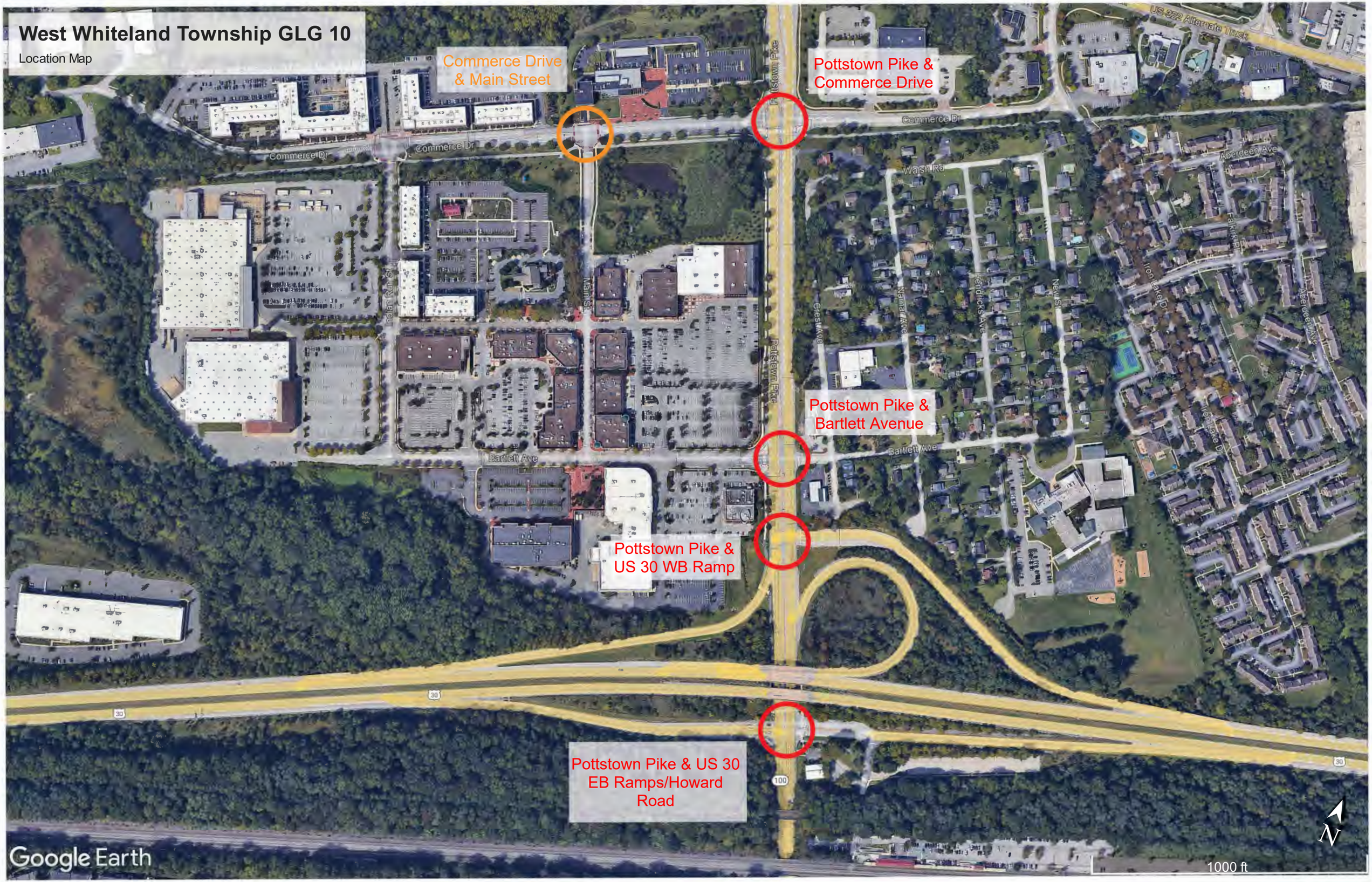
Sincerely,

West Whiteland Board of Supervisors

Rajesh Kumbhardare	Brian Dunn	Jo Ann Kelton
Chair	Vice-Chair	Supervisor

West Whiteland Township GLG 10

Location Map



MEMORANDUM

DATE: February 4, 2025

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

FROM: Edward J. Culp Jr., Operation Manager for Public Works

SUBJECT: Authorization for use of sound amplification in Township Park

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MOTION:
To authorize the use of sound amplification in Miller Park on the following Sundays - 4/13/25, 4/27/25, 5/4/25, 5/11/25, 5/18/25 - from 2:00 PM to 4:30 PM.

BACKGROUND:
Burn Boot Camp is requesting the use of sound amplification for a series of events (Healthy Kids Running Series) on 5 separate dates listed above, from 2:00 PM to 4:30 PM at Miller Park. This event will include healthy running games for kids.

Burn Boot Camp is a fitness franchise that offers group workouts that focus on strength and conditioning. Workouts are challenging but scalable to all fitness levels. The Township is partnering with the organization to bring additional programs to the community and our residents.

They will be providing all the necessary equipment and staff to run this event. They have provided all the proper permits and insurance certificates required by the Township. The Park Rules state that the use of sound amplification is not permitted in the parks. They will need the Board of Supervisors to approve the use for this event.

PAYMENT REPORT FOR FEBRUARY 12, 2025

DATE 02/12/2025	CHECK # 68894 TO #68913		CHECKS
GENERAL FUND		$	40,079.94
SEWER FUND		$	237,397.70
PUBLIC SERVICE FUND		$	2,479.06
TECHNOLOGY FUND		$	20,554.00
VEHICLE & EQUIPMENT REPLACEMENT		$	36,998.00
SUBTOTAL		$	337,508.70

DATE 02/12/2025	CHECK # 68914 TO #68984		CHECKS
GENERAL FUND		$	183,064.47
SEWER FUND		$	99,870.95
SOLID WASTE FUND		$	17,654.61
LIQUID FUELS FUND		$	28,120.00
VEHICLE & EQUIPMENT REPLACEMENT		$	7,412.82
PUBLIC SERVICE FUND		$	40,226.00
TECHNOLOGY FUND		$	64,615.34
SUBTOTAL		$	440,964.19

DATE 01/23/2025			PAYROLL
GENERAL FUND		$	272,225.29
SEWER FUND		$	17,882.29
TECHNOLOGY FUND		$	833.51
SUBTOTAL		$	290,941.09

DATE 02/06/2025			PAYROLL
GENERAL FUND		$	306,498.91
SEWER FUND		$	17,871.71
TECHNOLOGY FUND		$	761.55
SUBTOTAL		$	325,132.17
TOTAL		$	1,394,546.15

APPROVED BY THE BOARD OF SUPERVISORS

DATE

RAJESH KUMBHARDARE

BRIAN DUNN

JO ANN KELTON

West Whiteland Township

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
86 AQUA PENNSYLVANIA, INC.										
25401		01/15/2025	104418	250212PY	68895	280.68	02/06/2025	INV	PD	TWP BLDG
25400		01/15/2025	104417	250212PY	68895	285.70	02/06/2025	INV	PD	TWP BLDG
25405		01/17/2025	104422	250212PY	68895	131.80	02/08/2025	INV	PD	GRUBBS MILL RD
25402		01/02/2025	104419	250212PY	68895	4,656.44	01/24/2025	INV	PD	HYDRANTS
25399		01/02/2025	104416	250212PY	68895	6,835.54	01/24/2025	INV	PD	HYDRANTS
25406		01/17/2025	104423	250212PY	68895	153.10	02/08/2025	INV	PD	BARN
25407		01/17/2025	104424	250212PY	68895	252.18	02/08/2025	INV	PD	121 VALLEY CREEK
25404		01/17/2025	104421	250212PY	68895	457.33	02/08/2025	INV	PD	VALLEY CREEK
25397		01/15/2025	104414	250212PY	68895	133.41	02/06/2025	INV	PD	MILLER PARK
25403		01/17/2025	104420	250212PY	68895	367.78	02/08/2025	INV	PD	71 W BOOT RD
25409		01/17/2025	104426	250212PY	68895	204.18	02/08/2025	INV	PD	EXTON PARK
25398		01/15/2025	104415	250212PY	68895	206.71	02/06/2025	INV	PD	GARAGE - 222 N. POTTSTOWN
25410		01/17/2025	104427	250212PY	68895	43.72	02/08/2025	INV	PD	BIRCHWOOD DR
25408		01/17/2025	104425	250212PY	68895	112.38	02/08/2025	INV	PD	110 W BOOT RD
						14,120.95				
152 BRANDYWINE COACH WORKS INC										
25456		11/07/2024	104478	250212PY	68897	700.00	12/06/2024	INV	PD	Repair Of Police Vehicle
183 CARROLL ENGINEERING CORPORATION										
25343		01/10/2025	104348	250212PY	68898	123.75	02/09/2025	INV	PD	Sewer review for Valley C
25341		01/10/2025	104346	250212PY	68898	330.00	02/09/2025	INV	PD	Sewer review for Schiffer
25344		01/10/2025	104349	250212PY	68898	82.50	02/09/2025	INV	PD	Sewer review for Hoadley
						536.25				
280 DALLAS DATA SYSTEMS										
25609		11/15/2024	104654	250212PY	68899	633.08	12/14/2024	INV	PD	October 2024 Utility Bill
25322		12/31/2024	104320	250212PY	68900	589.76	12/31/2024	INV	PD	2024 Sewer Late Notices
						1,222.84				
662 MCMAHON ASSOCIATES INC										
25347		12/31/2024	104353	250212PY	68904	1,595.00	01/30/2025	INV	PD	Traffic review for Shenki
25346		12/31/2024	104352	250212PY	68904	165.00	01/30/2025	INV	PD	Whitford Road Wawa
25345		12/31/2024	104350	250212PY	68904	522.50	01/30/2025	INV	PD	Traffic review for Valley
25350		12/31/2024	104355	250212PY	68904	500.00	01/30/2025	INV	PD	Traffic review for Exton
25349		12/31/2024	104354	250212PY	68904	330.00	01/30/2025	INV	PD	Traffic review for Schiff
						3,112.50				
704 NEW HOLLAND AUTOGROUP										
25581		11/13/2024	104625	250212PY	68905	36,998.00	12/11/2024	INV	PD	2024 Jeep Grand Cherokee
907 SASS-MOORE SERVICE CORP										
25457		12/13/2024	104479	250212PY	68907	805.00	02/06/2025	INV	PD	HVAC repairs Township Bui
946 SPOTTS STEVENS & MCCOY INC										

West Whiteland Township

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
25340		01/06/2025	104345	250212PY	68908	81.00	02/05/2025	INV	PD	Plan review for Bush Auto
25339		01/06/2025	104344	250212PY	68908	819.00	02/05/2025	INV	PD	Plan review for Schiffer
25617		01/06/2025	104664	250212PY	68908	7,492.50	02/05/2025	INV	PD	Plan review for 1358 Glen
						8,392.50				
978 SWERP INC										
25562	3	11/29/2024	104606	250212PY	68909	13,790.00	12/29/2024	INV	PD	Wet Well Liner
981 MERIPLEX SOLUTIONS LLC										
24933	53	12/20/2024	103914	250212PY	68910	20,554.00	01/10/2025	INV	PD	Annual replacement - thin
1027 THEURKAUF										
25629		01/31/2025	104676	250212PY	68911	983.18	02/28/2025	INV	PD	Development plan review f
25632		01/31/2025	104679	250212PY	68911	802.12	02/28/2025	INV	PD	Review Exton Market sketc
25630		01/31/2025	104677	250212PY	68911	381.83	02/28/2025	INV	PD	Review of Hoadley subdivi
25631		01/31/2025	104678	250212PY	68911	418.48	02/28/2025	INV	PD	Review Exton Express land
25633		01/31/2025	104680	250212PY	68911	498.37	02/28/2025	INV	PD	Review Fred Beans land de
25352		12/31/2024	104357	250212PY	68911	1,185.43	01/30/2025	INV	PD	Plan review for Shenkin T
						4,269.41				
1058 TRUGREEN PROCESSING CENTER										
22667		10/30/2024	100438	250212PY	68912	650.00	11/13/2024	INV	PD	LAWN MAINTENANCE - EXTON
22666		10/30/2024	100437	250212PY	68912	520.00	11/13/2024	INV	PD	LAWN MAINTENANCE - EXTON
22665		10/30/2024	100436	250212PY	68912	50.00	11/13/2024	INV	PD	LAWN MAINTENANCE - MILLER
22664		10/30/2024	100435	250212PY	68912	115.00	11/13/2024	INV	PD	LAWN MAINTENANCE - TWP BL
22668		10/30/2024	100439	250212PY	68912	550.00	11/13/2024	INV	PD	LAWN MAINTENANCE - BOOT R
						1,885.00				
1095 VORTEX SERVICES LLC										
25435		11/12/2024	104455	250212PY	68913	189,616.68	12/12/2024	INV	PD	CIPP Contract
25436		11/12/2024	104456	250212PY	68913	32,130.00	12/12/2024	INV	PD	CIPP Contract
						221,746.68				
1172 KILKENNY LAW LLC										
23010		12/02/2024	100795	250212PY	68903	245.00	12/30/2024	INV	PD	WESTRUM
1228 Amazon Capital Services Inc.										
23083		12/10/2024	100871	250212PY	68894	271.68	12/17/2024	INV	PD	Fleet Supplies
23084		12/10/2024	100872	250212PY	68894	148.46	12/17/2024	INV	PD	Parks Supplies
23082		12/10/2024	100870	250212PY	68894	78.49	12/17/2024	INV	PD	Holiday Provisions
23086		12/10/2024	100874	250212PY	68894	2,484.21	12/17/2024	INV	PD	Police Supplies/Equipment
23080		12/10/2024	100868	250212PY	68894	699.04	12/17/2024	INV	PD	PW PURCHASES
23085	32	12/10/2024	100873	250212PY	68894	2,479.06	12/17/2024	INV	PD	WORKBENCH
						6,160.94				
1229 ARRO Consulting Inc.										
25563		01/09/2025	104607	250212PY	68896	242.29	02/08/2025	INV	PD	Public Works Building ins

West Whiteland Township

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
25564		01/09/2025	104608	250212PY	68896	516.29	02/08/2025	INV	PD	2024 Code Services
						758.58				
1319 JADE I REESE										
25618		01/22/2025	104665	250212PY	68902	878.00	02/21/2025	INV	PD	Court Reporter - 12/19/20
1595 HD Supply Inc										
25444		01/09/2025	104464	250212PY	68901	493.05	02/08/2025	INV	PD	PW facility Microwave
1612 Oliver Fire Protection & Security										
25459		12/31/2024	104481	250212PY	68906	840.00	02/06/2025	INV	PD	Alarm Monitoring New Gara
		57 INVOICES				337,508.70				

** END OF REPORT - Generated by Zenobia White **

West Whiteland Township

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
3 21ST CENTURY MEDIA PHILLY CLUSTER										
25371		01/09/2025	104376	20250212	68914	212.36	02/09/2025	INV	PD	BIDS FOR TRASH & RECYCLIN
25370		01/10/2025	104375	20250212	68914	258.92	02/09/2025	INV	PD	PUBLIC NOTICE - BOARD & C
25531		01/15/2025	104570	20250212	68914	183.32	02/14/2025	INV	PD	PUBLIC NOTICE
25518		01/22/2025	104557	20250212	68914	536.36	02/21/2025	INV	PD	PUBLIC NOTICE
						1,190.96				
92 ASAP HYD EXTON LLC										
25388		01/03/2025	104404	20250212	68918	199.38	02/03/2025	INV	PD	Fleet Supplies
25497		01/21/2025	104535	20250212	68918	12.76	02/21/2025	INV	PD	Supplies
25496		01/23/2025	104534	20250212	68918	36.00	02/23/2025	INV	PD	Fleet Supplies
25520		01/28/2025	104559	20250212	68918	9.68	02/27/2025	INV	PD	PW SUPPLIES
25500		01/29/2025	104538	20250212	68918	433.65	02/28/2025	INV	PD	ROADS SUPPLIES
25502		01/29/2025	104540	20250212	68918	213.92	02/28/2025	INV	PD	ROADS SUPPLIES
						905.39				
106 BAIRD & RUDOLPH TIRE COMPANY INC										
25506		01/29/2025	104544	20250212	68919	572.16	03/01/2025	INV	PD	Tires
25572		02/03/2025	104616	20250212	68919	572.16	03/03/2025	INV	PD	Tires
						1,144.32				
166 BUCKMAN'S INC.										
25492		01/27/2025	104530	20250212	68920	788.10	02/27/2025	INV	PD	Hypochlorite Solution for
170 C & N AUTOMOTIVE INC										
25460		01/17/2025	104482	20250212	68921	66.00	02/17/2025	INV	PD	Fleet Maintenance
25461		01/17/2025	104483	20250212	68921	72.50	02/17/2025	INV	PD	Fleet Maintenance
25462		01/17/2025	104484	20250212	68921	66.00	02/17/2025	INV	PD	Fleet Maintenance
25463		01/17/2025	104485	20250212	68921	66.00	02/17/2025	INV	PD	Fleet Maintenance
25464		01/17/2025	104486	20250212	68921	66.00	02/17/2025	INV	PD	Fleet Maintenance
25465		01/17/2025	104487	20250212	68921	66.00	02/17/2025	INV	PD	Fleet Maintenance
25466		01/17/2025	104488	20250212	68921	66.00	02/17/2025	INV	PD	Fleet Maintenance
25599		01/29/2025	104644	20250212	68921	68.65	03/01/2025	INV	PD	Vehicle Inspection
25558		01/31/2025	104600	20250212	68921	68.65	02/28/2025	INV	PD	Vehicle Inspection
25559		01/31/2025	104601	20250212	68921	68.65	02/28/2025	INV	PD	Vehicle Inspection
						674.45				
183 CARROLL ENGINEERING CORPORATION										
25276		01/10/2025	104270	20250212	68922	165.00	02/10/2025	INV	PD	West Whiteland General Se
196 CHESTER COUNTY POLICE CHIEFS ASSOC										
25495		01/23/2025	104533	20250212	68923	75.00	01/23/2025	INV	PD	ANNUAL MEMBERSHIP DUES
205 CHESTER COUNTY SOLID WASTE AUTHORITY										
25452		01/15/2025	104474	20250212	68924	9,088.41	02/14/2025	INV	PD	CCSWA - TRASH & RECYCLE H
25527		01/22/2025	104566	20250212	68924	4,159.13	02/21/2025	INV	PD	TRASH & RECYCLE HAULING -

West Whiteland Township

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
25580		01/31/2025	104624	20250212	68924	4,194.71	03/01/2025	INV	PD	TRASH & RECYCLE HAULING -
						17,442.25				
217	CIVIC PLUS									
25244		01/05/2025	104232	20250212	68925	7,817.46	02/04/2025	INV	PD	Civic Plus Annual Renewal
224	CMI INC.									
25477		01/22/2025	104501	20250212	68926	980.50	02/21/2025	INV	PD	Annual Warranty For Intox
228	CODY SYSTEMS									
25423		01/20/2025	104440	20250212	68927	770.00	02/19/2025	INV	PD	Cody Conference Registrat
259	COUNTY PROPANE LLC									
25443		01/14/2025	104465	20250212	68929	56.61	02/13/2025	INV	PD	20LB TANK
280	DALLAS DATA SYSTEMS									
25575		01/02/2025	104619	20250212	68930	6,073.50	02/01/2025	INV	PD	2025 Qtr 1 Caselle Annual
320	NAPA									
25385		12/31/2024	104401	20250212	68954	29.88	01/31/2025	INV	PD	Pumice Soap
25383		12/31/2024	104399	20250212	68954	7.18	01/31/2025	INV	PD	Fleet Supplies
25593		01/28/2025	104639	20250212	68954	40.60	02/28/2025	INV	PD	Shop Supplies
25386		01/06/2025	104402	20250212	68953	87.52	02/05/2025	INV	PD	Fleet Supplies
25499		01/22/2025	104537	20250212	68953	38.02	02/22/2025	INV	PD	Fleet Supplies
25491		01/23/2025	104524	20250212	68953	15.49	02/23/2025	INV	PD	Fleet Supplies
25596		01/27/2025	104642	20250212	68953	426.16	02/27/2025	INV	PD	Brake Pads and Rotors
25594		01/30/2025	104640	20250212	68953	252.18	03/02/2025	INV	PD	Brake Pads and Rotors
25591		01/31/2025	104637	20250212	68953	173.98	03/02/2025	INV	PD	Brake Rotor
						1,071.01				
362	ESRI									
25513		01/17/2025	104552	20250212	68936	27,500.00	02/16/2025	INV	PD	ENTERPRISE AGREEMENT - SO
402	G.L. SAYRE									
25441		01/15/2025	104462	20250212	68937	685.02	02/14/2025	INV	PD	Fleet Maintenance
445	GRAINGER									
25515		01/29/2025	104554	20250212	68940	244.11	03/01/2025	INV	PD	COOLANT
450	GREATAMERICA FINANCIAL SVCS.									
227652		01/16/2025	104507	20250212	68941	775.00	02/21/2025	INV	PD	COPIER AGREEMENT
498	GENERAL CODE									
25569		02/01/2025	104613	20250212	68939	1,195.00	03/03/2025	INV	PD	Ecode annual maintenance

West Whiteland Township

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
500 ICMA Membership Renewals										
25434		01/21/2025	104454	20250212	68942	1,118.08	02/11/2025	INV	PD	Membership Renewal
565 KC SIGN CO										
25615		02/04/2025	104661	20250212	68943	725.00	03/03/2025	INV	PD	MILLER PARK SIGN - WIFI I
570 KELLY INDUSTRIAL SUPPLY										
25524		01/27/2025	104563	20250212	68944	191.05	02/26/2025	INV	PD	FLEET SUPPLIES
576 KEYSTONE FIRE PROTECTION CO.										
25517		01/28/2025	104556	20250212	68945	336.59	02/27/2025	INV	PD	MAINTENANCE AGREEMENT - M
652 MATTHEW DECEDER										
25487		01/27/2025	104518	20250212	68946	56.78	01/31/2025	INV	PD	REIMBURSEMENT
657 MC GOVERN ENVIRONMENTAL LLC										
25576	250010	01/30/2025	104620	20250212	68947	637.50	03/01/2025	INV	PD	2025 Grit Removal
659 MCDONALD UNIFORM CO.										
25422		01/16/2025	104439	20250212	68948	194.40	02/15/2025	INV	PD	Police Supplies
25538		01/29/2025	104577	20250212	68948	71.54	02/28/2025	INV	PD	UNIFORM ALLOWANCE
						265.94				
685 MOTOROLA										
25424		01/20/2025	104441	20250212	68952	443.61	02/19/2025	INV	PD	Videomanager Cloud Storag
729 OFFICE BASICS INC										
25449		01/20/2025	104471	20250212	68956	96.00	01/30/2025	INV	PD	Public Works Supplies
25451		01/21/2025	104473	20250212	68956	223.28	01/31/2025	INV	PD	BOARD/CORK
25528		01/23/2025	104567	20250212	68956	365.60	02/22/2025	INV	PD	PW SUPPLIES
25526		01/24/2025	104565	20250212	68956	287.60	02/23/2025	INV	PD	TRASH BAGS
25503		01/29/2025	104541	20250212	68956	223.28	02/28/2025	INV	PD	OFFICE SUPPLIES
25514		01/30/2025	104553	20250212	68956	66.58	03/01/2025	INV	PD	OFFICE SUPPLIES
						1,262.34				
736 ONSOLVE										
25448		12/30/2024	104470	20250212	68957	7,065.52	01/29/2025	INV	PD	CodeRed
744 PA CHIEFS OF POLICE ASSOC.										
25426		01/20/2025	104443	20250212	68963	150.00	02/19/2025	INV	PD	PLEAC CONFERENCE
25393	250011	12/31/2024	104409	20250212	68964	1,000.00	01/30/2025	INV	PD	Annual Accreditation Fee
25425		01/16/2025	104442	20250212	68963	150.00	01/16/2025	INV	PD	PLEAC CONFERENCE

West Whiteland Township

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						1,300.00				
751 PRPS										
25537		01/30/2025	104576	20250212	68965	200.00	03/01/2025	INV	PD	PRPS CONFERENCE
752 PRWA										
25469		01/23/2025	104491	20250212	68966	525.00	02/11/2025	INV	PD	Training - PW (3)
765 PECO ENGERY COMPANY										
25471		01/14/2025	104493	20250212	68959	82,556.80	02/07/2025	INV	PD	ELECTRIC & GAS
766 PECO ENERGYGAS										
25442		01/07/2025	104463	20250212	68958	156.23	01/23/2025	INV	PD	71 W BOOT RD
25566		01/27/2025	104610	20250212	68958	572.92	02/26/2025	INV	PD	Birchwood Pump Station
						729.15				
785 Advance Auto Parts										
25498		01/22/2025	104536	20250212	68915	17.70	02/22/2025	INV	PD	Fleet Supplies
25573		01/24/2025	104617	20250212	68915	33.84	02/24/2025	INV	PD	Cleaning Supplies
						51.54				
788 PETROLEUM TRADERS CORPORATION										
25516		01/24/2025	104555	20250212	68961	1,754.28	02/23/2025	INV	PD	DIESEL
802 PIPE LINE PLASTICS INC										
25512		01/17/2025	104551	20250212	68962	126.27	02/16/2025	INV	PD	SUPPLIES
871 RICHARD COWELL TACTICAL										
25392	250013	01/08/2025	104408	20250212	68967	4,231.50	01/16/2025	INV	PD	Cowell Tactical Vests x 7
936 SIGNAL SERVICE INC										
25453	44	01/21/2025	104475	20250212	68968	12,410.00	02/20/2205	INV	PD	Signal Maintenance
25454	45	01/21/2025	104476	20250212	68968	12,410.00	02/20/2205	INV	PD	Signal Maintenance
25539		01/29/2025	104578	20250212	68968	260.00	02/28/2025	INV	PD	SIGNAL MAINTENANCE
25540		01/29/2025	104579	20250212	68968	325.00	02/28/2025	INV	PD	BARTLETT & MAIN - TRAFFIC
25577		01/31/2025	104621	20250212	68968	1,060.00	03/01/2025	INV	PD	WHITFORD & WATERLOO TRAFF
25578		01/31/2025	104622	20250212	68968	502.50	03/01/2025	INV	PD	SWEDESFORD & SHIP RD - SI
25579		01/31/2025	104623	20250212	68968	1,152.50	03/01/2025	INV	PD	RT 100 & SHOEN
						28,120.00				
952 STANDARD INSURANCE COMPANY										
25478		01/15/2025	104502	20250212	68969	3,763.58	02/01/2025	INV	PD	Life Insurance
981 MERIPLEX SOLUTIONS LLC										

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25548		01/15/2025	104588	20250212	68970	12,236.78	02/14/2025	INV	PD	Monthly IT, Security and
25547		01/21/2025	104587	20250212	68971	2,866.88	02/20/2025	INV	PD	ONSITE SERVICES
25504		01/28/2025	104542	20250212	68971	36,772.00	02/28/2025	INV	PD	PW FACILITY SECURITY SYST
25519	51	01/28/2025	104558	20250212	68971	2,039.00	02/27/2025	INV	PD	Firewall for New Building
25522		01/27/2025	104561	20250212	68970	2,261.47	02/26/2025	INV	PD	DOCKING STATIONS (17)
25523		01/27/2025	104562	20250212	68971	1,984.99	02/26/2025	INV	PD	HARD DRIVE ADAPTER
						58,161.12				
983 T&M ASSOCIATES										
25544		11/05/2024	104583	20250212	68972	693.75	01/30/2025	INV	PD	Exton Park Ph I: NPDES Re
25545		12/10/2024	104585	20250212	68972	556.25	01/30/2025	INV	PD	Exton Park Ph I: NPDES Re
						1,250.00				
1048 TRAISR LLC										
25458		12/31/2024	104480	20250212	68976	2,100.00	02/07/2025	INV	PD	Traisr monthly SaaS fee -
1082 VE RALPH & SON INC										
25421		01/10/2025	104438	20250212	68978	558.00	01/31/2025	INV	PD	AED Pads for First Aid
1083 VERIZON										
25621		01/15/2025	104668	20250212	68979	111.47	02/10/2025	INV	PD	JANUARY SERVICE
1084 VERIZON COMMUNICATIONS										
227502		01/19/2025	104503	20250212	68980	8.92	02/13/2025	INV	PD	MUNICIPAL BLDG TV
227532		01/17/2025	104505	20250212	68980	329.00	02/11/2025	INV	PD	MUNICIPAL BLDG FIOS
25622		01/27/2025	104669	20250212	68980	141.99	02/21/2025	INV	PD	CMPS FIOS
						479.91				
1103 WASTE MANAGEMENT										
25509		01/21/2025	104548	20250212	68981	565.04	02/20/2025	INV	PD	TWP BLDG DUMPSTER
25508		01/21/2025	104547	20250212	68981	521.37	02/20/2025	INV	PD	GARAGE DUMPSTER
25507		01/21/2025	104546	20250212	68981	214.13	02/20/2025	INV	PD	CMPS DUMPSTER
25510		01/21/2025	104549	20250212	68981	222.11	02/20/2025	INV	PD	BARN DUMPSTER
						1,522.65				
1160 COMCAST										
25628		02/05/2025	104675	20250212	68928	401.39	02/28/2025	INV	PD	BLDG INTERNET & SECURITY
1161 DSC Solutions										
25428		02/01/2025	104448	20250212	68932	2,079.89	02/16/2025	INV	PD	Cleaning Service Township
1215 TP TRAILERS										
25490		01/21/2025	104523	20250212	68975	457.83	02/21/2025	INV	PD	Plow Parts
1222 WEST GOSHEN TOWNSHIP										

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25438		01/17/2025	104459	20250212	68982	10.00	02/12/2025	INV	PD	ALARM PERMIT RENEWAL
1228 Amazon Capital Services Inc.										
25616		01/10/2025	104663	20250212	68917	349.00	02/10/2025	INV	PD	BUSINESS PRIME ANNUAL MEM
25415		01/10/2025	104432	20250212	68917	39.85	02/10/2025	INV	PD	DATE STAMP
25419		01/10/2025	104436	20250212	68917	260.43	02/10/2025	INV	PD	ADMIN PURCHASES - PW Faci
25418		01/10/2025	104435	20250212	68917	25.99	02/10/2025	INV	PD	LARGE DESK CALENDAR
25420		01/10/2025	104437	20250212	68917	35.96	02/10/2025	INV	PD	CREDIT CARD READER
25412		01/10/2025	104429	20250212	68917	341.01	02/10/2025	INV	PD	POLICE 12/10-1/9 PURCHASE
25413		01/10/2025	104430	20250212	68917	62.97	02/10/2025	INV	PD	PW Supplies - MAILBOX W/L
25411		01/10/2025	104428	20250212	68917	14.98	02/10/2025	INV	PD	2025 PLANNER
						1,130.19				
1246 TargetSolutions Learning LLC										
25475	250020	01/13/2025	104498	20250212	68974	1,747.00	03/14/2025	INV	PD	Annual Fee for Guardian T
1255 DELAWARE VALLEY HEALTH TRUST										
25541		02/01/2025	104580	20250212	68934	147,028.80	02/28/2025	INV	PD	HEALTH INSURANCE - Februa
25429		01/21/2025	104449	20250212	68933	173.20	01/21/2025	INV	PD	Inspira Admin Fees - Jan
						147,202.00				
1312 THE PENNSYLVANIA STATE UNIVERSITY										
25394	250014	11/20/2024	104410	20250212	68960	1,668.00	01/26/2025	INV	PD	PSU Supv Training Posit
25427		11/20/2024	104444	20250212	68960	569.00	01/26/2025	INV	PD	PSU Hybrid Training Triol
						2,237.00				
1318 TYLER GAMBS										
25590		01/19/2025	104636	20250212	68977	395.46	02/18/2025	INV	PD	2025 UNIFORM ALLOWANCE
1404 MICHAEL J BUCHMANN										
25493		01/29/2025	104531	20250212	68951	368.88	01/29/2025	INV	PD	Reimbursement
1406 MICHAEL GARDNER										
25494		01/29/2025	104532	20250212	68950	9.47	01/29/2025	INV	PD	Reimbursement
1470 WILLIAM ELLER										
25589		01/24/2025	104635	20250212	68983	389.81	02/23/2025	INV	PD	2025 UNIFORM ALLOWANCE
1514 GATEWAY ENGINEERS										
25567		01/23/2025	104611	20250212	68938	11,157.75	02/22/2025	INV	PD	GIS SERVICES - WWT TRAISR
1522 ADVANCED LOCK & SECURITY										
25536		01/30/2025	104575	20250212	68916	532.00	03/01/2025	INV	PD	Sewer Supplies
1523 DATAPILOT INC.										

West Whiteland Township

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25395	250017	01/07/2025	104411	20250212	68931	1,095.00	02/06/2025	INV	PD	Software Maintenance and
1529 METROPOLITAN LIFE INSURANCE COMPANY										
25473		01/16/2025	104495	20250212	68949	449.48	02/11/2025	INV	PD	MetLife LTD
1549 T-MOBILE										
25557		01/21/2025	104599	20250212	68973	714.40	02/19/2025	INV	PD	Phone Charges
1619 WILSON OIL & PROPANE										
25549		01/24/2025	104589	20250212	68984	259.28	02/23/2025	INV	PD	B20 BIOHEAT - 110 W BOOT
1624 PENNSYLVANIA TURNPIKE COMMISSION										
25380		12/16/2024	104386	20250212	68935	30.00	01/22/2025	INV	PD	Toll Violation Grand Cher
1625 Northwestern Univ. - Center for Public Safety										
25614	250015	12/24/2024	104660	20250212	68955	1,100.00	02/14/2025	INV	PD	Supervision Course Northw
131 INVOICES						440,964.19				

** END OF REPORT - Generated by Zenobia White **