

## COME SEE THE DRAFT PLAN FOR THE FUTURE OF EXTON PARK

### Public Open House

Thursday, September 22 from 6 to 8 p.m.

Presentations at 6:30 p.m. and 7:15 p.m.  
during the Open House

West Whiteland Township Municipal Building  
101 Commerce Drive, Exton, PA



See and hear about the draft plan for the preservation and development of Exton Park and share YOUR thoughts with us!

## MOODY'S UPGRADES WEST WHITELAND TOWNSHIP'S BOND RATING TO TRIPLE A!

In August, Moody's announced that they are upgrading West Whiteland Township's bond rating from "Aa1" to "Aaa (Stable Outlook)," which is Moody's highest possible bond rating.

Township elected officials and staff are honored to receive the Aaa rating and to be in the select company of other similarly rated communities. West Whiteland now is one of only six municipalities in Pennsylvania, out of over 2,500 statewide, with Moody's Aaa bond rating. We also are one of only two municipalities statewide that join their county and school district in having a Aaa bond rating from Moody's.

In determining its rationale for the rating upgrade, Moody's pointed to West Whiteland's strong and growing tax base, healthy reserves, sound financial policies and strong management. During the past three years in particular, they noted that increased residential and commercial development will raise approximately \$800,000 in annual township revenue. Conservative budgeting, low debt levels, long-term planning and a commitment to maintaining strong reserves all contributed to Moody's confidence in West Whiteland's ability to sustain a strong financial position.

The Aaa bond rating reflects years of hard work and smart planning, and recognizes the trends that are making West Whiteland one of the best places

to live and work. From the opening of the Chester Valley Trail to renovations at Exton train station and the widening of Route 100, there has been significant public investment here in recent years. The Board of Supervisors also prioritized economic development, and adopted the Lincoln Highway and Whitford Road Corridors Plan following a robust public input process that strengthened the plan's recommendations. The resulting updated zoning regulations, as well as streamlined but strict development and construction review processes and an improving economy, have contributed to the decisions by many new businesses to open in Exton. Movie Tavern, World of Beer, La-Z-Boy, Hobby Lobby and more have all opened in the past year. Whole Foods is under construction at the mall and Round1 will open soon in the former JC Penney's. Faro, Royal Paper and Cheng Crowns have brought new jobs to West Whiteland and Belfor and Brandywine Coach moved to new locations with expanded operations. Several apartment developments are proposed near the Exton Crossroads too. That is a lot of activity in a short period of time and it is making Exton's business district increasingly more vibrant.

At the same time, the Board of Supervisors is looking ahead, enacting a traffic impact fee on new development to build funds for future road improvements. The Township also is seeking grants to improve transit connections in Exton.

**CONTINUED ON PG 3...**

# A GROWING TOWNSHIP

Lately, there seems to be something new around every corner of the Township. From a new movie theater in Main Street to a new Whole Foods grocery store replacing the K-Mart on Pottstown Pike, changes are all around us and we couldn't be more excited! Read on to learn about some of the new development coming and our anticipated date for the business to open or construction to begin.

## UNDER REVIEW

**CVS Pharmacy (143 W. Lincoln Hwy.)** – Demolition of the portion of the easternmost building of the Whiteland Towne Center shopping center currently occupied by the Doc Watson's and T-Bones restaurants followed by construction of a 12,900 sq.ft. CVS pharmacy, including drive-through service. *Land development plan currently under review by Planning Commission.*

**Glen Loch II (Dunwoody Dr.)** – On June 8, 2016 the Board approved the conditional use application for 108 carriage homes on a vacant 56.5-acre tract off King Rd. *Land development plan currently under review by Planning Commission.*

**Parkview at Oaklands (Creamery Way)** – On May 11, 2016 the Board approved a conditional use application to construct 276 apartment units in four buildings on a 36-acre vacant tract in the Oaklands Business Park. *Land development plans not yet submitted.*

**Reserve and Ashbridge at Main Street Apartments (Main Street at Exton)** – In November 2015, the Board approved the first stage of development plans for 410 apartment units in eight buildings along Commerce Dr., Indian Run St., and Woodcutter St. The project includes adaptive re-use of two historic structures. *Land development plans not yet submitted.*

**Sunshine Management (1354 Old Pottstown Pk.)** – Seven single-family detached homes on a 7.5-acre tract across from the Hollow Run apartments. *Subdivision plan currently under review by the Planning Commission.*

## APPROVED DEVELOPMENT *(The start date for construction of these projects is not yet known.)*

**Dante's Run (1339 Burke Rd.)** – Plan approved on July 13, 2016 for seven single-family detached homes and a new cul-de-sac on 8.4 acres.

**Former Waterloo Gardens (200 N. Whitford Rd.)** – Plan approved on August 12, 2015 for 86 carriage homes on 42.3 acres. Project includes new public road accessing both N. Whitford Rd. and W. Lincoln Hwy.

**Health and Wellness Suites of Exton (501-545 Thomas Jones Way)** – Plan approved on May 11, 2016 for a 120-bed transitional care facility on a vacant 5.7-acre tract at the southeast corner of W. Lincoln Hwy. and Oaklands Blvd. in the Oaklands Business Park.

**Marquis at Exton (301 W. Lincoln Hwy.)** – On July 13, 2016 the Board approved plans for 240 apartment units in six buildings as well as a clubhouse building on a 21.5-acre tract fronting both Lincoln Hwy. and Waterloo Blvd. The existing historic house on the property, known as "Ivy Cottage," along with an associated barn and spring house will be preserved and re-used. The project includes a new public road connecting Waterloo Blvd. and Lincoln Hwy. along the western side of the property, abutting Otto's Mini dealership.

## UNDER CONSTRUCTION

**Round 1 Entertainment (172 Exton Square Pkwy.)** – Commercial entertainment facility featuring bowling, billiards, karaoke, and food service now under construction on the ground floor of the former J.C. Penney space at Exton Square shopping center. *Opening projected for Fall 2016.*

**Whole Foods (175 N. Pottstown Pk.)** – 55,000 sq.ft. grocery store now under construction at the former site of the K-Mart department store. *Opening projected for Fall 2017.*

# TOWNSHIP AWARDED GRANT TO STUDY TRAFFIC CONGESTION SOLUTIONS

If you travel Pottstown Pike between Boot Rd. and the Exton Bypass on a regular basis, you have likely experienced the chronic congestion along that roadway. This back-up is not only a hassle for motorists and nearby residents, but it also impedes train passengers traveling to and from Exton train station and the pedestrians and bikers using the Chester Valley Trail. Township officials recognize that improving the flow of traffic in this area is necessary to promote not only our residents' quality of life but the functionality of central Chester County.

On July 6, the Delaware Valley Regional Planning Commission notified the Township that they were awarding us a \$25,000 Transportation and Community Development Initiative (TCDI) grant to prepare a congestion mitigation feasibility study. This study will examine options for reducing congestion on this section of Pottstown Pike along with ways to accommodate pedestrians and cyclists more safely; to improve access to the existing train station and bus stops; and to provide better connections among nearby residential, commercial and recreational areas for all types of travelers. A generous \$10,000 contribution from The Wolfson Group provided the local matching funds required for the grant.

We have yet to select the consultant who will assist us in this work, but we expect to be well underway by the end of 2016.

Progress reports and opportunities for public participation will be announced on the Township website at [www.westwhiteland.org](http://www.westwhiteland.org).



# 2016 HISTORIC PRESERVATION AWARDS CEREMONY

The West Whiteland Board of Supervisors and Historical Commission are pleased to recognize recipients of the 2016 Historic Preservation Awards. Awards will be presented and property owners recognized for their efforts in a fall ceremony. The time and location will be announced.

**THE BARN AT FOX CHASE INN** sits on the border with property that is now Exton Park on the old Swedesford Road. The core of the original Inn that is adjacent to the barn was built in 1765 and in 1786 became the first licensed public house in West Whiteland. At the time, Swedesford Road was the main east/west road from Philadelphia. Development of the modern Route 30, Lancaster Turnpike, beginning in 1792, spelled the demise of Swedesford Road as a major route and the now expanded Fox Chase became a workshop for several tradesmen.



In 1821 the property was purchased by Job B. Remington who acquired more property for the farm. The great rubble stone barn was built in 1823. The farm was eventually acquired by the Church Farm School and functioned as a residence for faculty and a barn for the Church Farm animal community. When the School discontinued its farming practices, the barn sat in disuse for a good period of time until its sale to the Cheng family in 2014.

The Cheng family saw in this old sturdy barn a vision of new life with respect for its old function. Many of the barn-like features have been retained: the early 20th century tile silo and distinctive silo roof, the attached milk-house, the conical stone fore-bay columns, and barnyard walls.

It is with gratitude and appreciation for a major contribution to a lasting record of agrarian life in West Whiteland that the Historical Commission recognizes the Cheng family for outstanding rehabilitation efforts.

**WOODLEDGE** is an extraordinarily crafted example of Colonial Revival style built in 1935 by architect Ralph P. Minich with incredible attention to the 18th century style and details it intended to revive. Today it sits on the east side of the Woodledge development on West Lincoln Highway.

When the property and adjoining acreage was purchased by Toll Brothers for development as a carriage home community, the historic structure was subdivided and the area to the West Lincoln facing front was undeveloped. The property was separately deeded. After sitting unused for a period of time, it was purchased in 2008 and a builder restored the property to its original appearance with interior improvements to accommodate modern conveniences.

Neil Cersell now owns this important restoration and is maintaining the building in exceptional condition. The Historical Commission is pleased to recognize the continuing care the owner bestows on this worthy restoration effort.



...CONTINUED FROM FRONT PAGE

## MOODY'S UPGRADES WEST WHITELAND TOWNSHIP'S BOND RATING

One grant would pay for design and construction of a bike and pedestrian path from the Chester Valley Trail to Exton train station. West Whiteland is pleased to be partnering with Main Street at Exton on that project. Another grant, as described on page 2, will fund a study investigating long-term options for alleviating congestion on Pottstown Pike by Exton train station, as well as making it easier and safer to walk or bike to the station from neighboring developments. To further enhance our quality of place, the Township also will pursue grants to improve the natural habitat and add recreational amenities at Exton Park, following completion of a new master site plan.

All the while, Township elected officials and staff remain focused on maintaining our fiscally responsible approach to government. We continue to be prudent in our spending, ensuring that we provide the services the community needs while keeping costs manageable. Because of West Whiteland's long history of sound financial management, we have the lowest municipal tax rate of all of the municipalities in the West Chester Area School District.

We also adhere to the Township's fund balance policy, which has self-imposed requirements to set aside reserves for retirement obligations, debt service and

general operations in the event of the proverbial "rainy day." Moody's emphasized the importance of the fund balance policy and practice, in addition to the Township's healthy reserves, in their analysis of West Whiteland's future financial health.

So what does a Aaa bond rating really mean? In practical terms, the Aaa bond rating will lower borrowing costs and translate into additional savings for taxpayers. In big picture terms, it's a seal of approval for West Whiteland's financial strategy, development trends and very promising future.

### 2016 Real Estate Tax Rates in West Chester Area Municipalities

MUNICIPALITY	MILLAGE
West Whiteland Township	0.719
Thornbury Township	0.995
East Bradford Township	1.000
East Goshen Township	1.250
West Goshen Township	2.000
Westtown Township	3.500
West Chester Borough	6.960

# MEET THE NEW PUBLIC WORKS DIRECTOR

We would like to give a hearty welcome to Theodore "Ted" Otteni, West Whiteland Township's new Public Works Director! Ted grew up near Buffalo, New York and graduated from the State University of New York (SUNY) College of Environmental Science and Forestry in Syracuse with a Bachelor of Science Degree. He is a Certified Professional Engineer licensed in the states of New Jersey, New York and Pennsylvania.

Ted moved to the area 10 years ago with his wife and three children. He is actively involved in youth sports, scouts, community activities, and during football season is a die-hard Buffalo Bills fan.

With over twenty years of experience as a certified professional engineer managing multi-million-dollar road, bridge, and trail projects, as well as supervising the regional office of a national engineering firm, Ted is a great asset to the Township residents, business community, and to the Township staff. When asked about his new position, Ted said, "I just love this job, my team, and all of the great people in West Whiteland! I am very excited to be a part of a growing Township that is proactively investing in their community."



## OFFICER RETIRES AFTER TWENTY-SIX YEARS

Officer Gary Moore was sworn in as a patrol officer with West Whiteland Township in September, 1989 after serving part-time with the Upper Uwchlan Police Department. Prior to that, he was an accounting supervisor with Keystone Helicopter, now a part of Sikorsky Helicopter. Officer Moore is a graduate of Phoenixville High School and Penn State University with a major in Accounting.

Moore also completed the Penn State Police Supervisory In-Service Training (POSIT) intensive training program for first-line supervisors, and was recognized in the Chester County Court of Common Pleas as an expert witness in Accident Reconstruction. Officer Moore is an original member of the West Whiteland Police Department Traffic Safety Unit and is the longest serving commercial motor vehicle inspector in Chester County. He coordinated the grant funding for special traffic enforcement projects from PennDOT and recently retired as the long-time treasurer of the Pennsylvania DUI Association.

During his personal time, Gary has been a longtime member of the Kimberton Fair Board of Directors which raises revenue for the Kimberton Fire Company. As the Kimberton Community Fair begins its 88th year, Gary will transition into retirement after twenty-six years of service to the West Whiteland Community.

We wish Gary and his family the best in this next phase of his life!

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## WEST WHITELAND TOWNSHIP BLOOD DRIVE

**Monday, September 12 from 1:00 – 6:00 p.m.**  
**Tuesday, December 13 from 1:00 – 6:00 p.m.**

Please visit: <http://www.redcrossblood.org/make-donation> and search by sponsor code **West Whiteland** to schedule an appointment. Please email [tedra.farrell@redcross.org](mailto:tedra.farrell@redcross.org) if you experience issues scheduling donor appointments. Donor Eligibility Guidelines: call **1 800 RED CROSS**



# STORM SEWERS: THE RIVERS BENEATH OUR FEET

If you look in the street outside of your home or office and search the parking lots around town, you will probably find storm sewer inlets. Did you ever wonder where they go?

A common misconception about storm sewers is that they go to a waste-water treatment plan. This is not the case. Storm sewers transport stormwater (rain and melting snow) to the nearest river, lake, stream or wetland.

Stormwater often contains materials found on streets and parking lots such as oil, antifreeze, gasoline, soil, litter, pet wastes, fertilizers, pesticides, leaves and grass clippings. When these materials enter lakes and streams, they become pollutants that contaminate the water, kill fish and close beaches.

**Follow these simple clean-water tips and become part of the solution to water quality problems:**

- **Plant trees, shrubs or ground covers. Select native plants and grasses that are drought-and pest-resistant. Native plants require less water, fertilizer and pesticides.**
- **Maintain a healthy lawn. Use pesticides and fertilizers sparingly and in the recommended amounts. Do not overwater your lawn. Water during the cool times of the day, and don't let water run off into the storm drain.**
- **Redirect down spouts from paved areas to vegetated areas.**
- **Use a rain barrel to catch and store water for gardens.**
- **Wash your car on the lawn, not the driveway, or take your car to a commercial car wash.**
- **Never throw anything into an inlet.**



## FIRE PREVENTION WEEK – OCTOBER 9-15

October 9-15, 2016 is Fire Prevention Week and the West Whiteland Fire Company is reminding citizens that some simple and cost effective measures can be taken to keep families and homes safe from the threat of fire.

- Have your heating system inspected and serviced to ensure it is working properly and efficiently. This can save you money in heating costs and reduce the risk of fire from a malfunction.
- Have your flue and chimney inspected and cleaned. Cleaning keeps soot, which contains creosote, from building up and either blocking the chimney or igniting and causing a fire. Blockages can cause dangerous levels of carbon monoxide to enter your home, creating a hazard to everyone in the house.
- Dry (season) wood for at least six months prior to burning it in a fireplace or woodstove. Dispose of the ashes from wood burning appliances in a metal container – not into your trash. Even a small ember can ignite other combustible items in your trash and spread to other areas of your home. A good practice is to soak ashes with water and then spread them on your garden or flowerbeds, which is actually beneficial to many plants.
- Allow lawnmowers and other powered equipment to run out of fuel prior to storing. This reduces the chances of a leak or spill. Any remaining gas can be put into a car to avoid winter storage in your house or garage – and avoiding this fire hazard.
- When storing outdoor furniture for the season, do not place any combustible items within three feet of a heater or furnace. Not only will this prevent the heat from the heating unit from igniting nearby items, it will also limit a fire from spreading if the heater itself catches fire.
- Test your smoke detectors and replace their batteries. Keep exit paths clear of obstructions so that no one is injured trying to escape during an emergency. The installation of a carbon monoxide detector is recommended for homes with fuel burning appliances.
- Prepare an emergency supply kit before your family needs it. At a minimum, flashlights with extra batteries (not candles), a first aid kit, emergency radio, bottled water, nonperishable food and any medications you or someone in your family may need should be included in your kit. Don't forget about your pet needs as well!



# DISPOSAL OF YARD DEBRIS

Recycling has long been a priority in West Whiteland Township. We are proud to have one of the highest recycling rates in Pennsylvania. Properly disposing of yard waste is an important part of any recycling program. Separating leaves and branches from other types of waste prevents utilizing unnecessary landfill space, which is good for the environment and your wallet. The landfill charges by the ton, and that cost is passed on to homeowners via the annual solid waste fee. The less of our waste that ends up in the landfill, the longer we can go with no fee increase! And, of course, recycled yard waste can be reused as compost that will nourish other yards and gardens.

## 2016 YARD DEBRIS DISPOSAL SCHEDULE

Please have your materials curbside prior to 6 a.m. to ensure collection. For more information about specific collections, visit the website at [www.westwhiteland.org](http://www.westwhiteland.org).

LEAF & BRANCH PICK-UP CURBSIDE	FALL LEAF PICK UP CURBSIDE
Wednesday, September 28, 2016	Wednesday, October 26, 2016
Wednesday, March 22, 2017	Wednesday, November 9, 2016
Wednesday, May 17, 2017	Wednesday, November 23, 2016
<b>CHRISTMAS TREE PICK-UP CURBSIDE</b>	Wednesday, December 7, 2016
Wednesday, January 18, 2017 Please DO NOT wrap your tree in a plastic bag and DO remove all decorations	Please keep this page until May, 2017. Dates for the second half of 2017 will be published in the Spring, 2017 newsletter.

You may drop off branches and leaves to the parking lot at 222 N. Pottstown Pike, Exton between 8 a.m. – 12 p.m. on Saturday, April 22, 2017

## 2017 BUDGET

Fall is the time when West Whiteland Township prepares the budget for the coming year. Community members are invited and encouraged to attend. All meetings will begin at 6:30 p.m. in the main meeting room on the second floor in the Municipal Building located at 101 Commerce Drive in Exton.

Below is a list of the Board of Supervisors meetings where the upcoming budget will be discussed with a tentative outline of discussions. Check the website for more details.



SEPTEMBER 28	Budget overview, revenue forecasts, capital plans
OCTOBER 12	Department budgets for Police, Codes, Fire, Planning, Administration, Finance, Technology & Solid Waste
OCTOBER 26	Department budgets for Public Works, including roads, parks & recreation, fleet maintenance, building maintenance & sewer
NOVEMBER 9	Presentation of consolidated preliminary budget to Board of Supervisors
DECEMBER 14	Adoption of final budget by Board of Supervisors

***West Whiteland Township's Friends of the Parks thanks our sponsors and invites you to three exciting events.***

## **PARANORMAL NIGHT**



**Ship Inn...  
Historic or Haunted?  
Thursday, October 27  
6:30 p.m.**

693 East Lincoln Highway  
Exton, PA 19341

**\$50/ticket includes a sit-down dinner  
and one alcoholic beverage.**

**To register:**

Click on the link at [www.westwhiteland.org](http://www.westwhiteland.org)  
or email [fotp@wwtfriendsoftheparks.org](mailto:fotp@wwtfriendsoftheparks.org)  
or call 610-363-9525, x1915

***SEE YOU THERE...IF YOU DARE!***

## ***Holiday* CRAFT FAIR**

**WHEN:  
Saturday  
November 12  
10am – 2pm**

**WHERE:  
Township Building  
101 Commerce Drive  
Exton, PA 19341**

*Sponsored by West Whiteland  
Township's Friends of the Parks.*

**Vendors  
Wanted!**

*Visit  
[westwhiteland.org](http://westwhiteland.org)  
to register!*

## ***Jingle bells! Jingle bells!***

**JINGLE ALL THE WAY OVER TO THE WEST WHITELAND TOWNSHIP  
BUILDING FOR A HOLIDAY TREE LIGHTING CEREMONY!**

**NEW  
LOCATION!**

**WHEN: Thursday, December 1 at 5:30 p.m.  
WHERE: West Whiteland Township Building  
101 Commerce Drive, Exton**

Get into the spirit of the season with your neighbors and join us for cookies, hot cocoa, music and the arrival of Santa on the fire truck! Don't forget to bring your camera.

To assist with the 2016 Chester County Food Bank Holiday Food Drive, please consider bringing any of the following non-perishable food items: canned yams and sweet potatoes; gravy (packs and cans); canned vegetables (low sodium preferred); seasoned stuffing mix; grains and rice; canned fruit (in juice); applesauce.

Sponsored by the West Whiteland Township Board of Supervisors, Parks and Recreation Commission and the Friends of the Parks.

## West Whiteland Township

101 Commerce Drive

Exton, PA 19341

610-363-9525

[www.westwhiteland.org](http://www.westwhiteland.org)

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## GET THE LATEST UPDATES ON TRAFFIC, EVENTS, LAND DEVELOPMENT AND MORE.

- **eNews** – Join by scanning the code to the left or texting “WESTWHITELAND” to 22828
- Facebook @West Whiteland Township
- Twitter @WestWhitelandPA

## NEW PACKAGE, SAME GREAT PRODUCT!

**“You don’t look a day over 160!” West Whiteland Township turned 250 last year but feels more like a teenager just learning to drive! Poised for the future, the Township is focusing on improving communication with residents and businesses and is updating its image.**

Be on the lookout for a new website design and logo to be introduced in the near future! The new look of the Township is fresh, updated and, like, totally awesome! But it’s not just a pretty face; the logo incorporates key aspects of the Township’s identity, such as the 30/100 crossroads, our parks and open spaces, the area’s economic growth, and our position as a transportation hub. And the website promises improved functionality and increased accessibility to Township services and news. It’s the whole package, and we can’t wait to share it with you!

For updates visit the Township website at [www.westwhiteland.org](http://www.westwhiteland.org).

