

WEST  
WHITELAND  
TOWNSHIP



2022

**STATE OF  
THE  
TOWNSHIP  
REPORT**

*A look back at 2022, published February 22,  
2023*

# INTRODUCTION

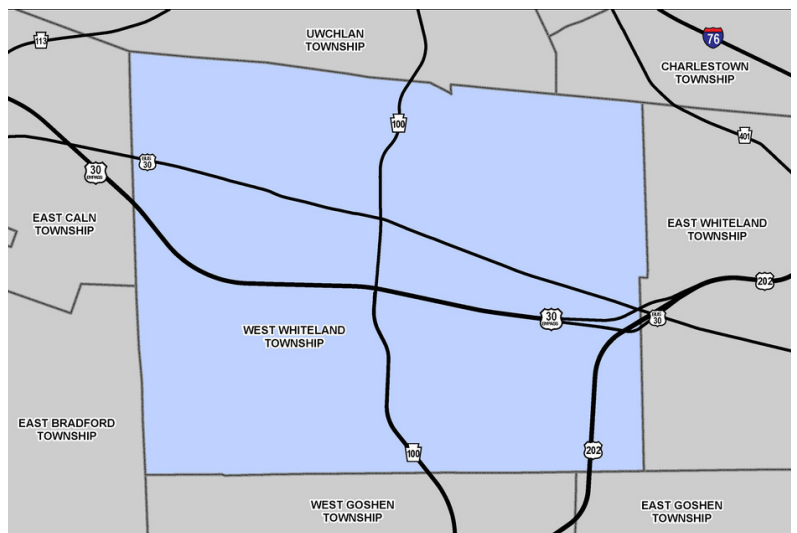
West Whiteland Township  
State of the Township Report 2022



## WEST WHITELAND TOWNSHIP

is located in the heart of Chester County. With the intersection of Business Route 30 and PA Route 100 at our center, we have long been known as the **Crossroads of Chester County**.

Residents and visitors to West Whiteland reap the benefits of a vibrant community. Roughly 24% of the land is protected open space. The historical significance of the area is reflected in the many preserved historical resources. It is a transportation hub, and the traffic improvements have kept pace with the recent development surge, thanks to decades of careful planning. Daytime population nearly doubles with the influx of travelers and commuters.



Add in an exceptional credit rating, an abundance of volunteers, the convenient location, and the safety of the community, and it is easy to see why so many happily call West Whiteland Township home.

# GOALS

West Whiteland Township  
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## **Mission Statement:**

*To provide our residents and businesses with high-quality, cost-effective local government services that promote safety, economic development, and sustainability.*



## **QUALITY OF PLACE**

Goal: Continually improve West Whiteland's quality of place



## **SUCCESSFUL BUSINESSES**

Goal: Promote Exton Crossroads as a preferred business location



## **SERVICE**

Goal: Effectively administer Township business operations

# 2022 SNAPSHOT

West Whiteland Township  
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**Population:** 19,600+  
**Median HH Income:** \$126,288  
**Median Housing Value:** \$390,200  
(above sourced from census.gov)



**Open Space & Recreation:** 2,000 acres of protected open space comprised of county and township parks, homeowners' associations, and land trusts (24% of total land use is open space)  
**Parks:** 11 public parks  
**Chester Valley Trail** runs through Exton Crossroads and Exton Park, connecting to King of Prussia



**Public Schools:** West Chester Area School District and Collegium Charter School



**Pedestrian Network:** 17 miles of trails, 58 miles of sidewalks



**Businesses:** 333 new businesses in 2022



The **Police Department** received accreditation in 2018 by the PA Chiefs of Police Association and was reaccredited in 2021.



Exton **Train Station** with SEPTA (Paoli-Thorndale) and Amtrak service; Whitford Train Station with SEPTA service

SEPTA/Krapf **bus service** to West Chester, King of Prussia, Eaglevew, Paoli, Downingtown, and Coatesville

# FINANCES

West Whiteland Township  
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## MOODY'S AAA RATING

West Whiteland Township has a Aaa (Stable Outlook) bond rating. This is Moody's highest possible rating. The Township has maintained this rating since 2016 and the rating was renewed with a stable outlook in the summer of 2020.

Healthy  
Reserves

Sound Financial  
Policies

Conservative  
Budgeting

Low debt  
levels

## OPERATING BUDGET SNAPSHOT

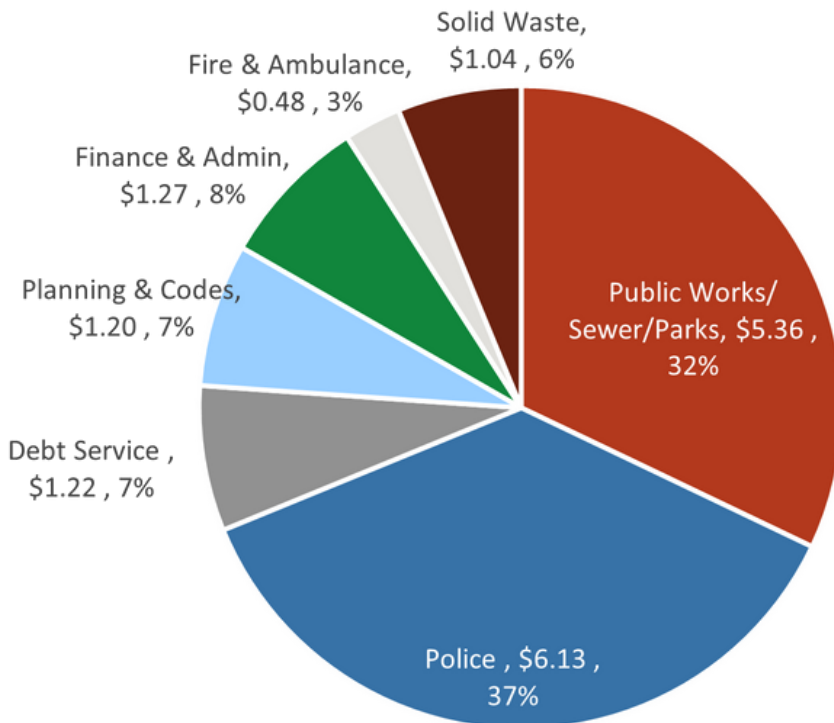
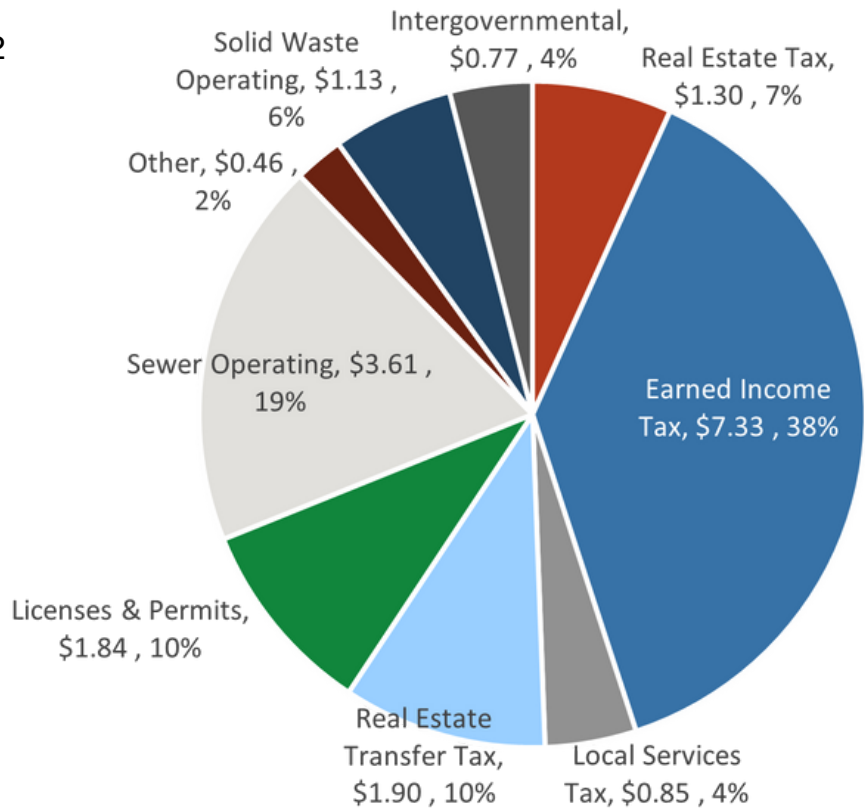
2022	Revenue	Expenses	Surplus
General Fund – 01	\$14.5 M	\$12.1 M	\$2.4 M
Sewer Operating – 02	\$3.6 M	\$3.1 M	\$0.5 M
Solid Waste - 12	\$1.1 M	\$1.0 M	\$0.1 M
<b>Total</b>	<b>\$19.2 M</b>	<b>\$16.2 M</b>	<b>\$3.0 M</b>

These are unaudited numbers and may change slightly after the 2022 independent audit has been completed.

# FINANCES

West Whiteland Township  
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## 2022 REVENUE BY CATEGORY (M)\*



## 2022 EXPENSES BY DEPARTMENT (M)\*

\*Figures shown in the pie charts are "unaudited actuals" and may change slightly once the 2022 independent audit is completed.

# ECONOMIC DEVELOPMENT

West Whiteland Township  
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## REVENUE

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From 2018 through 2021, WWT saw a steady increase in development and new residents as seen in the growth of the revenue from Earned Income Tax (EIT) and Property tax.

In 2022, revenue remained steady. With the increase in new residents, it is projected that the revenue will continue to grow.

## RESERVES

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The long-term practice of careful planning, saving, and spending built up a healthy rainy-day fund (and contributed to our Aaa credit rating).

## FORECAST

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Township revenue will remain healthy.

Property tax for the Township is the only tax rate the BOS can change, and it is very low (7/100th of 1 percent).

- At some point, as the development spurt slows, the Township will need to increase revenue and therefore will need to increase the property tax rate.
- If smaller increases over time are preferable to a large one-time increase, rate increases may need to be considered sooner rather than later.



# SERVICES

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## SERVICES



West Whiteland Township is committed to providing the following services, prioritizing safety, sustainability and quality of life:

- Maintenance of local streets and public sewer system
- Trash and recycling collection (residential)
- Park maintenance, events, and facility rentals
- Police services
- Code enforcement/building permits
- Planning and zoning

**5** conditional use applications approved

**1** final land development plan approved

**67** miles of Township-owned roads

**105** miles of sewer mains visually inspected

**981** building permit applications approved

**1,759** inspections completed

**29** police officers

**13,837** police incidents responded to

**655** pounds of unused medication collected

**521** park rental reservations, including:

**141** park pavilion/gazebo reservations

**380** field/court reservations

# COMMUNITY INFRASTRUCTURE

West Whiteland Township  
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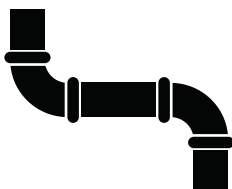
The Public Works Department, along with the Township Engineer, plan and complete maintenance and construction projects related to the sanitary sewer system, stormwater drainage, and Township-owned roads, sidewalks, and trails.



**Rehab of Clovermill Pump Station.** Significant rehabilitation of the pump station including all new pumps, motors, motor controllers, ventilation system, and bypass control. The electrical system was updated in 2022, with additional upgrades to occur in 2023 and 2024.



**Burgundy Ln. and Tapestry Cir. drainage project.** Stormwater upgrade in which inlets and piping were added to provide more efficient roadway drainage.



**CIPP 5 year plan.** This plan includes the correction of infiltration in certain sewer lines constructed in the mid-1970s with the use of cured-in-place pipe (CIPP) - a seamless pipe lining inserted into an existing pipe. The planning process involved staff cleaning and televising the sewer lines to determine when they would be put on the schedule, as well as applying for grants to help with funding.

# DEVELOPMENT

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## Developments Map

WEST WHITELAND TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA

### Map Features

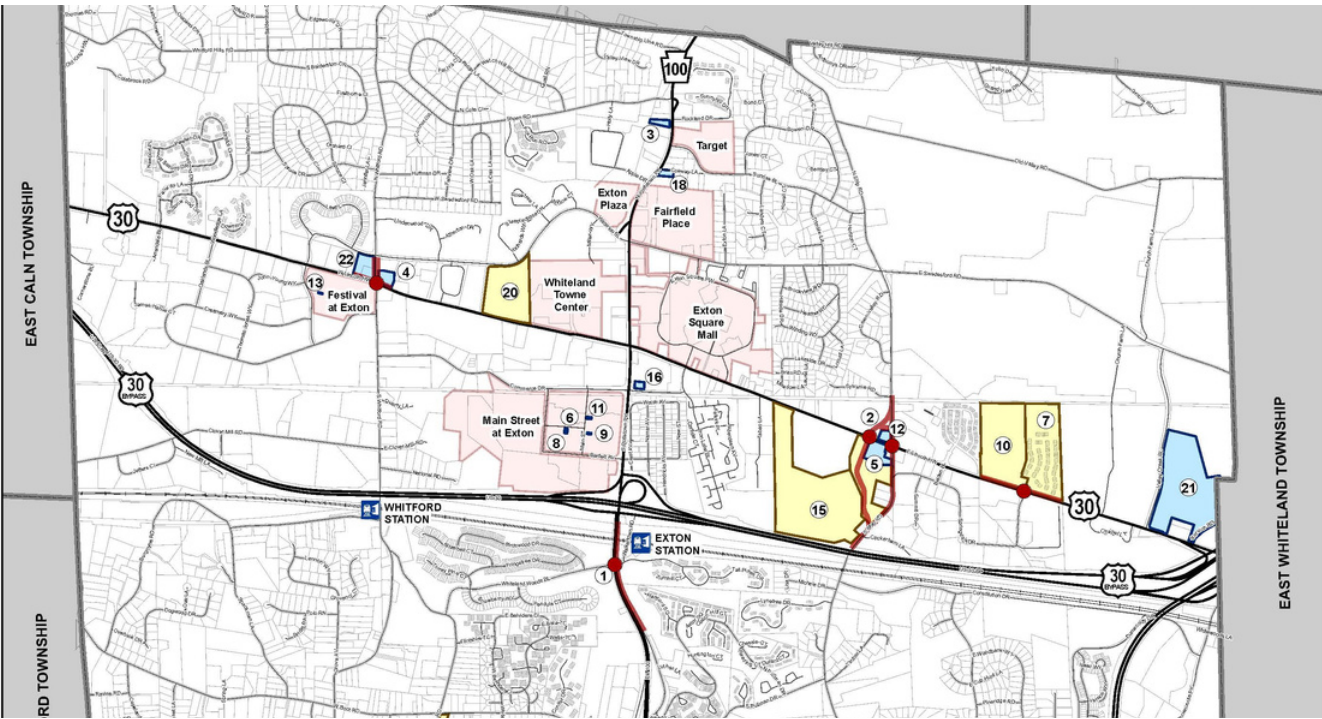
- Intersection Improvements
- Transportation Improvements
- Shopping Areas

### Township Development

- Non-Residential
- Residential

### Base Features

- 1 Rail Stations
- Railroad Lines
- Major Roads
- Local Roads
- Municipal Boundaries
- Parcels



## Land Uses\*

35%  
residential

24%  
Open Space

19%  
Transportation

Development activity – especially for residential projects – was well below historic levels in 2022. It appears that there are several reasons for this, including this being a natural lull following a period of high activity, the latent effects of COVID-related restrictions, and concerns about increasing costs due to inflation. Despite these uncertainties, there are several significant projects that are now in the early stages of planning, suggesting that this period of low activity is only temporary.

The Township's planning strategy, Development by Design, calls for a thriving commercial center around the **Exton Crossroads** with a mixture of uses, including apartments and retail. As these areas are developed and redeveloped, the Township benefits through policies put in place to collect fees from the developers for **traffic improvements, historic preservation, and open space**.

\*Land uses not listed include agricultural, commercial, institutional, industrial, utilities, and vacant.

# INITIATIVES

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Staff spent a significant amount of time in 2022 on initiatives that will come to fruition in 2023 and beyond. The planning and communication invested in 2022 will help to pave the way for smooth implementations as these projects come to life.

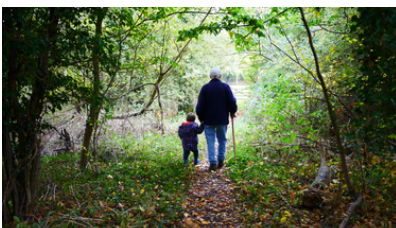


**New public works garage.** A new 39,000 sq. ft. facility will be built on Valley Creek Blvd. to replace and consolidate three existing and outdated facilities. The Board of Supervisors is expected to approve the plans in early 2023.



**Public Meeting**  
to discuss adoption of a Township  
**Property  
Maintenance Code**  
**Thursday, June 23**  
**6:30-8:30 p.m.**  
More info at [westwhiteland.org](http://westwhiteland.org)

**Property maintenance code.** This code would provide a defined resource to support the maintenance of existing properties and reinforce the Township's mission to prioritize safety and quality of life. The Township hosted a Q&A in June 2022 and an open house in November 2022 to inform and educate the public about the adoption of the code, which is expected in March 2023.



Sustainability supports our  
generation and future  
generations.

**Sustainability initiatives.** In 2022, the Township created and filled a new position, Sustainability Coordinator, to provide support for projects such as Clean Energy Future (CEF), electric vehicle chargers, solar installations, a plastic ordinance, and reducing our physical waste. Stay tuned for more on these Township initiatives, as well as tips on how to have a more sustainable lifestyle and home.

# POLICE DEPARTMENT

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As your police department, our goal is to gain your trust and create partnerships that make the entire community safe and enjoyable.

We try to connect with as many people as we can through special programs and daily interactions. We feel this is the best way to gain the trust and confidence of the residents of West Whiteland who we have the great honor of protecting and serving each and every day.

In 2022, we expanded our Community Outreach and School Liaison programs to reach even more people, enabling us to exchange ideas and learn about each other. These interactions all support our commitment to community-oriented policing.

Ongoing training for all officers ensures we provide best police practices – including de-escalation and minimal use of force techniques – designed to keep everyone safe and calm even during very tense situations. Maintaining our State accredited status keeps us up to date on new laws and procedures. We also receive monthly training on current legal decisions that affect how we do our jobs.

This comprehensive learning model ensures best practices and excellence in policing that all West Whiteland residents can be proud of.



Above: Captain Matt Deceder and Chief Lee Benson (right) enjoy Coffee With a Cop.



Left: Officer John Pot (standing) and Chief Benson at a Whiteland Woods event.

# COMMUNITY EVENTS

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The Township and the Friends of the Parks were excited to offer a full year of family-friendly, FREE events in 2022.

Keep an eye out for these events in 2023, along with some new offerings!

**EGG HUNT**

**2 CRAFT FAIRS**

**COMMUNITY DAY**

**SUMMER CONCERT SERIES**

**TREE LIGHTING**

**HOLIDAY LIGHTS CONTEST**

**West Whiteland Township Friends of the Parks (FOTP)** is a volunteer non-profit group who, with the help of generous sponsors, partners with the Township to plan events.



*West Whiteland Township's  
Friends of the Parks*

# PARKS

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In the Spring of 2022, the Township opened the **Swedesford Recreation Area** at the corner of Swedesford Road and Ship Road. The area was part of Phase 1 of the Exton Park Master Plan implementation and included two new play structures, a zip line, and swings. The restroom at the Swedesford Recreation Area was opened in December 2022.

Other Phase 1 improvements are in the works for the first part of 2023, including a pavilion, shade structure, 9-hole disc golf course, and a dog park.

### ***More to come...***

The Township received a grant award of \$600,000 from the PA Department of Conservation and Natural Resources (DCNR) Community Conservation Partnership Program for Phase 2 of Exton Park development. Phase 2 will focus on development of the multi-use field area at 200 Church Farm Lane and will add pedestrian walkways, pavilions, an additional parking lot, and another restroom. Other improvements will include stormwater management measures, installation of utilities, ADA access, and landscaping.

You can find the complete Exton Park Master Plan on our website.

# REACH OUT

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Have  
questions?

Want to  
get  
involved?

Come to a  
meeting



Volunteer



Email a  
supervisor or  
staff member



Look on our  
website

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

## ELECTED OFFICIALS - BOARD OF SUPERVISORS

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Brian Dunn, Chair  
Rajesh Kumbhardare, Vice Chair  
Theresa Santalucia, Member

## STAFF

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Pamela Gural-Bear	Township Manager
Jennifer Keller	Operations Manager
Justin Smiley	Capital & Special Projects Manager*
Katie Pusey	Public Information Officer
Ally Spielman	Park, Rec & Events Coordinator*
Wyatt Williams	Sustainability Coordinator*
Lexi Gambs	Permits Administrator
Lee Benson	Police Chief
Caroline Partridge	Finance Department Director
John Weller	Planning & Zoning Director
Ed Culp	Interim Public Works Director
Brannon Tupper	Engineering & Construction Projects Manager

\*New position in 2022. Individuals above participated in the production of this report in Q1 2023. For a full staff list and contact information, please visit our website.

## TOWNSHIP BOARDS & COMMISSIONS

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Board of Auditors	Public Services Commission
Historical Commission	Zoning Hearing Board
Pension Advisory Board	Friends of the Parks (501c3)
Planning Commission	