



# Crossroads

Proud of Our Past. Pride in Our Progress.

## What's in Store at Exton Square Mall?

**Exton Square mall has been a central topic in the community for several years now, as retailers have relocated, and national trends have turned towards open-air shopping centers. The mall is owned by the Pennsylvania Real Estate Investment Trust (PREIT), which earlier this year completed a financial and corporate restructuring with new investors that made them a private company. This change has ushered in a period of enhanced financial stability and increased access to capital.**

Township personnel have had regular communication with PREIT representatives and have expressed the desire for the mall site to be once more a thriving center for the community. In response to Township feedback and in alignment with its portfolio strategy, PREIT is in the process of preparing a master plan for the property. The mutual goal is for the site to function as a center of its neighborhood. We anticipate that proposed development of the property will be planned not as a traditional mall, but to provide new uses that will be beneficial to the community as

well as retain some of the uses that have been on the property for quite some time.

Given the level of interest by the community, the Township has advised PREIT that before they make any formal application to re-develop the mall site, we want them to **present their plans to the public at a special meeting**. PREIT is agreeable to this and has advised that they **may be ready to make that presentation sometime within the next several months**. According to PREIT, this meeting will be a key

opportunity for community members to learn about the transformative role the property can play in supporting businesses, creating jobs and generating widespread benefits across the Township.

This is an exciting time for the Township, and we will be sure to announce when PREIT will make their presentation as well as related events as they unfold. Look for updates on Facebook, NextDoor and on the Township's website. And sign up for eNews on our website to get updates directly to your inbox.



# Attention Businesses of All Sizes!

## Business Registration

The Township wants to improve our communication with businesses and grow our email contact base to easily connect with you for emergency notifications and initiatives such as sustainability. We realize we sometimes lack a way to effectively reach out to our businesses and need to strengthen this line of communication. To this end, we are asking all businesses (home-based, local, national, small and large) to register with the Township.

Completing the business registration form will ensure you are receiving the following services:

- Improved communication between your business and the Township
- Reliable emergency services response

## Note to New Businesses

For new businesses operating within the Township, business owners are required to contact the Planning Department to determine if a zoning application must be



***Businesses...***

**Help us connect with you!  
Please complete the Township's  
Business Registration form  
with your contact and  
emergency information.**




**Scan the QR code to complete the registration form for your business before the registration fee goes into effect.**

completed. All home-based businesses are required to complete the zoning application.

Thank you for your interest in establishing your business in the Township. We are a business-friendly municipality and look forward to working with you on your business endeavor.

## Fire and Life Safety Inspections

Township staff will be in touch with each business to schedule an annual fire and

life safety inspection. This is for the safety of you, your employees, any visitors to your place of business and to the community as a whole. These inspections are meant to be educational and informative for the business owner and will offer safety recommendations and other suggestive improvements related to safety. In some instances, improvements will be required. The Township plans to reach out to each business to schedule these inspections. If you want to be proactive, you can contact the Codes Department via phone or email: **permits@westwhiteland.org** to schedule in advance.

# A Few Reminders for Community Safety and Upkeep

## Signs

No feather signs are allowed, as these signs can create a hazard if they are caught by the wind.



Businesses wishing to display temporary signs to promote a sale or special event must obtain a permit and comply with the following:

- Yard signs (“bandit” signs) must be on private property and on the same property as the business. If they are located within a shopping center or strip mall, the permit application must also include an approval letter from the property owner or management firm

acknowledging their consent of the permit application.

- Temporary sign permits will be valid for thirty (30) days. Two consecutive thirty-day periods are allowed but only two temporary sign permits are allowed in a given year for a particular business/owner.
- The Codes department will issue stickers with each approved temporary sign permit to be affixed to each sign. The sticker will include a signatures from the Codes department and the time period the sign permit is valid.
- Signs that do meet the above criteria may be removed by the Township.

## Lawn Maintenance

As a reminder, please keep your grass cut and your plantings trimmed back and maintained. This is particularly important when your plantings border a street or roadway, as overgrown landscaping can block the line of sight for vehicles that are stopped or turning. According to the Township’s property maintenance code, grass taller than eight inches high or excessive weeds need to be maintained.

For questions about signs, lawn maintenance or other permitting issues, call the Codes Department or email [permits@westwhiteland.org](mailto:permits@westwhiteland.org)

## Ashbridge Mansion

Main Street at Exton

Thursday, June 20, 2024

Tours start at 5:30 P.M. with last tour leaving at 7 P.M.

As part of Chester County Historic Preservation Network’s 2024 Town Tours and Village Walks program, you are invited to explore the Ashbridge Mansion and Indian Run Farm, the ancestral homestead of West Whiteland’s founding Thomas family.

Originally built by Richard Ashbridge in 1843, Ashbridge House is an excellent example of the adaptive reuse of historic structures as they are integrated into new development. Ashbridge Mansion now serves as a gathering space for residents of Ashbridge Apartments.

Parking: Navigate to 259 Indian Run Street, Exton, which is a four-story apartment building. A parking lot and the Ashbridge Mansion are behind the apartments. Parking is also available at Walmart and the former Sam’s Club site. The tour will begin at the mansion.



For more information about the Preservation Network’s 2024 Tour Tours and Village Walks program visit: [chescoplanning.org/Historic/TownTours/](https://chescoplanning.org/Historic/TownTours/)

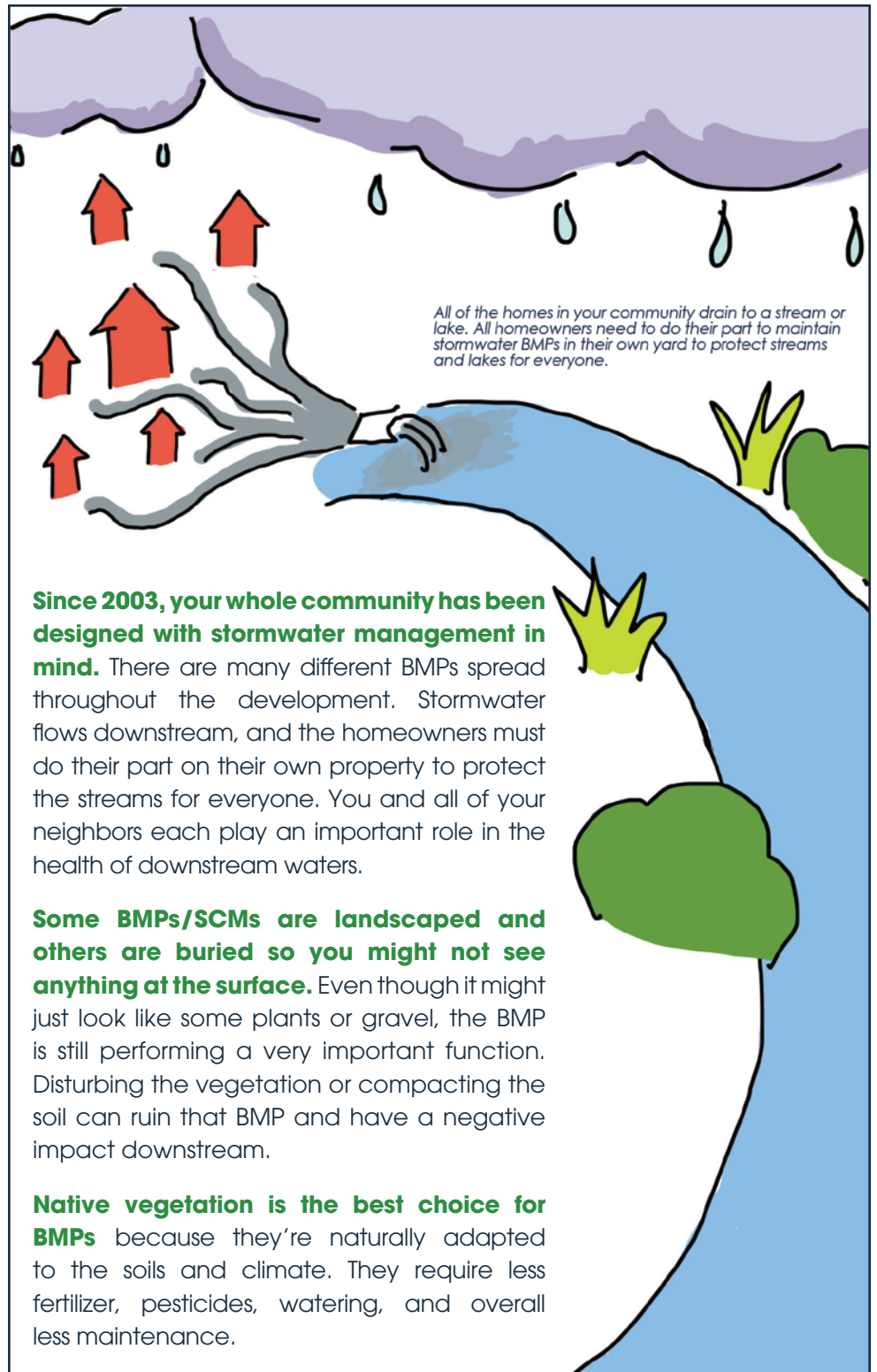
## Stormwater Update – Are You Ready for the Next Storm?

**Most planned neighborhoods include stormwater management systems to control water before it runs off the development. These systems are designed to collect rainwater and melting snow and direct it into natural waterways to reduce flooding and erosion.**

The vast majority of stormwater basins in the township are owned and maintained by Homeowner Associations (HOAs), with a handful owned by other private entities or the township. These **HOAs and private property owners are responsible for maintaining and repairing their own stormwater facilities.**

An important task of HOAs is to provide the township with the results of periodic inspections of their basins and related stormwater management system—including HOA-owned storm pipes—in line with the original engineering design. The inspections should be done by a professional engineer and are required to be documented in a report (that includes recommendations for maintenance and repairs) that is submitted to the township.

The Municipal Separate Storm Sewer System (MS4) program, managed by the Pennsylvania Department of Environmental Protection under the federal Clean Water Act, requires the township to regulate privately owned stormwater facilities that have been installed in the MS4 era. The program—which includes many HOA-owned detention basins—requires each community's stormwater management system to return clean water



**Since 2003, your whole community has been designed with stormwater management in mind.** There are many different BMPs spread throughout the development. Stormwater flows downstream, and the homeowners must do their part on their own property to protect the streams for everyone. You and all of your neighbors each play an important role in the health of downstream waters.

**Some BMPs/SCMs are landscaped and others are buried so you might not see anything at the surface.** Even though it might just look like some plants or gravel, the BMP is still performing a very important function. Disturbing the vegetation or compacting the soil can ruin that BMP and have a negative impact downstream.

**Native vegetation is the best choice for BMPs** because they're naturally adapted to the soils and climate. They require less fertilizer, pesticides, watering, and overall less maintenance.

BMPs are Best Management Practices. SCMs are Stormwater Control Measures.

*Graphic provided by the Department of Environmental Protection.*

to streams, creeks and rivers. While not required by the state, the township does have the right, and is frequently requested by impacted neighbors, to inspect all stormwater facilities for compliance with MS4 requirements. Polluted water could lead to fines and penalties.

West Whiteland Township has implemented a process to ensure that all private stormwater management facility owners who have an Operations and Maintenance Agreement with the township are providing the township with periodic inspection reports and complying with the maintenance provisions of the agreement.

For questions and guidance, call the township to schedule an appointment.

## Stormwater Management Responsibilities

### TOWNSHIP RESPONSIBILITIES

- Regulate stormwater controls/improvements through the Township's Stormwater Ordinance for all new and redevelopment projects
- Inspect detention basins and other stormwater infrastructure
- Maintain built and natural infrastructure on Township-owned land for flood management
- Use stormwater management best practices when developing Township land (ex., Exton Park, Public Works garage)
- Provide public education on the control of water pollution from stormwater
- Meet MS4 requirements – State Mandated and Unfunded

- Maintain the Township-owned stormwater flow control structures (inlets and outlets), pipes, ditches, swales and stormwater basins that collect and transport stormwater runoff.
- Review projects to protect adjacent and downgradient lands from adverse impacts of direct stormwater discharges (by requiring a building/grading permit) and to minimize the use of impervious surfaces
- Serve as a resource for homeowners, as needed

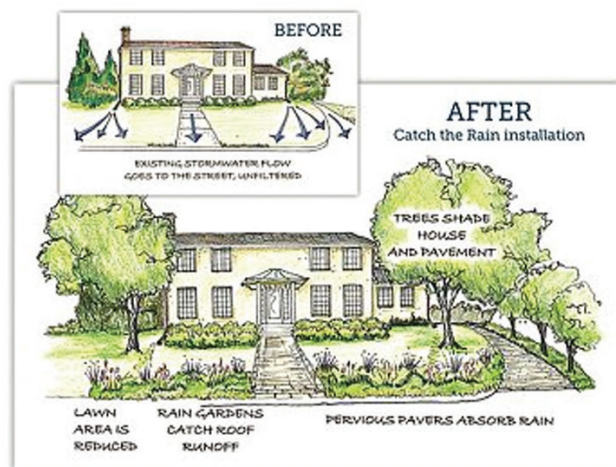
### HOA RESPONSIBILITIES

- Maintain and repair their own stormwater facilities, including stormwater flow control structures (inlets and outlets), pipes, swales, rain gardens and stormwater basins
- Provide the results of periodic inspections of basins and related stormwater management system—including HOA-owned storm pipes—to the township
- Inspect easements and common areas

### PROPERTY OWNER RESPONSIBILITIES

- Repair washed-out driveways and landscaped yards from excess water runoff
- Address basement or garage flooding from an outside source due to topography of the landscape
- Address flooding of in-ground pools from excessive water runoff

- Proper grading of property
- Install French drains, drainage swales or other engineered systems to direct water away from your home or property, in a manner that honors pre-existing drainage and does not negatively impact adjacent properties
- Maintain privately-owned facilities that are not the responsibility of an HOA (this distinction will be stated on the Development Plan) including stormwater flow control structures (inlets and outlets), pipes, swales, rain gardens and/or stormwater basins



Graphic created by Beth Burnam, provided by Brandywine Conservancy

## Tips to Manage Stormwater

- Plant a rain garden
- Be fertilizer and pesticide smart
- Control rooftop runoff
- Plant a tree
- Consider porous and permeable paving materials

Visit [cwmp.org/homeowner\\_resources/](http://cwmp.org/homeowner_resources/) for more tips and additional informational links.

# The Three Cs of Sinkholes: Causes, Clues and Cure

## Pop Quiz!

Which of the following describes much of the terrain in Chester County?

- A. Karst
- B. Limestone
- C. Dissolvable by water
- D. All of the above

**The answer is D – All of the above!**

The Chester County region landscape is well-known to be an area that has a high concentration of karst terrain, or land that has stone beneath the surface which is dissolvable by water. In our case, that soft stone is limestone, and its dissolution can result in the erosion of the ground beneath the surface, contributing to the formation of sinkholes.

## What is a Sinkhole?

A sinkhole is a void in the ground caused by a collapse of the Earth's surface layer. In other words, it is a hole that suddenly appears when there is nothing underneath the ground to support it. Sinkholes can appear to have opened overnight, but most of them evolve over time, developing long before any surface evidence is detected.

## How Do Sinkholes Form?

The primary driver or accelerator of sinkholes is water. Rainfall absorbing different particles in the air then seeps through the soil absorbing carbon dioxide and reacts with decaying vegetation, creating acidic water. That water moves through spaces and cracks underground, slowly dissolving the limestone and creating

a network of cavities and voids. Sinkholes are formed when the surface above collapses or sinks into these open spaces.

Sinkholes can come in many different sizes and shapes. Generally, the size of a sinkhole will not increase after the first day or two. However, where there is water flowing into the hole it may continue to expand.

## Activities That Can Lead to Sinkholes

- Declining water levels – drought, groundwater pumping (wells, quarries, mines)
- Disturbance of the soil – digging, soil removal, drilling
- Source of water – leaking water/sewer pipes, penetration of water
- Concentrated water flow – stormwater, drains, swales, etc.
- Basins, ponds, dams – structures that can raise water above natural levels
- Heavy structures or equipment on the surface



## Warning Signs That Can Indicate a Sinkhole

- Sagging or slanting fence posts, trees, or other objects.
- Puddles of rainfall forming where water has not collected before.
- Wilting of small, circular areas of plants/vegetation.
- Cloudy water is pumped from nearby wells where the water is usually clear.
- Cracks in walls, floors, pavement, and the ground surface beyond what is normal.

## What to Do if a Sinkhole Occurs on Your Property

- Keep children and animals away by fencing or roping off the area.
- If your home is threatened or damaged, contact your insurance company.
- If pond or stream levels are affected, or you think ground-water quality is harmed by a sinkhole, please report it to your local water company.
- Flowing water into a sinkhole will continue or even accelerate its growth.
- Fill sinkhole with sand containing a high amount of clay and do not fill with debris.

**If you have any concerns or would like to report a sinkhole that is not on private property, please call West Whiteland Township at 484-875-6020.**

# Don't Be Taken By a Scam

Scam schemes have become complex and clever. According to WWTPD Det. Scott Pezick, "Fraud does not discriminate. We see victims of all ages, nationalities and backgrounds. It's important that law enforcement continues to provide information to the public, and it's important that the public reports these incidents to the police, so we can investigate the crime and to warn others."

Follow this guidance from the Federal Trade Commission (FTC.gov) and West Whiteland Police Department to avoid being a victim yourself.

## 1 Scammers PRETEND to be from an organization you know.

Scammers often pretend to be contacting you on behalf of the government. They might use a real name, like the FTC, Social Security Administration, IRS, or Medicare, or make up a name that sounds official. Some pretend to be from a business you know, like a utility company, a tech company, or even a charity asking for donations. They use technology to change the phone number that appears on your caller ID. So the name and number you see might not be real.

## 2 Scammers say there's a PROBLEM or a PRIZE.

They might say you're in trouble with the government. Or you owe money. Or someone in your family had an emergency. Or that there's a virus on your computer. Some scammers say there's a problem with one of your accounts and that you need to verify some information. Others will lie and say you won money in a lottery or sweepstakes but have to pay a fee to get it.

## 3 Scammers PRESSURE you to act immediately.

Scammers want you to act before you have time to think. If you're on the phone, they might tell you not to hang up so you can't check out their story.

They might threaten to arrest you, sue you, take away your driver's or business license, or deport you. They might say your computer is about to be corrupted.

## 4 Scammers tell you to PAY in a specific way.

They often insist that you can only pay by using cryptocurrency, wiring money through a company like MoneyGram or Western Union, using a payment app, or **putting money on a gift card** and then giving them the numbers on the back of the card.

## How to Avoid a Scam

- Block unwanted calls and text messages.
- Don't give your personal or financial information in response to a request that you didn't expect. Honest organizations won't call, email, or text to ask for your personal information, like your Social Security, bank account, or credit card numbers.
- Do not click on any email links. Instead, contact the business using a website you know is trustworthy. Or look up their phone number. Don't call a number they gave you or the number from your caller ID.
- Resist the pressure to act immediately. Honest businesses will give you time to make a decision. Anyone who pressures



**Gift card scams are rampant. Think twice before purchasing a gift card. A legitimate agency will not demand payment in the form of a gift card.**

Gift card scams have become particularly widespread, reportedly up 50% in 2023. The fraudster creates a sense of urgency by pretending to be associated with a government agency or family member and pressures the victim to purchase a gift card as payment. A bill has been introduced in PA which would require retailers to post warnings about gift card scams and train their employees to help identify possible gift card scams.

you to pay or give them your personal information is a scammer.

- Never pay someone who insists that you can only pay with cryptocurrency, a wire transfer service like Western Union or MoneyGram, a payment app, or a gift card.
- Stop and talk to someone you trust. Before you do anything else, tell someone — a friend, a family member, a neighbor — what happened. Talking about it could help you realize it's a scam.

**If you have suspicions or think you have been scammed, call the police.**

## 2024 Yard Debris Collection Dates

Place leaves in biodegradable brown paper bags. All other materials and debris, or leaves in other types of bags or containers, will not be collected. Bundle branches and tie with string, not wire, in small bundles that can be easily handled. Collection is limited to branches that are a maximum of 4-feet long and 4 inches in diameter. Place small twigs in a rigid container.

- ▶ **Saturday, June 22**
- ▶ **Saturday, July 27**
- ▶ **Saturday, August 24**
- ▶ **Saturday, September 28**
- ▶ **Saturday, October 26**
- ▶ **Saturday, November 23**
- ▶ **Saturday, December 14**

## Holiday Collections

On the following holiday weeks, trash and recycling collection will occur on Wednesday for that week only.

- ▶ **MEMORIAL DAY**  
**Wednesday, May 29**
- ▶ **LABOR DAY**  
**Wednesday, September 4**

All other weeks in 2024, including Independence Day, collection will occur as usual on Tuesdays.

## Curbside Trash and Recycling Collection

**Staff at the Township has received more calls about trash and recycling than about any other topic, and it is one of the most searched areas on our website.**

As most households on the pay-as-you-throw (PAYT) program are now likely aware, the Township's long-time hauler, AJ Blosenski, was purchased by national company Waste Connections (WC) in September 2022. Due to a number of circumstances (which you can read about in detail on the Township website), the Township and many neighboring communities have experienced repeated missed trash and recycling collections. At a public meeting in March, WC management and operations professionals laid out a plan to improve service which included better driver training, improved communication and an additional truck to collect recycling.

### ***What Can Residents Do to Ensure Trash and Recycling Are Collected?***

- **Have all items to the curb by 6 AM on the collection day.**
- **Leave items at the curb until they are collected.**
- Be aware of what bulk items will/will not be collected. (They will not collect refrigerators).
- Place all trash items (with the exception of one bulk item per week) in the Township blue bags.

## Household Hazardous Waste Disposal Events

**NEVER place EV batteries or other lithium batteries in the trash!** Take them to a HHW event. Lithium-ion (Li-ion) batteries and devices containing these batteries should not go in household garbage or recycling bins. They can cause fires during transport or at landfills and recyclers. Instead, Li-ion batteries should be taken to separate recycling or household hazardous waste collection points.

Registration is required for each event and is online at [chestercountyswa.org](https://www.chestercountyswa.org).

- ▶ **Friday, June 21, 2024**  
**Coatesville**
- ▶ **Saturday, August 24, 2024**  
**Oxford**
- ▶ **Saturday, October 5, 2024**  
**West Chester**

This service is provided by Chester County Solid Waste Authority. Please visit [chestercountyswa.org](https://www.chestercountyswa.org) for more information and to register.

- Place recyclables in a rigid-wall container (until your new tote is delivered in June – see page 9). Recyclables in plastic bags will not be collected.
- Email [solidwaste@westwhiteland.org](mailto:solidwaste@westwhiteland.org) to report a missed collection after 4 pm on the collection day or first thing the next morning.

# Recycle Totes Delivery Happening Mid-June

Thanks to a grant from The Recycling Partnership, West Whiteland Township will be providing 5,000 households with large, wheeled recycling totes for their weekly collection.

These carts provide additional space for collecting recycling and, importantly, improve both safety and efficiency for the trash and recycling haulers. Delivery of these carts is scheduled for **mid-June**. If you have questions, please email [solidwaste@westwhiteland.org](mailto:solidwaste@westwhiteland.org). (Please note, the grant allows for one cart per household; we will not be able to accommodate requests for additional carts within a household.)

Thank you to all those who replied to the survey, and for your patience as we organized the requests and ordered the bins.

## Recycling Tips

We are extremely fortunate to live in a community where our recycling is processed by industry leader Total Recycle, who is committed to maintaining cutting-edge technology that allows for the precise sorting and processing of recyclable materials. As such, we are able to recycle some materials that you may not be aware of. **You can now place plastic bags, plastic film and plastic wrap in your recycle bin.** With the new lidded carts, you won't have to worry about those items blowing away.



## RECYCLE

### THANK YOU FOR RECYCLING THESE:

**Paper**

**Paper**  
(all colors and types)

**Cardboard & Cartons**

**Cardboard and Cartons**  
(flatten cardboard)

**Metal**

**Aluminum and Steel Cans**  
(empty and dry)

**Plastic**

**Plastic Bottles, Jars and Jugs**  
(empty and dry)

**Glass**

**Glass Bottles and Jars**  
(empty and dry)

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**NO!**

**Do Not Bag Recyclables**  
(no trash)

**No Cords, Hoses or Chains**

**No Batteries or Electronics**

**No Food or Liquid**

**No Household Hazardous Waste**

**No Scrap Metal**

TO LEARN MORE, call **610-363-9525 ext. 3215**,  
email [solidwaste@westwhiteland.org](mailto:solidwaste@westwhiteland.org) or visit [westwhiteland.org](http://westwhiteland.org)

Funded in part by  
**The Recycling Partnership**  
Solving for Circularity



West Whiteland Township's  
Friends of the Parks

## SUMMER CONCERT SERIES

Miller Park, 220 Miller Way

6 PM

- ▶ **Sunday, June 16**  
Basic Cable
- ▶ **Sunday, June 30**  
Slippery Band
- ▶ **Sunday, July 28**  
The Big House Band
- ▶ **Sunday, August 11**  
The Jess Zimmerman Band
- ▶ **Sunday, August 25**  
Chico's Vibe



# Exton Park Community Day

Celebrate Exton

Exton Park, 132 Church Farm Lane

▶ **Saturday, July 13**  
**from 4-10 PM**

*Rain Date: Sunday, July 14*

Enjoy kids' and family activities:  
inflatables, pony rides, zip line  
and much more!

Live Concert with The Chatterband  
at 6:30 PM, followed by fireworks



## MAKE A DIFFERENCE DAY

Exton Park - Volunteer event

*More information to come*

▶ **Saturday, September 21**  
**from 8-10 AM**

## FALL FEST

Exton Park  
Swedesford Recreation Area

*More information to come*

▶ **October 19**

Friends of the Parks (FOTP) is a 501(c)3 organization committed to providing free community events and activities in the township's parks. Scan the QR code to learn how to become a sponsor of FOTP and have your business promoted at community events.



# Check Out West Whiteland's New Park Programming!



Introducing a series of park-focused programs sponsored by West Whiteland Township. These programs have been designed to help you learn more about the facilities at the parks and boost your appreciation of the natural environment while continuing our mission of **“providing high-quality, cost-effective local government services prioritizing safety, sustainability and quality of life for our community.”**

## Story Strolls – Saturdays at 10 A.M.

Registration required. We will read a themed children’s book, make a craft to take home, and go on a nature walk.

- ✦ June 1 – Bees at Exton Park’s Meadow
- ✦ July 20 – Bats at Boot Road Park
- ✦ August 10 – Turtles at the Township Building
- ✦ September 14 – Mushrooms at Roscioli Park
- ✦ October 26 – Birds at Catov Park

## National Pickleball Day

Pickleball 101 Class / Miller Park. Registration required. Hosted with help from the Lionville Community YMCA. Open to ages 10 and up.

- ✦ Thursday, August 8 at 6 P.M.

## Learn to Play Disc Golf

Exton Park. Registration required. Open to ages 10 and up.

- ✦ Friday, August 30 at 5:30 P.M.

*Scan the QR code for more information  
and to register for park programs.*



## Exploring Our Parks

### Health Benefits of Parks

- Opportunity for physical activity, which can decrease risks of fall and serious injury.
- Open green space and fresh air, which increases Vitamin D and can strengthen the immune system, boost mood and promote healthy bones.
- Can help with mental health problems such as anxiety and depression.
- May be helpful if you experience seasonal affective disorder (SAD), a type of depression that affects people during particular seasons / times of the year.
- May improve both memory and attention.
- Promotes better sleep – spending too much time indoors may disrupt your circadian rhythm and sleeping habits.

### Disc Golf Update

West Whiteland Township’s Public Works team recently completed a highly requested project – concrete T-Pads at Exton Park’s Disc Golf Course! The 9-hole Disc Golf Course starts on the far side of the new multi-use fields in the Swedesford Recreation area. It makes its way past the retention basin, through the first year meadow, and loops back up to the parking area on Swedesford Rd. Visit <https://udisc.com/courses/exton-park-w12c> for more information on the course.

To volunteer for park events  
or clean-ups, please email  
[parks@westwhiteland.org](mailto:parks@westwhiteland.org).

**West Whiteland Township**

101 Commerce Drive  
Exton, PA 19341  
610-363-9525  
www.westwhiteland.org

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*Please See  
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