



Crossroads

Proud of Our Past. Pride in Our Progress.

Help Plan the Future of West Whiteland! West Whiteland Township Comprehensive Plan Update

West Whiteland Township is seeking input from residents and business owners to assist in planning for the Township's future by filling out a survey as part of its Comprehensive Plan update.

A Comprehensive Plan is a long-range planning document that assists in guiding a community's vision, goals, and strategies for future growth and (re)development. The current Comprehensive Plan was approved in 1994 and periodically updated over the past 30 years. While it is clearly time for an updated Plan, that 1994 Plan guided the development of the Town Center area while keeping the outlying neighborhoods intact; led to the enactment of traffic impact fees to fund traffic improvements; and prompted

numerous enhancements to the bike/pedestrian network.

The Township recently applied for and was awarded a planning grant from the Chester County Planning Commission's Vision Partnership Program (VPP) to update the current plan to focus on the following areas and to ensure the planned endeavors meet today's standards and, more importantly, the community's vision, goals, and priorities for the future.

Livable and Vibrant: Focuses on the built physical environment. Addresses future land use, commercial and economic development, housing, and historic resources.

Sustainable and Resilient: Focuses on the built natural environment and sustainability. Addresses flood mitigation, energy sustainability (solar power and other renewable energy sources, electric vehicles, etc.), natural resources, and environmental protection.

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Scan the QR code to take the Township survey and identify issues, opportunities, and priorities YOU care about.



West Whiteland Township Comprehensive Plan Update

(continued from page 1)

Safe, Healthy, and Walkable:

Focuses on connectivity, transportation, and community facilities. Addresses transportation, mobility, street enhancements, and bike and pedestrian facilities; community services (police, fire, EMS, schools, etc.); utilities; and parks, recreation, and open space.

Exton Town Center: Focuses on the Exton Crossroads area in the vicinity of Route 100 from the Exton train station to Sunrise Boulevard. Elements from previous projects and studies in this area will be incorporated as appropriate. Addresses strengthening the Crossroads' sense of place and gateways, encouraging targeted redevelopment, and improving overall walkability and multi-modal circulation in the area.

The Board of Supervisors appointed a Task Force in July 2024 that includes Township residents and staff. The Task Force will work with the Chester County Planning Commission, which is the principal author of the Comprehensive Plan, overseeing the planning process and providing feedback on the Plan content. Task Force meetings will be at the Township Building the second Tuesday of the month, until late 2025 or early 2026. These meetings are listed on the calendar on the home page of the Township's website.

For more information, please email Justin Smiley, Capital and Special Projects Manager at jsmiley@westwhiteland.org or call 610-363-9525, x3211.

Don't Block the Box!

In Pennsylvania, it is illegal to enter an intersection if there is not sufficient space on the other side to clear the intersection. Know the rules, and don't become a traffic hazard!



What does it mean when I block the box?

When you block the box, you have entered an intersection when cars on the other side prevent you from making it all the way through. In the state of Pennsylvania, this is illegal. If your light turns red before you can get out of the intersection, you are blocking cross traffic from moving forward.

Can I get a ticket for blocking the box?

Yes, you can! The Pennsylvania Vehicle Code states, "No driver shall enter an intersection or a crosswalk or drive onto any railroad grade crossing unless there is sufficient space on the other side of the intersection, crosswalk or railroad grade crossing to accommodate the vehicle operated without obstructing the passage of other vehicles, pedestrians or railroad trains notwithstanding any traffic-control signal indication to proceed."

What should I do to avoid blocking the box?

To avoid blocking the box, you should wait to enter an intersection until you are sure you can make it all the way through, in accordance with Pennsylvania law. Wait behind the stop bar and look to see if the vehicles in front of you on the other side of the intersection have left enough room for you to make it through without stopping in the box.

What about if drivers behind me are honking and want me to go?

If you can't clear an intersection, don't enter it, period. Entering the intersection may stop those drivers from honking, but if cross traffic can't get through because of you – those drivers will probably honk too.

Are there any dangers associated with blocking the box?

Yes! When cross traffic cannot get through, neither can emergency vehicles. Additionally, blocking the box can decrease other travelers' visibility.

Help keep our kids and school bus drivers safe!

Specifically, West Whiteland Police Department has received complaints on Rt 100 at Bartlett Ave. School buses are having a very difficult time getting out of Bartlett because of stopped traffic.

Source: In Control Family Foundation. More information can be found at www.DriveInControl.org/DBBox

Trash and Recycling Costs Are on the Rise

Changes Coming in 2026 for Pay-As-You-Throw (PAYT) Households

It's a fact. Costs are rising for goods and services, and unfortunately waste collection is no exception. West Whiteland Township is preparing for the expiration of our service contract with AJ Blosenski at the end of 2025, and the Supervisors and staff want to keep you, the residents, in the loop as they explore options for the future of the program.

Collecting Bids

Earlier this year, staff collected bids for trash and recycling collection to begin January 1, 2026. The lowest bid (from AJ Blosenski) came in 82% higher than the rate paid in 2024 for trash, recycling, bulk item, yard waste, and Christmas tree pick-up. When factoring in grant funds received, this would translate to a 69% fee increase (including bag purchases)

for the average PAYT household. The Board of Supervisors rejected those bids on September 25 and anticipate going out to bid again in 2025.

Service Frustrations

Township staff and supervisors are well aware of the lapsed service that many residents have experienced and share in your frustration. This is not just a West



Whiteland Township issue; many of our neighboring municipalities are struggling with declining service and rising prices. Staff is in communication with nearby townships and boroughs, some of which have taken waste collection in-house.

Considering In-House Collection

In addition to investigating the costs of contracting haulers, staff is currently investigating all aspects of bringing the service in-house. This may offer us some flexibility in meeting the needs of our community, but it is important to note that, for both in-house and contracted collection, all cost models show that **resident fees for trash and recycling collection will rise in 2026.**

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Budget Update

Throughout the Fall, the Board of Supervisors (BOS) heard presentations from Township departments and partnering organizations such as West Whiteland Fire Co., ambulance companies, and WWT Friends of the Parks regarding proposed projects for 2025. **The Supervisors will consider all fund requests and advertise the draft 2025 budget at their meeting on November 26.** At their December 18 meeting, the BOS will adopt the 2025 budget.

In 2024, the real estate tax increase generated an additional \$2.3 million in

revenue, which will be used to fund the following:

- Rising costs of essential public services
- Exton Park Phase 2 development
- Stormwater improvement plans to Township-owned properties
- Capital improvements to existing parks (e.g., signage, playground equipment, sealcoating)
- Equipment replacement fund
- Rising technology costs
- Ambulance companies servicing the Township and West Whiteland Township Fire Company

It is important to note that taxes do not cover costs for services such as trash and recycling collection and sewer operations. Increases in costs for those services are covered by a separate billing process since not all residents use these services. Residents will also receive real estate tax bills from the school districts. These payments are separate from any fees and services mentioned above and provide funding solely to the school district.

If you have questions about the budget or Township billing processes, please visit our website or email administration@westwhiteland.org.

Online Permitting is Coming in January 2025

West Whiteland Township is in the process of converting all permit applications to an online format. This will improve efficiency and tracking of the permitting process and facilitate easier billing and payment. Additionally, it will make online resources such as Chesco Views (where you can search property/parcel information by street name, intersection, owner name) more accessible. Currently, online permits are available for fences, re-roofs, and sheds. Until the transition to online permits is complete, all other permits will continue to be available as PDFs on the Township website.

As a reminder, the following permits are required by the Township:

- **Building** (Residential and Commercial including Electrical, Mechanical, and Plumbing)
- **Demolition** (Commercial)
- **Fence**
- **Fire Operational** (Residential and Commercial)
- **Re-roof**
- **Sewer Survey** (Residential and Commercial)
- **Shed**
- **Stormwater and Grading** (Residential and Commercial)
- **Temporary Zoning, including Home Occupations** (Residential and Commercial)
- **Use and Occupancy** (Commercial only; not required for residential resale)

If you have questions about permitting in West Whiteland Township, please email permits@westwhiteland.org. You can also search for the "Residential Cheat Sheet" on our website.



Home Sprinkler Systems Save Lives

The risk of dying in a reported home fire is 85 percent lower if sprinklers are present, especially as today's home fires become deadly in as little as two minutes (according to National Fire Protection Association). For the safety of all, you may not shut off a home sprinkler system.

Pennsylvania building code requires sprinkler systems in townhomes, condos and multi-dwelling units. Township building code requires sprinkler systems in all residences.

You may have heard home sprinkler systems often leak or activate accidentally, or that if a fire occurs, every sprinkler will activate and everything in the house will be destroyed.

Know the facts:

- Leaks are rare and are not more likely than leaks from a home's plumbing system.
- Sprinklers don't operate in response to smoke, cooking vapors, steam, or the sound of a smoke alarm.

If you have questions or concerns, please reach out to our Codes team at permits@westwhiteland.org.

Getting Our Businesses' Feedback

Sustainable Practices That Make a Difference

West Whiteland has made a commitment to sustainability and will be doing business outreach to learn more about the community's needs and how we can better provide resources and support. Staff will be out in the Township speaking to businesses about Sustainable Storefronts and policies on plastic.

- The **Sustainable Storefronts Program** will look to provide business owners with access to energy efficiency education, funding resources for energy efficiency projects, recognition for sustainability efforts, stormwater, and much more!
- Your input regarding **plastics and energy tracking and reporting** will ensure the Township sets policies that are in-line with our businesses' capabilities and goals.

Sustainability in West Whiteland is about **satisfying our current residents' needs without compromising the needs of future generations**. We look forward to the coming discussions as we build a more sustainable future together.

Eager to discuss sustainable practices in the Township?

Please reach out at your convenience to Wyatt Williams, Sustainability Coordinator, at wwilliams@westwhiteland.org or call (610) 363-9525 ext. 2153.

BUSINESS REGISTRATION

The Township wants to enhance our communication with businesses and grow our email contact base to easily connect with you on initiatives such as safety inspections, sustainability, and emergency notifications. 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 each business to file a business license with the Township.

Scan the QR code to fill out the license for your business. Do it NOW and waive the registration fee that will be charged in 2025.



Don't gamble on your safety.

4 reasons to schedule your safety inspection today

- 1 Protect lives and property.
- 2 Ensure your fire protection systems function correctly.
- 3 Identify potential fire hazards.
- 4 Detect risks like flammable materials and overheating electronics.

email permits@westwhiteland.org

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. **Any efforts by businesses to reach out proactively to schedule these inspections – which truly are for YOUR safety – would be greatly appreciated!** Please email permits@westwhiteland.org.

Fall 2024 Present and Proposed Development

The projects listed below and on the map are all projects that have either recently been completed or are currently in review.

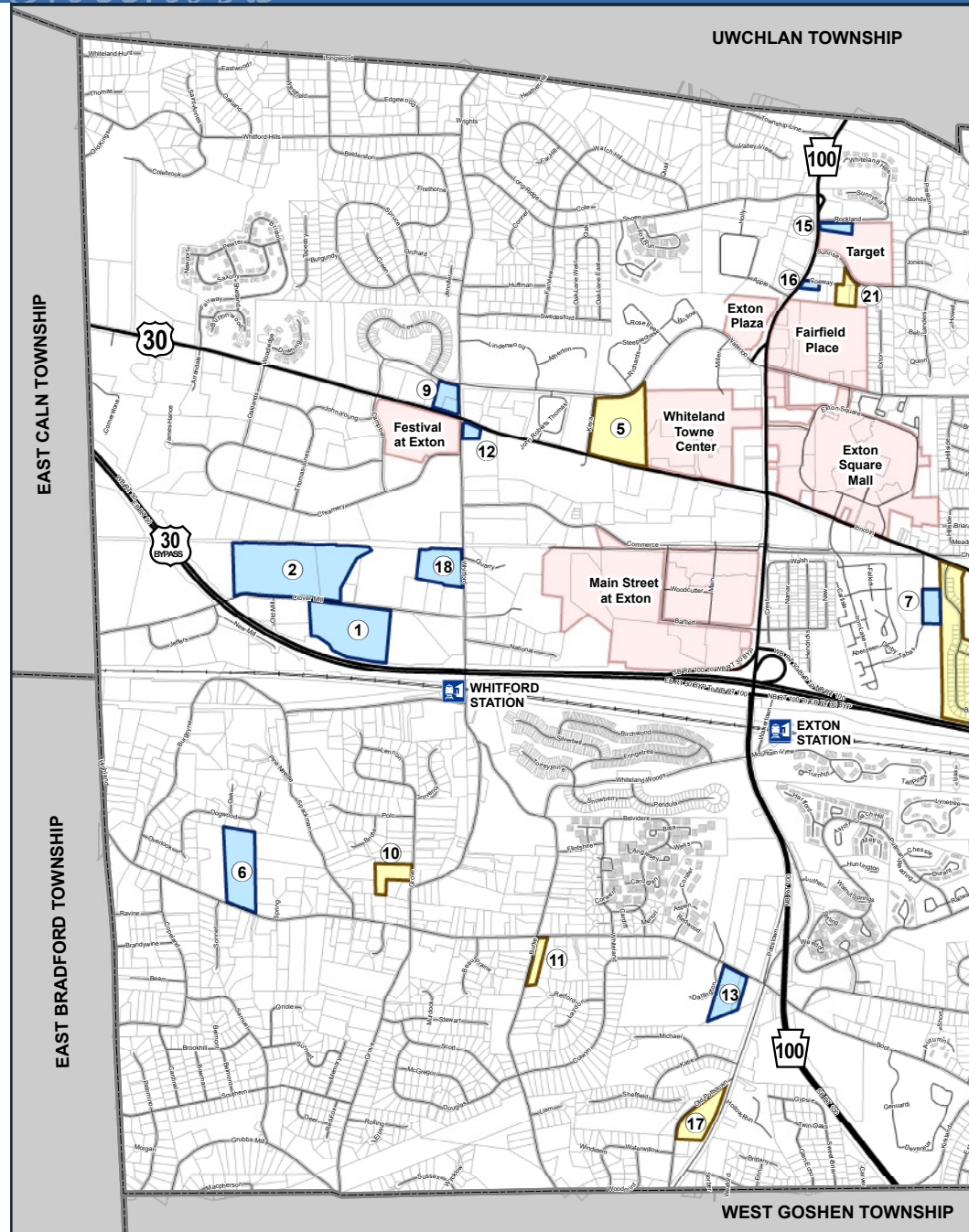
RECENTLY COMPLETED

- 1 **Royal Paper Products, Inc.:** Addition to an existing industrial building along Clover Mill Rd. next to Suburban Propane and BELFOR Property Restoration.

UNDER CONSTRUCTION

- 2 **Collegium Athletic Fields:** Lot consolidation of two lots into one. Proposed development of new athletic fields, parking areas, and storage shed.
- 3 **Exton Walk, Luxury Singles:** Construction of 95 single-family homes on the southern portion of the Laborer's District Property west of Ship Rd.
- 4 **Exton Walk, Towns:** Construction of 68 townhomes south of the Wawa convenience store and gas station. Part of 690 E. Lincoln Associates project.

- 5 **Keva Flats Expansion:** Construction of two multi-family residential apartment buildings with a total of 96 dwelling units and a floodplain restoration project.
- 6 **Mary C. Howse Elementary School Addition:** Construction of two additions totaling 8,067 sq. ft. at the existing elementary school.

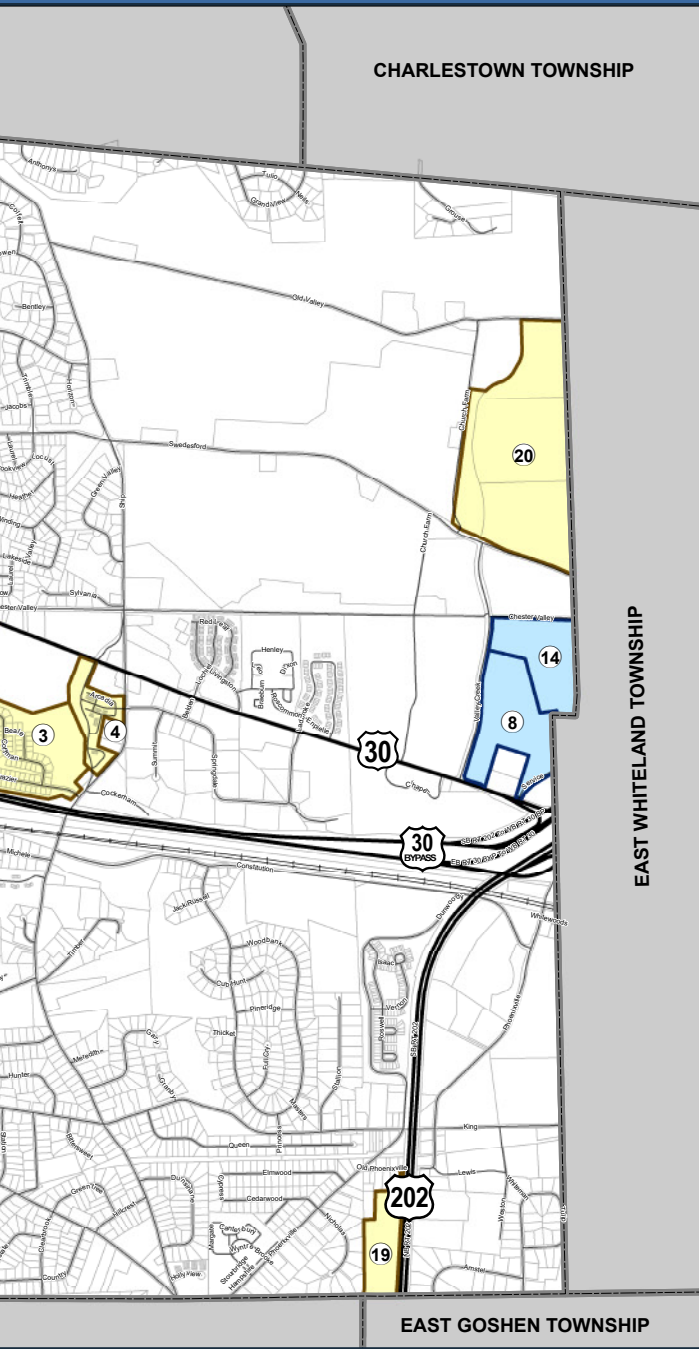


- 7 **Raj Real Estate, LLC:** Construction of a 13,297 sq. ft. mixed-use building consisting of retail and recreational uses along Tabas Ln.
- 8 **Township Public Works Facility:** Construction of a 39,200 sq. ft. public works facility along Valley Creek Blvd. between Lincoln Hwy. and the Chester Valley Trail across from Church Farm School.

- 9 **Whitford Rd. Wawa:** Construction of a Wawa convenience store and gas station replacing the Sunoco station at the intersection of Whitford Rd. and W. Lincoln Hwy.

APPROVED

- 10 **1430 Grove Ave.:** Subdivision of a 4.42-acre residential lot into three lots, one of which will be conveyed to an adjacent property.



October 2024 Present & Proposed Developments Map

WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

Map Features


- Shopping Areas

Township Development


- Non-Residential
- Residential

Base Features

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



Miles
0 0.375 0.75



Prepared by: West Whiteland Township, 2024
Data Source: Chester County DCIS, 2024



- 11 296 W. Boot Rd.:** Subdivision of an existing residential lot into three lots, one for an existing single-family residence and two for development with one single-family detached residence each.
- 12 Bush Project:** Construction of a satellite car dealership for Exton Nissan at the former Exton Collision site (Whitford Rd and Lincoln Hwy.).

- 13 CPC Westrum:** Construction of a 150-unit (176-bed) personal care facility along Boot Rd., which will provide assisted living and memory care.
- 14 Data Center Storm Basin:** Stormwater management facilities serving an industrial development on an adjacent property in East Whiteland Township.

- 15 Exton Express Car Wash:** Redevelopment of an office building into a car wash adjacent to Target.
- 16 Chic Studios:** Construction of a 3,774 sq. ft. retail building at the corner of Coeway La. and N. Pottstown Pk.

UNDER REVIEW

- 17 1354 Old Pottstown Partners:** Subdivision to create seven lots for single-family homes along Old Pottstown Pk.
- 18 Fred Beans Automotive:** Construction of a 9,600 sq. ft. addition to an existing building and a new 22,000 sq.ft. building for use as a vehicle service center for automobiles and trucks.
- 19 Schiffer Tract:** Proposed subdivision of a 20-acre tract into 16 lots for residential development and a new public cul-de-sac street.

- 20 Valley Creek Homes:** Construction of 300 plus dwelling units of mixed type, as an age-restricted, active adult community with recreation amenities.
- 21 Villas of West Whiteland:** Construction of 32-unit townhome community, including community center along Sunrise Blvd. across from Target department store.



Public Works Has a New Home Base!

Open house for new Public Works garage to be announced in Spring

Public Works will be operating from a new “command central” in the beginning of 2025.

The 39,000 square foot facility on Valley Creek Blvd. consolidates and replaces three outdated buildings, allowing for increased operational efficiency, teamwork, collaboration, and shared equipment usage. The new complex includes a garage, material storage shed and all site-related items such as utilities, stormwater system, and parking.

The new facility offers the following:

- Full-service mechanics area including an under-vehicle pit and vehicle lifts to service Township vehicles and equipment safely
- Covered indoor garage to store vehicles

and outdoor equipment, extending their lifespan and reducing repair and equipment costs

- Full-service wash bay for vehicle and equipment upkeep, extending the service life of the fleet
- Additional salt storage capacity to have more material on hand for large, or back-to-back, snow and ice storms
- Covered storage for construction materials such as stone and mulch, allowing for bulk buying and having materials available for emergency repairs
- High-capacity water fill station for the jet truck which can improve response times to emergencies and increase production when cleaning over 100 miles of sewer
- Administration building including a conference room and breakroom for

staff training and group events with other townships to keep up with the latest public works technologies and best practices

The Township planned the construction of the new facility for several years, working through multiple iterations of location and scope.

Funding for the project was made possible through a combination of State grant funds (Redevelopment Assistance Capital Program – RACP), the sale of the existing public works facility and barn, and bond proceeds, with the remainder coming from Township reserves. RACP funds of \$1.5 million were awarded by the State to be used to support a portion of the municipal services development site and its building construction costs.

Stormwater All Stars

Shout out to property owners taking proactive measures to reduce flooding!

The Township would like to recognize properties that have made efforts to improve their stormwater flow and reduce flooding. In the spring, staff sent out letters citing opportunities to complete projects that were in-line with **stormwater management best practices**, including the following:

- Cutting and mowing overgrown basins
- Repairing broken pipes
- Removing sediment build up
- Clearing blocked pipes
- Repairing washed-out basin banks
- Removing trash and debris
- Repairing sinkholes
- Replacing missing drain grates
- Clearing blocked drainage holes
- Regrading basins and swales
- Replacing damaged concrete/metal stormwater flow control structures

These property owners responded to those letters and followed up with measures that will serve their own properties as well as those of their neighbors.

- **Agnew Corporation**
- **Brian's House**
- **Cerebral Palsy Association of Chester County Inc.**
- **Clover Mill Condo Association at Jeffers Circle**
(Special thanks to Christine Daniels)
 - ◆ **Applied Technologies**
 - ◆ **Catina Keares**
 - ◆ **Inter Media Group**
 - ◆ **Thomas Wilcox**
 - ◆ **Tree Leads Today**
 - ◆ **ProRx LLC**
 - ◆ **Sunderland Holdings**
 - ◆ **Service Master Clean**

- **DTL Ventures/Pohlig Homes, LLC**
- **Exton Store-N-More**
- **Indian King Community**
- **Ivystone**
- **The Food Source International**
- **West Chester Area School District**

Managing stormwater is a community effort, and West Whiteland Township appreciates the response and actions from these groups and individuals! Want to learn how you can make a difference? Please reach out to Public Works – Stormwater at engineering@westwhiteland.org.

Below, Indian King completed a total rehabilitation of their stormwater basin, cleaning out the undergrowth and allowing much more area for stormwater detention.



More Family Fun at Exton Park

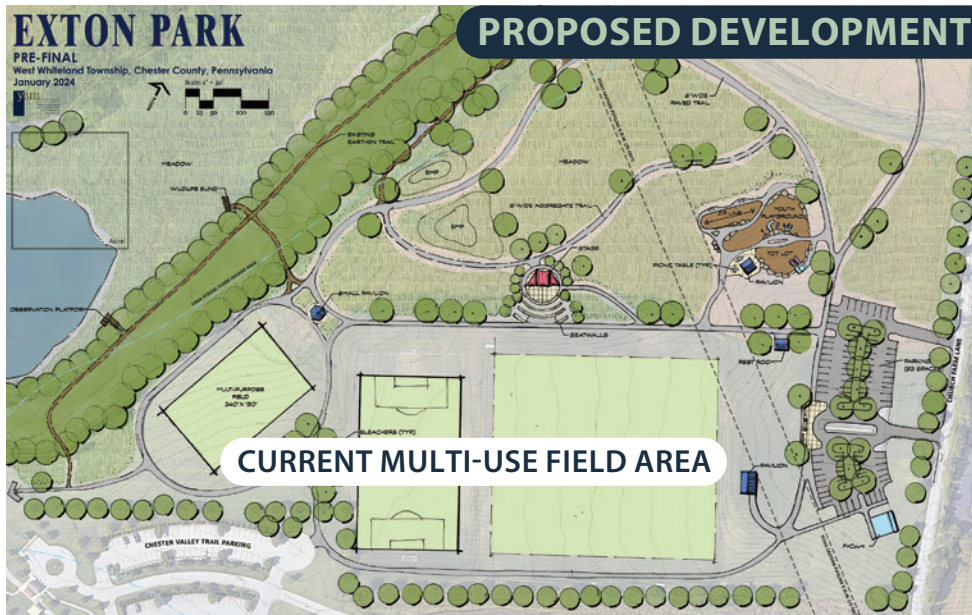
We heard from you at the Open House and now West Whiteland is diligently working with our design team for the next phase of Exton Park development to break ground Spring/Summer of 2025.

The Township has received multiple grants (largest from DCNR) and applied for other grants to assist in the funding

of this newest recreation area located on the land adjacent to the Multi-use Field Area at 200 Church Farm Lane.

Improvements are to include a Chester Valley Trail connection from the Exton Park Trailhead to Swedesford Road, a natural-themed youth playground and tot lot, pedestrian paths, pavilions, a stage area for concerts, restrooms, and an expanded parking lot. Additionally, more natural improvements like meadows, landscaping, and rain gardens will be installed focusing on a more natural feel and character of the surrounding area. The timing of the construction of these features will depend on the awarding of additional grant funds.

Stay tuned to the Township website and eNews updates for future announcements regarding the development of the multi-use field area in 2025.



Trash and Recycling Costs are on the Rise *(continued from page 3)*

Collection Methods

It is likely that haulers will start requiring all trash and recycling be placed in separate large, wheeled totes that are emptied with automated side-load trucks, as it provides a safer experience for their workers. West Whiteland Township has provided many households with this type of bin for recycling but has received feedback from a number of communities/HOAs that these totes are too large to be stored discretely and are not allowed in their neighborhood.

The Future of Pay-As-You-Throw

The West Whiteland community is split on their preference for/against the PAYT program. Many residents strongly support the bag program, saying it saves them money and encourages recycling. Others strongly oppose the program, finding it inconvenient and unsanitary. If future hauler contracts demand the use of totes for automated operations, the PAYT program may become unsustainable in the future.

It is the ultimate goal of the Supervisors to provide a trash and recycling collection program that is cost effective, equitable, promotes recycling, provides excellent customer service, and saves landfill space. More information about the costs and details about the various program considerations are on our website. The Township will continue to notify residents when public discussions are scheduled. If you have questions, please email solidwaste@westwhiteland.org.

TRAIL EXPANSION UPDATE



Go Further on the Chester Valley Trail

Chester County is currently in the engineering phase to expand the Chester Valley Trail (CVT) along the inactive Philadelphia and Thorndale Branch Rail Corridor (P&T) line (adjacent to the active Paoli-Thorndale SEPTA/Amtrak) from Exton west to Downingtown.

The first improvement would include installing a **multi-use trail from Whitford train station to the Downingtown trestle bridge**. This extension would add an additional 3.4 miles of trail to the CVT's 18.6 miles, which presently travels from Exton to Norristown in Montgomery County where it connects to the Schuylkill River Trail. Additionally, the trail would traverse on the Whitford and Downingtown Trestle Bridges, providing an unmatched trail experience for the region due to the views and historic nature of the infrastructure.

The County is also set to start construction on Phase IVa of the CVT in 2025. This small expansion includes **extending the CVT west from the existing ending point behind the Exton Walmart**, installing a trail bridge over Whitford Road and terminating just east of the quarry in East Caln Township in the Oaklands Corporate Center.

More information on the CVT can be found on the Chester County's CVT Status webpage: <https://www.chescoplanning.org/transportation/cvt-ProjectStatus.cfm>

Get (or Stay!) Involved and Be Part of the Solution

Check the Township's website for volunteer opportunities! Many of our boards and commissions are made up of resident volunteers. Some examples include Pension Advisory Board, Planning Commission, Historical Commission, and Public Services Commission. If you are interested in participating, visit our website to learn more about the various opportunities and complete the Volunteer Committee Application. Check out the meeting calendars and plan to attend the committee's next meeting.

Additionally, West Whiteland Fire Company is totally volunteer-run and is always looking for committed volunteers. For more information, visit westwhitelandfire.org.

CALL for VOLUNTEERS



West Whiteland Township

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

PRESORT STD
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PERMIT 245
SEPA 19399

GET READY FOR THE HOLIDAYS!

Tree Lighting

**Thursday, December 5
5:30 PM**

TOWNSHIP BUILDING

See Santa arrive on the fire truck, treat yourself to some hot cocoa and snacks, and enjoy the seasonal entertainment with School of Rock!



Holiday Lights Contest

Start testing your lights and choosing your theme!

For the 5th year, West Whiteland Friends of the Parks (WWFOTP) is sponsoring their holiday lights contest!

Go to the Township website at www.westwhiteland.org and enter your home by December 9!

All residents – we will announce when voting is open in December and post the link. *Keep an eye on Facebook and your Township emails.*

