

WEST
WHITELAND
TOWNSHIP



2024 | **STATE OF
THE
TOWNSHIP
REPORT**

*A look back at 2024, published April 9,
2025*

INTRODUCTION

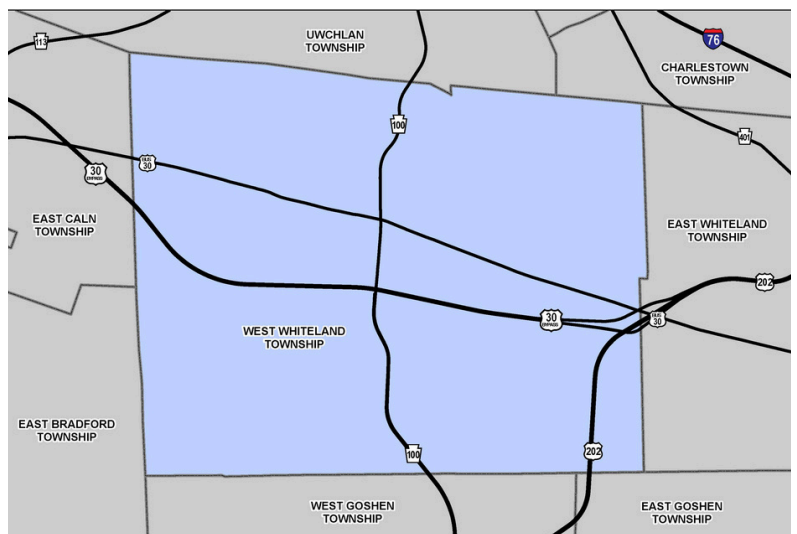
West Whiteland Township
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WEST WHITELAND TOWNSHIP

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. A quarter of the land is permanently 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 to meet the needs of residents and bolster the economic vitality of the area



SERVICE

Goal: Effectively administer Township business operations

2024 SNAPSHOT

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Population: 20,630
Median HH Income: \$132,077
Median Housing Value: \$463,300
(above sourced from census.gov)



Open Space & Recreation: 2,035 acres of permanently protected open space comprised of county and township parks, homeowners' associations, and land trusts (24.6% of total land use is open space)
Parks: 10 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: 18 miles of trails, 60 miles of sidewalks

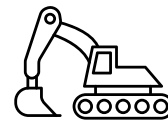


Businesses:
18 new businesses in 2024



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



Development: 4 conditional use applications and 8 final land development plans approved in 2024

FINANCES

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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

| 2024 | Revenue | Expenses | Surplus/Deficit |
|-----------------------|----------|----------|-----------------|
| General Fund – 01 | \$18.8 M | \$15.2 M | \$3.6 M |
| Sewer Operating – 02* | \$4.2 M | \$4.9 M | \$690 K |
| Solid Waste – 12* | \$1.1 M | \$1.4 M | -\$300 K |

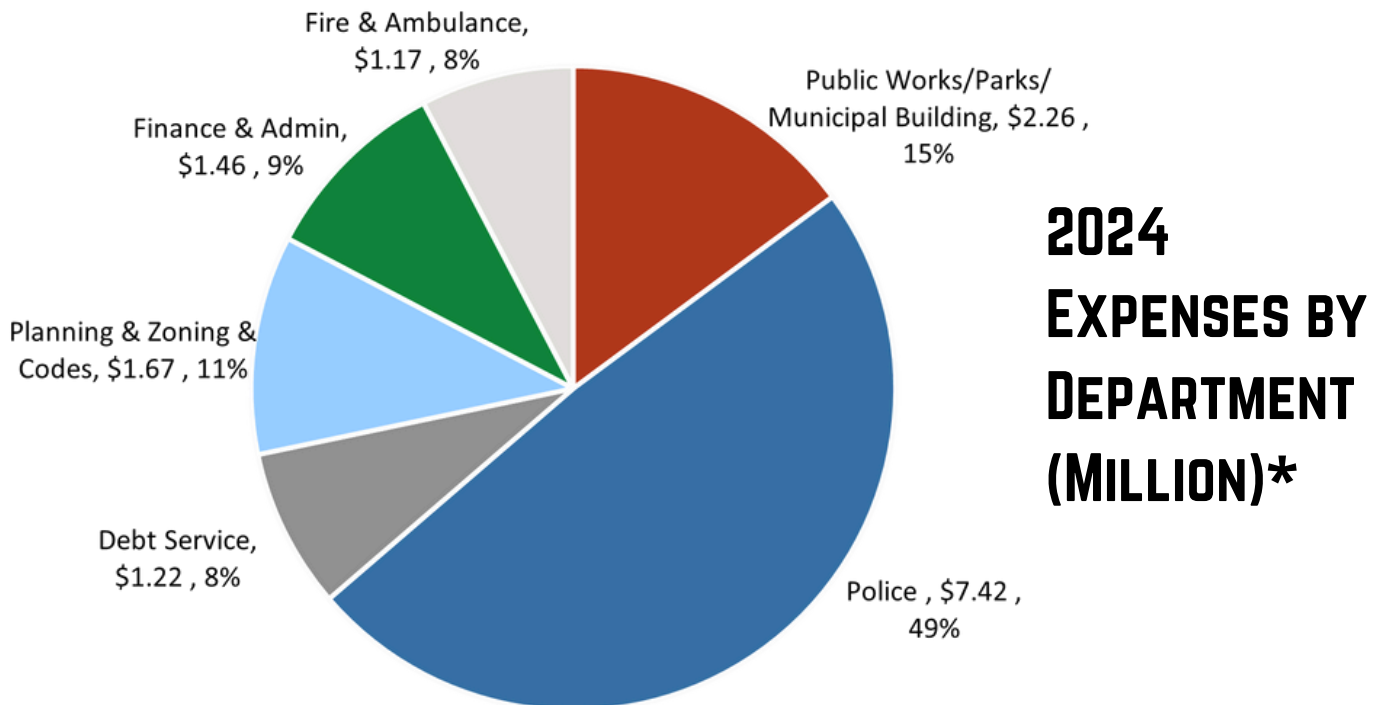
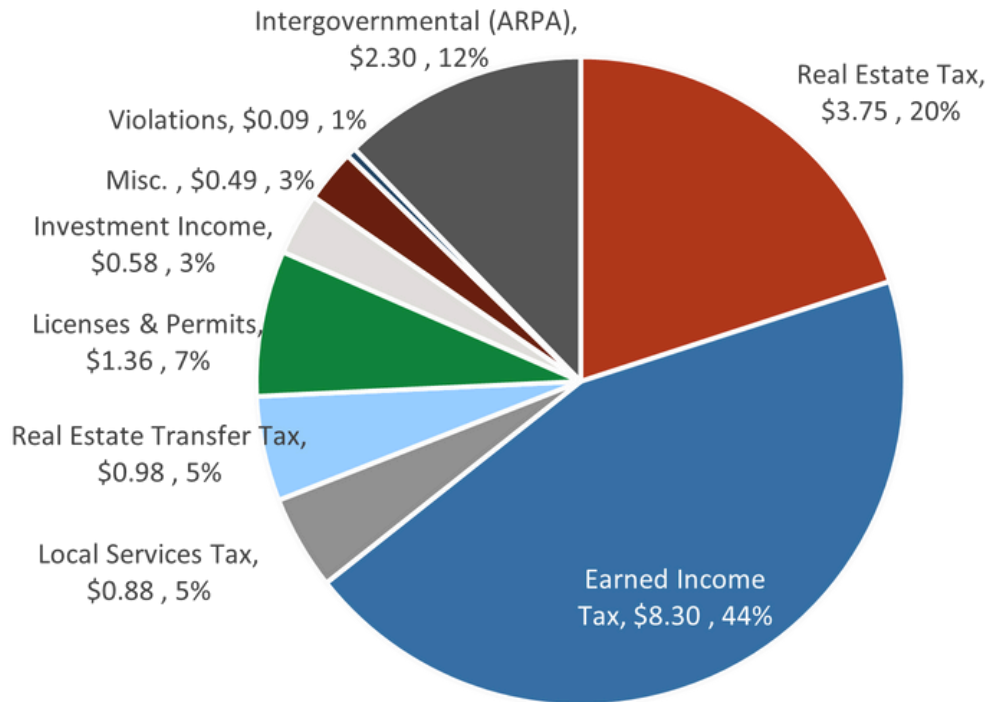
These are unaudited numbers and may change slightly after the independent audit has been completed.

*Enterprise Funds - Type of government fund that accounts for activities where sewer and trash/recycling services are provided for residents and businesses, with costs primarily recovered through user fees.

FINANCES

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2024 REVENUE BY CATEGORY (MILLION)*



2024 EXPENSES BY DEPARTMENT (MILLION)*

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

ECONOMIC DEVELOPMENT

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REVENUE

From 2019 through present, 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 2024, revenue increased as a direct result of the property tax increase and the additional revenue from the new residents.

RESERVES

The long-term practice of careful planning, saving, and spending built up a healthy public services fund (and contributed to our Aaa credit rating) similar to a resident's long-term savings account. The public service fund is allocated to fund capital projects such as the development of Exton Park and stormwater improvement projects.

FORECAST

Township revenue will remain healthy.

Property tax for the Township is the only tax rate the Board of Supervisors can change, and as part of the 2024 budget, the BOS passed a tax increase from 0.714 mills to 2.000 mills to meet the rising costs of products and services.

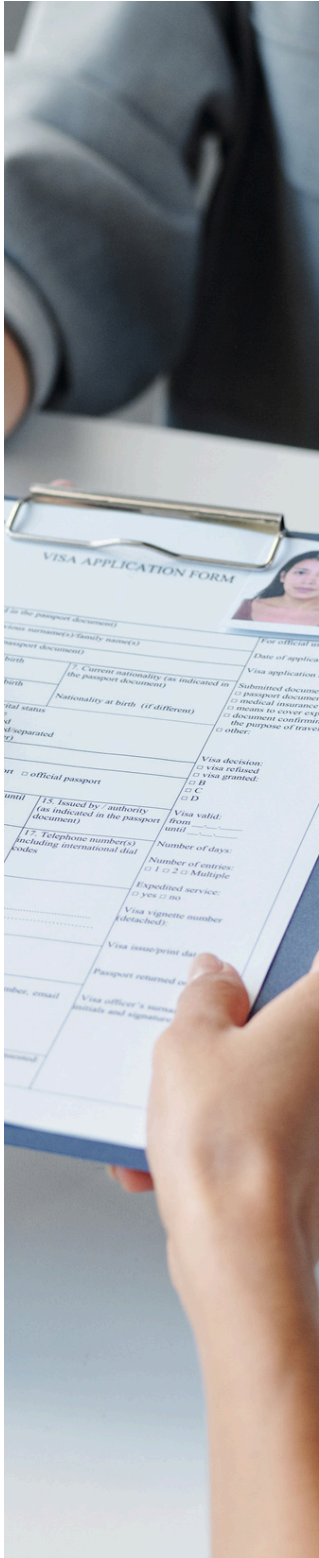
Earned income tax revenue will continue to grow as the working population of the Township grows.

Developers continue to show interest in the Township, albeit at slower rates than in the past several years.



GRANTS AWARDED

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| Project Name | Type/ Administrator | Amount Awarded |
|------------------------------------|---|-------------------|
| Exton Park Development | PA Dept. of Conservation & Natural Resources (DCNR) | \$1,100,000 |
| Public Works Facility Construction | Redevelopment Assistance Capital Program (RACP) | \$800,000 |
| Public Works Facility Solar Array | Local Share Account/ PA Dept. of Community & Economic Development | \$500,000 |
| Recycling Totes | The Recycling Partnership | \$300,000 |
| Exton Park Development | Chester County Preservation Partnership Grant Program | \$250,000 |
| Recycling Performance | PA Dept. of Environmental Protection (904) | \$80,000 |
| Comprehensive Plan Update | Chester County Planning Commission | \$50,000 |
| Boot Road Park Solar Array | Local Share Account/ PA Dept. of Community & Economic Development | \$44,000 |
| Fitness Court | National Fitness Center | \$30,000 |

For a total of **\$3,154,000** in grants applied to and awarded in 2024.

SERVICES

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WHAT WE DO

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
- Right to Know requests
- Transparent communication
- Provide funding for volunteer fire and paid ambulance services

365 right-to-know requests submitted and fulfilled

6,360 subscribers to eNews

70 miles of Township-owned roads

105 miles of sewer mains

711 building permit applications approved

1,553 inspections completed

29 police officers

15,113 police incidents responded to

680 pounds of unused medication collected

1,260 park rental reservations, including:

145 park pavilion/gazebo reservations

1,104 field/court reservations

STRUCTURE & ORGANIZATION

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DEPARTMENTS



Administration

Oversees the day-to-day operation of the Township, including implementing policies and ordinances, emergency management, public outreach, capital projects, sustainability efforts, Right-to-Know requests, human resources, and technology



Finance

Manages the Township's finances, including cash flow, budgeting, tax collection, annual audits, accounts payable and receivable, and financial reporting



Codes

Administers and enforces building codes; issues permits; performs life safety inspections; enforces zoning ordinance



Police

Committed to crime prevention and the protection of life and property; provides law enforcement and public safety services



Planning & Zoning

Manages land development and subdivision applications; administers zoning ordinance



Public Works

Maintains infrastructure, including roads, bridges, sewer, pump station, stormwater, and public facilities; manages and maintains parks, recreational facilities, and programs



West Whiteland Township Police Department

COMMUNITY INFRASTRUCTURE

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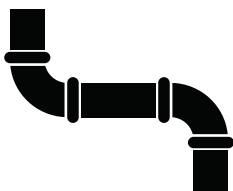
The Public Works Department, along with the contracted engineering firms, plans and complete maintenance and construction projects related to the sanitary sewer system, stormwater drainage, and Township-owned roads, sidewalks, and trails.



Rehab of Clover Mill Pump Station. Significant rehabilitation of the pump station including all new pumps, motors, motor controllers, ventilation system, and bypass control. Rehabilitation work began in 2022 and is scheduled to continue through 2025.



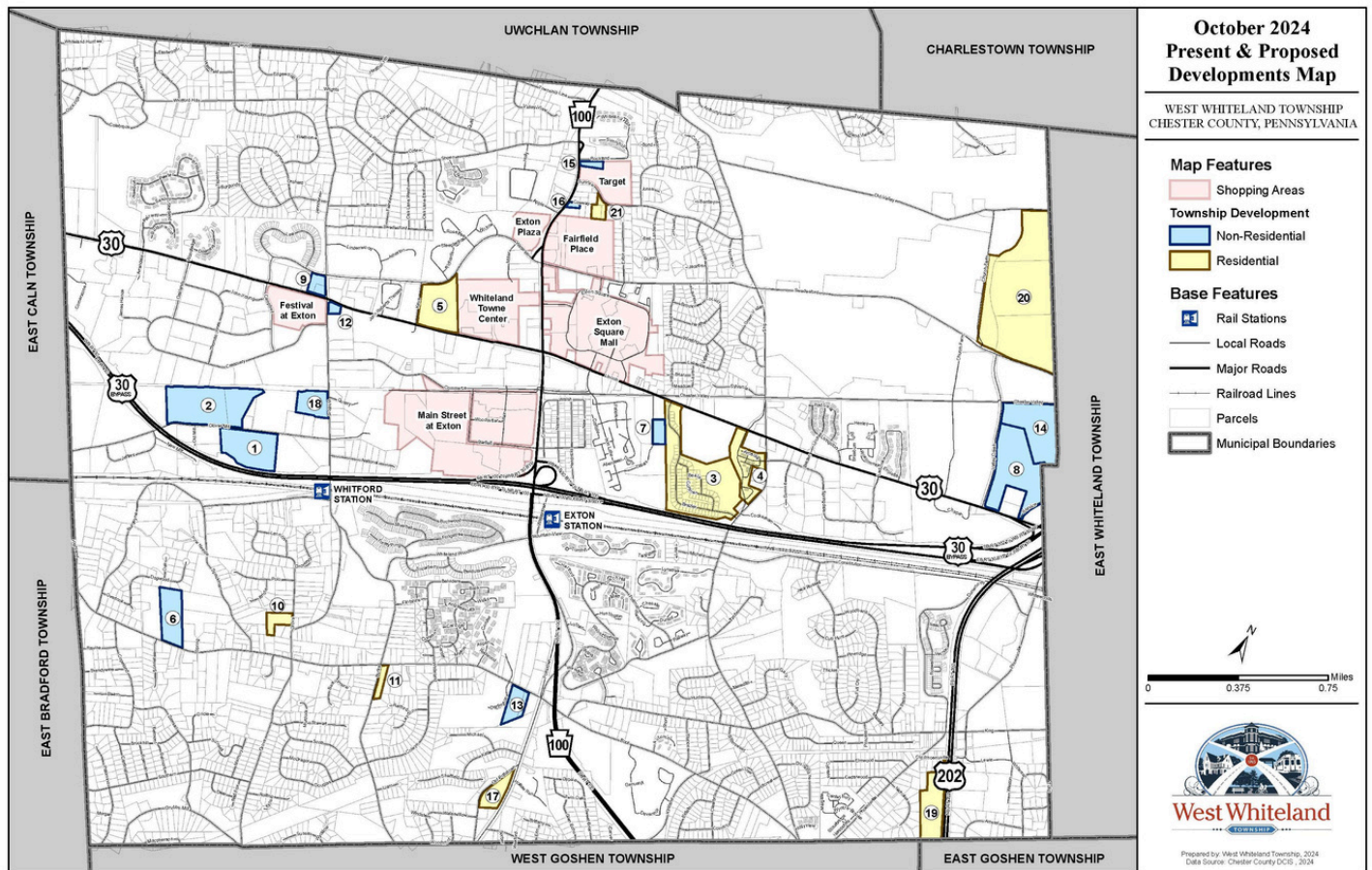
Stormwater outreach. Continued public outreach about stormwater best practices by providing guidance and direction to private owners and continued work on Township-owned properties.



CIPP 5 year plan. Work continued on the Cured-In-Place-Pipe (CIPP) 5-Year Plan with the completion of lining of approximately 5,667 linear feet of sanitary sewer main. This work is part of the ongoing initiative to reduce Inflow and Infiltration (I&I) and rehabilitate the Township's sanitary sewer system.

DEVELOPMENT

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Land Uses*

38%

Residential

25%

Permanent
Open Space

16%

Commercial

13%

Transportation

Development activity in 2024 was similar to the relatively low level that was experienced in 2023. Some larger projects will likely be approved in 2025, so we are anticipating the beginning of a new period of higher activity.

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 permanent open space.**

In 2024, two amendments to the Zoning Ordinance were passed, one to regulate electric vehicle charging stations and the other to revise the regulation of solar energy systems. Additionally, the Zoning Map was amended, changing the area south of King Rd. and east of Rte. 202 (Weston Solutions office campus) from Office/Laboratory to R-1 Residential.

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

INITIATIVES

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Comprehensive Plan Update. Kicked off the 18-month process to update the Township’s Comprehensive Plan. This Plan, last updated in 1994, outlines the community’s vision, goals, and strategies for future growth and (re)development.

The Township and the Chester County Planning Commission conducted a community-wide survey and collected 2,000 responses, which represents 10% of Township residents! Staff will work with the Comprehensive Plan Task Force to incorporate the survey responses and create the updated Comprehensive Plan.



Recreational Programming. Launched a series of programs run by Township staff to provide fun, educational programming to area residents. 14 programs were offered in 2024, including a series of Story Strolls, nature walks, a home composting workshop, intro to birding, pickleball and disc golf introduction, and a wreath making workshop.



New public works garage. The new 39,000 sq. ft. facility on Valley Creek Blvd. was opened at the end of 2024, and the Public Works maintenance team moved in. The new complex replaced and consolidated two outdated facilities.

INITIATIVES

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Stormwater management. The Stormwater Task Force had its first meeting in January 2024. Throughout 2023, Township staff compiled a database of areas that are at high risk for flooding. In 2024, staff and the Task Force worked with the engineering firm to prioritize the projects and prepare a 10-year capital plan.



Recycling Totes. Provided 4,700 households with large, wheeled recycling totes. Thanks to a grant from The Recycling Partnership, the totes were provided at no cost to residents. The totes promote recycling and improve safety and efficiency for the hauler.



Sustainability/Energy Efficiency. Secured grants for 25% of solar array funding for new Public Works facility. Installed second EV charging station at Township building.

COMMUNITY EVENTS

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The Township and the Friends of the Parks offered another full year of family-friendly, FREE events in 2024. Participation grows each year, with over 70 vendors at the craft fairs, more than 7,000 attendees at Community Day, and increased participation in the holiday lights contest.

EGG HUNT

2 CRAFT FAIRS (FALL & SPRING)

EARTH DAY 

EXTON PARK COMMUNITY DAY

SUMMER CONCERT SERIES

MAKE A DIFFERENCE DAY 

FALL FEST 

TREE LIGHTING

HOLIDAY LIGHTS CONTEST

 denotes a volunteer opportunity

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.



PUBLIC WORKS FACILITY

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The ribbon cutting ceremony for West Whiteland Township’s new public works garage was a true celebration of a long-awaited project coming to completion. On Monday, February 24, Township supervisors and staff, local elected officials, and volunteers gathered to commemorate the official opening of the facility that represents the dedication, collaboration, and vision of many individuals.

The 39,000 square foot complex at 121 Valley Creek Boulevard will serve as the new professional home to the Township’s 13 Public Works employees. Additionally, the new modern and efficient work space provides the Public Works Department with the tools and resources they need to do their jobs even better, with its design focus on improving efficiency, promoting safety, and meeting the needs of the growing community.

The opening of the new facility marks the conclusion of a project that was originally conceived over two decades ago. Concerted efforts in the past five years made it a reality, from finding the right location, design – and redesign – of the facility, obtaining the funding, and, finally, building it. As the doors officially open, the Township Supervisors hope it serves as a reminder of what can be achieved when a committed group works together toward a common goal. This is a win for the community, benefiting employees, residents, businesses, and visitors to West Whiteland Township.

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

ELECTED OFFICIALS - BOARD OF SUPERVISORS

Brian Dunn, Chair
Rajesh Kumbhardare, Vice Chair
Jo Ann Kelton, Member
(Chair and Vice Chair designations indicate positions held in 2024)

STAFF

| | |
|--------------------|------------------------------------|
| Pamela Gural-Bear | Township Manager |
| Jennifer Keller | Operations Manager |
| Justin Smiley | Capital & Special Projects Manager |
| Katie Pusey | Public Information Officer |
| Ally Brandt | Park, Rec & Events Coordinator |
| Ed Culp | Public Works Operations Manager |
| Lee Benson | Police Chief |
| Caroline Partridge | Finance Director |
| John Weller | Planning & Zoning Director |
| Wyatt Williams | Sustainability Coordinator |
| Todd Greenawalt | Codes Manager |

Individuals above participated in the production of this report in Q1 2025. For a full staff list and contact information, please visit our website.

TOWNSHIP BOARDS & COMMISSIONS

| | |
|------------------------|----------------------------|
| Board of Auditors | Public Services Commission |
| Historical Commission | Zoning Hearing Board |
| Pension Advisory Board | Stormwater Task Force |
| Planning Commission | |

501c3

West Whiteland Township Friends of the Parks