

# WESTTOWN TOWNSHIP

1039 Wilmington Pike  
West Chester, PA 19382  
610-692-1930  
Email: [administration@westtown.org](mailto:administration@westtown.org)

Post Office Box 79  
Westtown, PA 19395  
FAX 610-692-9651  
[www.westtownpa.org](http://www.westtownpa.org)

## AGENDA

### Westtown Township Board of Supervisors Regular Meeting

Monday, August 5, 2024 – 7:30 PM  
Westtown Township Municipal Building  
1039 Wilmington Pike, Westtown

- I. Call to Order & Pledge of Allegiance
- II. Summary of Board of Supervisors Workshop – August 5, 2024
- III. Approval of Board of Supervisors Meeting Minutes – July 15, 2024
- IV. Departmental Reports
  - A. Public Works Department – Mark Gross
  - B. Planning Commission – Joe Frisco
  - C. Historical Commission – Dan Campbell
  - D. EAC Commission – Bob Yeats
  - E. Township Solicitor – Patrick McKenna
  - F. Township Manager – Mila Carter
- V. Public Comment (Non-Agenda Items)
- VI. Old Business
- VII. New Business
  - A. Consider Adoption of Ordinance 2024-05, Amending Chapter 144 (Stormwater) of the Westtown Township Code
  - B. Authorize Refund of Local Real Estate Transfer Tax
  - C. Consider Payment Request #15 from MECO Constructors, Inc.
- VIII. Announcements
  - A. Director of Zoning and Code Enforcement Vacancy
  - B. Parks & Recreation Commission and the Historical Commission Vacancies
  - C. Zoning Hearing Board Alternate member Vacancy
  - D. P&R Photo Contest
  - E. Nominations for Good Stewardship Award
  - F. Yard Waste Collection – Saturday, August 10
  - G. History Lecture – Saturday, September 7
  - H. Westtown Day – Sunday, October 6
- IX. Public Comment (All Topics)
- X. Payment of Bills
- XII. Adjournment

## **How to Engage in the Public Comment Sections of a Township Meeting**

Public Comment is heard at three (3) different points during the meeting:

1. BEFORE OLD BUSINESS - The public is permitted to make public comment on any matter not on the agenda. This comment period is subject to the time constraint in (d) below
2. PRIOR TO any action on a motion on an Agenda item. Public Comment at this stage is limited to the item under discussion (e.g. it is not appropriate to initiate a discussion on police services if the body is acting upon a sewer issue).
3. AFTER NEW BUSINESS. - Public Comment is open to any legitimate item of business which can be considered by that Township Board/Commission (e.g. Planning Commission can discuss issues having to do with plan reviews, but cannot discuss why the Township does not plow your street sooner. Supervisors can discuss nearly every issue).

How to make a comment to any Township Board/Commission:

- a. The Chair will announce that the Board/Commission will now hear public comment, either on a specific issue or generally.
- b. You must then obtain recognition from the Chair prior to speaking.
- c. Once you have the floor, state your name and address for the record.
- d. You may then make your comment or ask your question. You will have three (3) minutes to make your statement, unless the Chair has announced otherwise, so please come prepared!

WESTTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING  
Westtown Township Municipal Building, 1039 Wilmington Pike, Westtown  
Monday, July 15, 2024 at 7:30 PM

Present were: Chair Tom Foster, Vice Chair Ed Yost, Police Commissioner Dick Pomerantz, Township Manager and Director of Planning and Zoning Mila Carter, Chief of Police Brenda Bernot, and Director of Finance Cindi King.

**I. Pledge of Allegiance & Call to Order**

Mr. Foster called the meeting to order at 7:30 PM. He stated that the meeting was being recorded on Zoom and, with a slight delay, on YouTube.

**II. Board of Supervisors Summary of Workshop, July 15, 2024**

Mr. Foster reported that the Board held an Executive Session tonight to discuss a personnel matter. In the Workshop, the Board discussed funding options for the Pleasant Grove force main reconstruction project and heard a proposal from the Environmental Advisory Council (EAC) on their long range plans for the buffer restoration at Plumy Farm Open Space. The Board also accepted public comments.

**III. Approval of Meeting Minutes from June 17, 2024**

Mr. Pomerantz made a motion to approve the meeting minutes from June 17. Mr. Yost seconded. There was no public comment, and the motion passed 3-0.

**IV. Departmental Reports**

**A. Westtown-East Goshen Police Department – Chief Bernot**

Chief Bernot reported that there were 947 calls for service in Westtown in June. She recapped Police Department's recent outreach activities, including an ice cream social in East Goshen Park, a presentation at the Westtown KinderCare for students and staff, and a workshop with the Chester County Department of Emergency Services (DES) to further foster the relationship between the two entities. She added that Sergeant Brewster and Detective Weaverling recently graduated from the prestigious New Jersey Command and Leadership Academy.

Chief Bernot mentioned crime trends including a return scam at the Westtown Rite Aid, a stolen firearm case, and stolen checks and fraudulent use from a business in Westtown. She provided that there also were eight theft investigations and three drug-related DUIs. The Chief reminded residents to pay attention to the warning labels on prescription drugs.

Mr. Pomerantz asked how the criminal activity and arrests compare to previous months. The Chief replied that it is pretty consistent, but there was a slight uptick in Westtown events. She stated that the detectives work very hard to apprehend the individuals responsible and charge them appropriately.

**B. Planning Commission (PC) – Brian Knaub**

Mr. Knaub stated that their July 3 meeting was cancelled. He reported that at their last meeting, Mr. Patel asked the PC to consider amendments to the fence ordinance which would allow him to retain an 8-foot fence that is not permitted by the Code. Mr. Knaub said that the PC will be discussing that subject matter at their upcoming meeting, along with the continued discussion on the implementation of an official map. Mr. Knaub added the PC supported the proposed amendments pertaining to the Visual Arts Center (VAC).

### **C. Fire Marshal – Gerry DiNunzio**

Mr. DiNunzio was not able to attend the meeting. Mr. Foster provided a summary of Mr. DiNunzio's monthly report, which is available on the Township website. He recapped that there were 83 calls for service in Westtown in June, including fire and medical, 39 incidents in the West Chester Fire Department district and 44 in the Goshen Fire Company district. Mr. Foster also added that as per report, Mr. DiNunzio handled one notification for a fire at Jefferson at Westtown apartment complex, and took part in a quarterly Emergency Management training.

### **D. Finance Department – Cindi King**

Ms. King reviewed the June financial report, which is available on the Township website. Ms. King recommended beefing up cash reserves in the sewer fund to 15% of sewer fund revenue to cover things like the Pleasant Grove pump station project. She expressed her opinion about the possibility of needing to increase sewer rates in the future.

Mr. Pomerantz asked Ms. King if she saw the need to increase taxes in the next 2-3 years. Ms. King replied that she has concerns over the ability to sustain the quality of services, including police department, without a tax increase. She also stated that there are many capital projects in the works, and that the Township may need to consider cutting back on capital expenses to avoid the need to raise taxes.

### **V. Public Comment (Non-Agenda Items)**

Bill McElhill, 1543 Carmac Road, stated that he would like to understand the Police Patrol Units (PPUs) cost distribution. He summarized that Westtown's contribution was \$3.9 million for 11,000 residents or \$360/resident while East Goshen's cost per resident is \$274. Mr. McElhill asked why Westtown residents pay a higher rate and questioned the algorithm for PPUs. Chief Bernot explained that it was up the Townships' decision on how to distribute the service. She stated that for the last several years, 44.5% of the cost of services has been paid by Westtown and 55.5% by East Goshen. She explained that the percentage of Westtown's budget that goes to police protection is higher than East Goshen, because East Goshen has higher number of commercial property and a higher tax base. Mr. Pomerantz recommended for Mr. McElhill to attend the monthly Police Commission meetings. Mr. McElhill also asked where he could find the Police Commission meeting minutes. He also asked Chief Bernot about her feelings of being excluded from the discussion regarding the agreement for police study that Westtown entered into. Chief Bernot deferred the question to the Board. Police Commissioner Mr. Pomerantz stated that the Board had previously addressed that.

Richard Pomerantz, 1005 Robin Drive, moved to the audience podium, and speaking as a resident, expressed his disappointment in the level of political discord in our country that was exhibited by the assassination attempt on former President Trump this week. He emphasized the need for political differences to be resolved diplomatically. He also spoke of the political climate that existed when Robert Kennedy was assassinated, and urged people to read Senator Kennedy's speech from April 5, 1968, stating that his words resonate as much today as they did then.

Mr. Raman Patel, 811 E. Sage Road, asked the Board to consider a change to the June 17 minutes to note that during the discussion regarding the fence matter he stated that he has a medical condition.

Brenda Bernot stated that Police Commission meeting minutes are posted after they are approved, and that videos of the meetings are available on YouTube for six months.

Janet Amighi, 1461 Overhill Road, stated that she was pleased to learn recently that the Township has become a member of Bird Town PA, and is a member of the West Chester Area Council of Governments (COG). Mr. Pomerantz stated that the first Bird Town meeting is scheduled for 6:15pm on July, 23, and encouraged Ms. Amighi to attend. Mr. Yost stated that the next COG meeting is scheduled for July 18. He explained that the COG was created so that municipalities can problem-solve collectively, gain leverage to deal with various projects, and create best practices.

## **VI. Old Business**

There was none.

## **VII. New Business**

### **A. Consider Authorization of Act 247 Review of Proposed Zoning Ordinance Amendments**

Mr. Foster stated that the Township solicitor has drafted an ordinance to rescind Visual Arts Center (VAC) provisions from the zoning ordinance, and recommends authorizing Act 247 of the draft by the Chester County Planning Commission (CCPC). Mr. Yost made a motion to authorize Act 247 review by the CCPC of the proposed zoning ordinance amendments. Mr. Pomerantz seconded. There was no public comment, and the motion passed 3-0.

### **B. Authorize Advertisement of Ordinance 2024-05, Amending Chapter 144 (Stormwater) of the Westtown Township Code**

Mr. Yost made a motion to authorize advertisement of Ordinance 2024-05 amending Chapter 144, Stormwater, of the Township code to amend Article VII, Operation and Maintenance (O&M) Responsibilities and Easements, §144-703, Operation and Maintenance agreements, to attach Appendix E, the Township's form of a Stormwater Best Management Practices (BMPs) and Conveyances Operation and Maintenance Agreement. Mr. Pomerantz seconded. There was no public comment. The motion passed 3-0.

### **C. Authorize Advertisement of Street Road & Shady Grove Way Signal Modernization Project**

Mr. Foster stated that Pennoni Associates Inc. has prepared the bid package for the Street Road (Route 926) and Shady Grove Way traffic signal modernization project to replace existing span wire supports with mast arms, replace loop detectors with video detection, implement new timings, and add battery backup. He recapped that the Township has been awarded a Green Light Go Grant in the amount of \$267,125 from the Pennsylvania Department of Transportation (PennDOT) for this project.

Mr. Yost made a motion to authorize the advertisement of the Street Road and Shady Grove Way Green-Light-Go project bid package. Mr. Pomerantz seconded. There was no public comment. The motion passed 3-0.

### **D. Consider Change Order #2 from MECO Constructors, Inc. for Oakbourne Park Project**

Mr. Foster explained that this change order in the amount of \$130,513 primarily represents additional gravity block walls, stain and graffiti seal for the gravity walls, asphalt base repair to the driveway and parking lot, and other minor items as outlined in the change order. He noted that this change order brings the total adjusted contract price to date to \$5,603,063.00.

Mr. Yost made a motion to approve a change order number to our contract with MECO Constructors, Inc. in the amount of \$130,513.00 to be funded with American Rescue Plan Act (ARPA) funds. Mr. Pomerantz seconded. There was no public comment. The motion passed 3-0.

**E. Authorize Reimbursement Request for DCNR-LWCF Grant for Oakbourne Park Project**

Mr. Foster stated that the Township has received \$764,608 of the \$1,500,000 awarded by the Department of Conservation and Natural Resources (DCNR). He provided that a 10% retainer of \$150,000 is held by DCNR until the project is completed, leaving a maximum of \$585,392 available to request reimbursement at this time.

Mr. Yost made a motion to authorize the Township Manager to submit a reimbursement request for the Land and Water Conservation Fund (LWCF) grant to DCNR in the amount of \$585,392. Mr. Pomerantz seconded. There was no public comment. The motion passed 3-0.

**F. Consider Award of Pleasant Grove Force Main Reconstruction Contract**

Mr. Foster stated that Township received three bids for the Pleasant Grove force main reconstruction project. He explained that Option A includes full replacement of the force main and ties into both ends of the portion replaced in 2019 and that Option B includes force main replacement from the pump station to the eastern end of the portion replaced in 2019. Mr. Foster provided that Carroll Engineering Corporation and Township staff have reviewed the bids and recommend full replacement of the force main be awarded to the low bidder, DOLI Construction Corporation in the amount of \$1,676,560. He also added that the Township budgeted \$1,000,000 for this project, leaving a funding shortfall of \$676,560 to be funded with the Sewer Fund Capital Reserves.

Mr. Yost made a motion to award the Pleasant Grove force main reconstruction contract Option A (full replacement) to DOLI Construction Corporation in the amount of \$1,676,560, with \$676,560 to be funded with the Sewer Fund Capital Reserves. Mr. Pomerantz seconded. There was no public comment, and the motion passed 3-0.

**G. Consider Construction Oversight Proposal from Carroll Engineering Corp for Pleasant Grove Force Main Reconstruction Project**

Mr. Foster stated that Carroll Engineering Corporation has provided proposals for construction oversight of the Pleasant Grove force main reconstruction project in the amount of \$58,241.00 for Option A.

Mr. Yost made a motion to execute the construction oversight proposal with Carroll Engineering Corporation in the amount of \$58,241 to be funded with the Sewer Fund Capital Reserves. Mr. Pomerantz seconded. There was no public comment, and the motion passed 3-0.

**H. Authorize Release of Remaining Escrow Funds for Westtown Reserve**

Mr. Foster provided that as per the maintenance agreement executed May 16, 2022, the developer of Westtown Reserve, Gardens at Westtown, LP, posted a cash escrow of \$12,607.65 to cover the cost of any anticipated repairs and maintenance for an 18 month period ending October 16, 2023. He further explained that McCormick Taylor, former Township Engineer for this project, reviewed the project and determined there are no outstanding items secured by the maintenance escrow.

Mr. Yost made a motion to authorize release of \$12,607.65 to Gardens at Westtown, LP. Mr. Pomerantz seconded. There was no public comment, and the motion passed 3-0.

#### **I. Consider Appointment to Parks & Recreation Commission**

Mr. Foster tabled this item.

### **VIII. Announcements**

Mr. Foster made the following announcements:

#### **A. The Township is seeking applicants for the Director of Zoning and Code Enforcement**

The full job description can be found on the Township website. Interested applicants should send their resume and letter of interest to Township Manager.

#### **B. The Township is seeking applicants for the Parks & Recreation Commission and the Historical Commission** - Information on what each of these commissions do can be found on the Township website. Interested residents should submit a resume or brief statement of interest to the Township Manager. Applicants must be current in all municipal obligations.

#### **C. The Township is seeking applicants for the Zoning Hearing Board alternate** - Information on responsibilities of the ZHB can be found on the Township website. Interested residents should submit a resume or brief statement of interest to the Township Manager. Applicants must be current in all municipal obligations.

#### **D. Parks & Recreation Commission Photo Contest** - Photos must be taken in Westtown Township. Full contest rules can be found on the P&R page of the Township website. The winners will be announced at Westtown Day on Sunday, October 6.

#### **E. Yard Waste Pick-Up – Saturday, August 10, 2024** - Yard waste must be in biodegradable paper bags or containers that can be dumped. Plastic bags are not accepted. Branches under 3" in diameter must be cut approximately 3' in length, bundled, and tied, and placed at the curb by 7:00 AM on collection day. No rocks, logs, stumps, dirt, or ashes will be taken.

### **IX. Public Comment (All Topics)**

There was none.

### **X. Payment of Bills**

Mr. Yost made a motion to approve the General Fund bills in the amount of \$412,139.34, Enterprise Fund bills of \$33,259.19, PLGIT P-Card bills of \$143,049.13, Capital Project Fund bills of \$208,819.46, and Debt Service of \$500, for a grand total of \$797,767.12. Mr. Pomerantz seconded. There was no public comment, and the motion passed 3-0.

### **XI. Adjournment**

There being no further business, Mr. Foster made a motion to adjourn the meeting at 8:40 PM.

Respectfully submitted,  
Liudmila Carter  
Township Manager

**WESTTOWN TOWNSHIP**  
**PUBLIC WORKS DEPARTMENT MONTHLY REPORT**  
**JUNE/JULY 2024**

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**ROADS**

- ◆ Storm clean-up of several large trees and branches, lasting four days.
- ◆ Completed roadside mowing of heavily vegetated areas.
- ◆ Repaired four concrete stormwater inlets in various locations.
- ◆ Repainted intersection pavement markings.
- ◆ Attended Delchester Public Works meeting on watershed protection for MS4 credit.

**BUILDINGS, PARKS, AND OPEN SPACE**

- ◆ Repainted parking lot lines and crosswalks at Township buildings.
- ◆ Mowed all grass areas 4 times.
- ◆ Hauled out approximately 60 yards of accumulated tree and vegetation debris to a composting facility.

**OAKBOURNE PARK AND MANSION**

1. Continued oversight of the athletic core improvement project.
2. Cleaned Mansion rain gutters and blocked off open areas of the roof area to prevent nesting birds.
3. Installed security cameras and electronic locks on the restroom at the athletic core.
4. Re-graded perimeter of Oakbourne pavilion and installed concrete pavers for erosion control.
5. Cleaned accumulated dirt and debris in the mansion basement and boiler room.
6. Replaced stolen bucket swing at the playground.
7. Install two dedicated park benches with the assistance of Friends of Oakbourne.
8. A contractor removed six hazard trees from the Cope tract driveway.
9. Removed a hazard tree adjacent to the pavilion.

**PARKS AND OPEN SPACE**

1. Removed debris from the Plumly OS invasive removal project.
2. Contractor performed invasive weed removal and maintenance in Tyson Park bioswale area.
3. Began the Thorne Drive basin retrofit MS4 project.
4. Inspected playground structures for safety hazards.
5. Inspected stormwater retention basins for proper operation.



## WASTEWATER

- ◆ Two afterhours responses for an air compressor and power failure at WWTP.
- ◆ Worked with consulting engineer on Pleasant Grove Force Main replacement project bid review.
- ◆ Removed one pump at PGPS for repair.
- ◆ Removed one pump from Kirkwood PS for repair.
- ◆ Monitored the slip-lining project in the Wickerton neighborhood.
- ◆ Replaced an underground effluent diverter valve at WCC.
- ◆ Install concrete pad for sampler unit at WCC.

## EQUIPMENT MAINTENANCE AND REPAIR

- ◆ Repaired the throttle cable on a Powerstar field tractor.
- ◆ 67-29 – Took delivery of a new crane/utility truck.
- ◆ Repaired a major oil and coolant leak on the engine of a backhoe.
- ◆ Serviced all traffic signal generators.
- ◆ Replaced the pintle hitch on the mowing trailer.
- ◆ Took delivery of two walk-behind mowers to facilitate park lawn maintenance.

## FUTURE PROJECTS

- ◆ Ongoing oversight of Oakbourne Park athletic core improvement project.
- ◆ Perform another roadside mowing and OS field mowing before school begins.
- ◆ Complete Oakbourne Park Construction project and prepare park for public use.
- ◆ Install informational sign panels throughout the park.
- ◆ Continue oversight on the Thorne Drive basin conversion.
- ◆ Hazard tree removal along Oakbourne Road.

**MARK GROSS**  
**DIRECTOR OF PUBLIC WORKS**

# WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING MINUTES

Stokes Assembly Hall, 1039 Wilmington Pike  
Wednesday, July 17, 2024 – 7:00 PM

## **Present**

Commissioners Jack Embick (JE), Russ Hatton (RH), Tom Sennett (TS), Jim Lees (JL), Brian Knaub (BK), Kevin Flynn (KF) and Joseph Frisco (JF). Township Manager and Director of Planning & Zoning Mila Carter was also present.

## **Call to Order and Pledge of Allegiance**

Mr. Embick called the meeting to order at 7:01 PM.

## **Adoption of Agenda (TS/JL) 6-0**

Mr. Sennett made a motion to adopt the agenda. Mr. Lees seconded. All were in favor of the motion.

## **Approval of Minutes (KF/JL) 6-0**

Mr. Flynn made a motion to adopt the meeting minutes from June 19, 2024. Mr. Lees seconded. All were in favor of the motion.

## **Announcements**

1. Ms. Carter announced that the Township received the land development application for construction of Chase Bank at Westtown Marketplace shopping center. She expects the applicant to present their proposal at the next Commission's meeting.

## **Public Comment – Non Agenda Items**

1. Mr. Flynn asked whether there was any progress on the settlement agreement for the Stokes Estate Conditional Use application. Ms. Carter stated there was not.

## **New Business**

None.

## **Old Business**

### **1. Ordinance Amendments – Fences**

Mr. Embick recapped that in 2023, Township staff evaluated the existing fence regulations and requested the Commission's feedback on potential changes, including their applicability, regulated setbacks, maximum height, and use of barbed wire and/or other anti-trespassing materials. He said that the Commission paused the review of amendments due to Mr. Patel's request for relief from the height restrictions to retain his fence, which was built without a permit. Mr. Embick stated that Mr. Patel came before the Commission several times, and that he also appeared before the Board of Supervisors with his request for ordinance amendments. Mr. Embick summarized that Mr. Patel attempted to obtain a variance from the Zoning Hearing Board (ZHB), but his request was denied. Mr. Patel appealed that decision to the Court of Common Pleas, which upheld the ZHB decision. Mr. Patel has returned to the Township asking for a legislative change.

Mr. Embick suggested to continue the discussion on potential amendments and address some of the issues that have been brought to the Commission's attention. He asked whether the Planning Commission had reviewed the previously provided summary of suggestions and was ready for the discussion. He also mentioned that someone suggested forming a subcommittee to review the issues in depth and provide better guidance to the Commission for possible action and recommendations to the Board of Supervisors.

Mr. Sennett expressed that an open meeting was a cumbersome way to draft an ordinance for various reasons. He supported delegating several members to perform that work, and suggested looking into obtaining input from a professional planner. Ms. Carter made a point that the purpose of the evaluation was to provide enough detail on the issues associated with fence requirements to get the necessary feedback from the Commission, which she could use to draft ordinance amendments. She also noted that she is a professional planner by education and experience, and did not see a need for an outside consultant. Ms. Carter referred to the memo outlining the issues with fence provisions, which she felt was a comprehensive list that can be further expanded via discussions with the Planning Commission. Mr. Sennett felt that the list was well thought out.

Mr. Flynn supported Mr. Sennett's idea of a subcommittee for ordinance amendments, which would then present their suggestions to the Commission. Mr. Embick recommended that the subcommittee be limited to three members due to the Sunshine Law. Mr. Sennett, Mr. Frisco, and Mr. Lees volunteered to meet in the next two weeks to work through the list. Mr. Hatton proposed that the subcommittee have parameters or common items to focus on rather than redo the entire fence ordinance. Mr. Embick asked whether Mr. Patel had any comments. Mr. Patel voiced that he would save his comments until after he sees what the subcommittee suggests.

## **2. Official Map – Continued Discussion**

Mr. Embick pointed out that Ms. Carter provided additional details on trails and bikeways to the map. He noted that added features were the result of the previous discussion about building connectivity between Oakbourne Park, Crebilly open space, and other areas of the Township. Ms. Carter noted that some of those features have been included for reference purposes only, including proposed trails within the Township-owned open spaces, and there was no additional benefit of adding them to an official map. She explained that the focus should be on features that might require easements or additional land area needed to build that connectivity, for example a potential trail from Oakbourne Park to Westbourne Road along the railroad track and behind properties on Wood Lane. Ms. Carter also pointed out that trails proposed by the Commission are part of the adopted Comprehensive Plan (2019).

Mr. Sennett asked Ms. Carter if the Board had any feedback on the Commission's request to connect Oakbourne Park with the surrounding neighborhoods such as Pleasant Grove. Ms. Carter stated that connectivity was discussed previously at the Board's workshop during their discussion about designation of remaining ARPA funds. She noted that the Township staff proposed to dedicate the funds to parking and connectivity improvements at the park to build on the momentum. Ms. Carter believed that the Board was in support of addressing the parking deficiency, and wants to focus on creating a pedestrian connection between the Mansion Core and Cope Tract across S. Concord Road. She suggested that the Commission present their proposal to the Board.

Mr. Sennett asked if the official map can be amended in the future. Ms. Carter assured it can be, adding that several municipalities amend their official maps annually, as opportunities present themselves. Mr. Embick asked the Commission whether there was an interest in forming a group to brainstorm additional ideas for the official map. He also asked the Township staff for any suggestions. Ms. Carter suggested considering recreational opportunities on the east side of the Township. Mr. Hatton pointed out that it would be beneficial to depict sidewalks, for ease of evaluating future connection opportunities. Ms. Carter agreed and added that mapping pedestrian walkway easements will be helpful as well. She provided that the next step would be to obtain an ESRI license to perform this work internally or to obtain some assistance. Mr. Hatton and Mr. Knaub volunteered to work on additional features and report back to the Commission.

**Public Comment**

None.

**Reports**

1. Mr. Knaub gave the report from the July 15 BOS meeting.

**Adjournment (JE/RH) 7-0**

The meeting was adjourned at 8:18 PM.

Next PC Meeting:

- **August 7, 2024, 7:00 PM**

PC Representative at next Board of Supervisors Meeting:

- **Monday August 5, 2024, 7:30 PM** –Joe Frisco/Kevin Flynn

Respectfully submitted,  
Mila Carter  
Planning Commission Secretary

DRAFT

# WESTTOWN TOWNSHIP HISTORICAL COMMISSION MEETING MINUTES

Westtown Municipal Building, 1039 Wilmington Pike  
Tuesday, May 14, 2024 - 7:00 PM

In attendance: Chair Pamela Boulos (PB), commissioners David Walter (DW), Dan Campbell (DC), and Stephen Wahrhaftig (SW). Also present were Township Manager Mila Carter, Township Supervisor Tom Foster, and Township Solicitor Patrick McKenna. Absent was Commissioner Patrick McDonough.

## **Call to Order**

Pam Boulos called the meeting to order at 7:06 pm. David Walter made a motion to move some business discussion forward, so as not to burden Tom Foster and Patrick McKenna with those discussions. Pam Boulos seconded the motion, which was carried unanimously.

## **Adoption of Agenda (SW/DW) 4-0**

Pam Boulos made a motion to adopt the agenda as modified. David Walter seconded. All were in favor of the motion.

## **Approval of Minutes from April 9, 2024 (PB/DW) 4-0**

Pam Boulos made a motion to approve the minutes. David Walter seconded. All were in favor of the motion.

## **Public Comment (Non-agenda items)**

None.

## **Old Business**

### **1. Historic Preservation Ordinance**

Tom Foster discussed his concerns about some of the implications of the proposed ordinance, in particular, delaying approval of building permit applications. He felt that the Commission has spent an inordinate amount of time on this project. Patrick McKenna offered his observations on some inconsistencies in the proposed ordinance language. He mentioned that he expected residents to be offered an opportunity to provide feedback on the proposal and asked about the process for doing this. There was a discussion regarding the difference between special exception and conditional use. Patrick pointed out that conditional use process is more expensive for the applicants. Pam Boulos suggested that the Commission be given an opportunity to review pertinent building permit applications in order to make recommendations to the Zoning Hearing Board. There was an in depth discussion on the permit issuance process. Patrick McKenna felt that the current draft ordinance amendments citing Pennsylvania code was doubtful, and expressed that timelines are not well specified in the state law.

David Walter brought up the subject of demolition of historic resources, which prompted a discussion of timelines for building permit approvals. Mila Carter noted that the Township responses are required within 15 business days for residential building permit approvals and within 30 business days for commercial properties. She pointed out that the Commission meets once a month, making it challenging to meet the timelines for permit issuance.

Patrick McKenna brought up the confusion in using the terms “historic map” verses “historic list.” He suggested that the Commission considered using the list as the official reference for historic properties. Patrick McKenna also asked to clarify the term “objects”

pertaining to historic resources. Dave Walter provided an example, such as a corn crib, signage, and markers. Patrick McKenna asked whether such objects were included on the list. Dave Walter responded that they were not.

Tom Foster suggested that prior to implementing the draft ordinance, the Township should arrange a comprehensive review and update the historical resources list. He recommended that it should be done by a competent consultant.

Patrick McKenna offered his thoughts on the proposed additional use provisions. He cited examples, such as the modification of accessory dwellings including multi-family dwellings. Mila Carter mentioned that there was a recent inquiry for a potential use of a winery at one of the Crebilly Farm lots.

The Commission also discussed facade easements. In principle, Patrick McKenna had no problem with encouragement of construction styles, but felt that imposing a façade easement might be problematic, considering that the current inventory of historic resources does not include information about architectural styles of specific buildings. It was suggested to require permit applicants to provide photographs as a part of the review process.

Patrick McKenna discussed the applicability and administration of the Secretary of the Interior standards in the review process. The Commission agreed to attach an appendix containing these standards to the draft ordinance. Patrick McKenna also suggested not to use 'non-contributing resource' because all proposed provisions are only applicable to contributing resources. He suggested to provide a definition for a contributing resource.

Tom Foster suggested that given the additional work required on the ordinance and the priority of completing the land acquisition of the Crebilly Farm, the proposed ordinance might not be finalized until the end of 2024. He anticipated that the final review and potential approval to be completed in spring of 2025.

## **2. Westtown Day 2024**

Stephen Wahrhaftig proposed having a table at the event with information about the Commission, its activities, and copies of the Westtown history book for sale. The Commission questioned the need to continue doing the archaeological dig activity, and brainstormed other potential ideas for interaction with the public. The Commission also discussed details of offering tours of Oakbourne Mansion during the event. David Walter asked about the possibility of moving Westtown Day to a Saturday, which may be more convenient for residents, with fewer conflicts with football games.

## **3. Westtown250**

The Commission briefly reviewed the schedule of upcoming meetings held by Chester County and other organizations to discuss combined efforts for celebration activities. Mila Carter suggested that the Commission provide a list of ideas to the Board at the upcoming workshop for a feedback.

## **New Business**

### **1. History Lectures**

David Walter reminded everyone that he will be giving the next lecture, at 10 am on Saturday, June 22<sup>nd</sup>. The topic will be the History of Westtown. Stephen Wahrhaftig suggested manning a table promoting the sale of the Westtown history book and collecting contact information from attendees. He felt that this would free up Mila Carter from having to work both the entrance and the on-line streaming of the lecture.

### **2. Stream Name (Chester Creek watershed)**

David Walter prepared a detailed summary of his research on the name of the stream and associated family history. Based on his research, the creek was known as Taylor's Run until the USGS maps started to depict it as Walton's Run.

David Walter made a motion to recommend to the Board of Supervisors to retain the name of the creek locally known as Taylor's Run. Dan Campbell seconded the motion. The motion has passed. (DW/DC) 4-0

### **3. Markers for Taylor Militia Monument**

David Walter distributed information regarding the offer from the Philadelphia Continental Chapter of the Sons of the American Revolution (SAR) to affix SAR 'lug' medallions to the markers installed on Township open space near the Pleasant Grove pump station. He explained that this would be done at no cost to the Township.

David Walter made a motion to recommend to the Board of Supervisors the acceptance of the proposal the Philadelphia Continental Chapter of the Sons of the American Revolution (SAR) for installation of lug medallions. Stephen Wahrhaftig seconded the motion. The motion has passed. (DW/SW) 4-0

### **Public Comment (All Topics)**

None.

### **Announcements**

1. Mila Carter announced that the applicant intends to present the settlement proposal for the Stokes Estate Conditional Use application to the Board of Supervisors at their workshop on June 3<sup>rd</sup>.
2. Mila Carter also noted that the property owner of former Abbey Greene motel is proposing to demolish the motel portion of the building and to utilize the retail portion for FenceWorks business operations.

### **Adjournment (DW/PB) 4-0**

David Walter made a motion to adjourn at 9:11 pm. Pam Boulos seconded. All were in favor of the motion.

Next HC meeting: June 11<sup>th</sup> 2024 @ 7:00 pm

HC Representative at next Board of Supervisors Meeting:

- **Monday, June 3<sup>rd</sup> @ 7:30 pm** - Stephen Wahrhaftig/Patrick McDonough

Respectfully submitted,  
Stephen Wahrhaftig  
Historical Commission Acting Secretary

**WESTTOWN TOWNSHIP ENVIRONMENTAL ADVISORY COUNCIL (EAC)**  
**Westtown Municipal Building, 1039 Wilmington Pike, West Chester, PA**  
**Tuesday, July 23, 2024 7:00 PM**

**Present:** EAC members Bob Yeats (Chair), Ray Dandrea (Vice Chair), Joe Debes and Mike Gioia. Russ Hatton, Meghan Hanney, and Adam Kapp were absent. There was one guest.

**I. Call to Order**

Bob called the meeting to order at 7:13pm.

**II. Approval of Minutes, June 25, 2024**

Mike made a motion to approve the minutes of June 25, 2024. Ray seconded. There was no public comment and the motion passed 4-0.

**III. Public Comment (non-agenda items)**

None.

**IV. Old Business**

**A. Riparian Buffer Restoration Project in Plumly Open Space**

Joe provided an update that the Board of Supervisors approved the proposal for stream buffer support of Plumly Open Space by Red Tail Restoration and Land Management, LLC for this year. He explained that Red Tail intend to pull remaining invasives, especially around small native tree saplings, and will dig out, cut and trim or foliar spray the areas where invasive vines and shrubs were previously cut. Joe noted that more money would be needed for any additional work. Bob believed there was not much budget left for this year. Joe also stated that Red Tail visited the site and was impressed with the work done, and recommended against application of heavy herbicides. Ray asked about invasive plants currently in the open space a plan to prevent them from spreading. Joe explained that they were not very high at the moment.

Bob brought up question raised by Supervisors Foster about the reasoning behind choosing this particular open space for restoration, and suggested that this decision was based on environmental benefits and recreational opportunities that this project might bring to the community once it is finished. Joe asked whether the Board provided feedback on what other areas to focus. Mila suggested that the EAC review other open spaces and potentially conduct site visits to evaluate the need for restoration. She also suggested touching base with the Public Works Director, who is the most knowledgeable on the Township's open spaces.

Joe stated that he was planning to submit this project to the PA Outdoor Corp for consideration by their deadline of August 2, 2024 in order to utilize them for invasive removal next year. He expressed his frustration that he was told that he not allowed to do so, and asked for a clearer direction on the Township's approval process. Mila explained that the Board has not reviewed or approved such activities, therefore, such application cannot be submitted. She reminded the EAC that they have an advisory role, and explained that if authorized and directed by the Board, then Township staff



would submit such applications. She suggested getting feedback from the Board with the plan to submit an application next year. Joe noted that it would be too late for activities to occur in 2025. Bob suggested to focus on Red Tail completing the work this year, wait for notification about the Healing the Planet program on the EAC's application for tree planting, and to finalize priorities and budget for next year.

#### **B. Roadside Trash Removal**

Mike asked for a feedback on the pictures he provided for potential roadside cleanup opportunities. He recapped that Pam Packard suggested focusing on Township-owned roads, but he was not certain which ones they are. Mila noted that ownership information is on the Township website. Bob Yeats thought that most trash can be found along state-owned Street Road, but questioned logistics in trying to address it. Ray noted that Pam suggested looking into the area under the railroad bridge along Oakbourne Road or along S. Concord Road, but he did not know if it was worth the effort. Mike suggested asking the community if they have an interest in roadside cleanup activities and asked how it could be done via email survey. Ray volunteered to conduct a site visit to the railroad bridge and take some pictures.

#### **C. Westtown Day Participation**

Mike suggested several ideas for Westtown Day, including demonstration of composting devices, interactive matching game to identify various birds by sound, give away of soil and seeds in egg cartons, and nature stickers. Mike recommended focusing on how to improve interactions and attract families to visit the EAC table. Bob reminded everyone that the EAC discussed giving away reusable bags with the Township logo, but couldn't remember what the estimated cost was. Ray thought it was \$2,000 for specific number of bags. Bob asked what number would be needed for the event. Joe noted it would be a good idea to include in the next year's budget. Ray suggested looking into the estimated cost of 100 bags. The EAC agreed.

### **V. New Business**

#### **A. Priorities for 2025**

Joe suggested several priorities for the next year, including composting related initiatives, assistance with the Crebilly land acquisition, and evaluation of open spaces for restoration projects. Bob added the Bird Town Committee initiatives and environmental impact of developing Crebilly into meadows. Ray felt that community composting was worth continued investigation. Mila suggested they consider hosting educational sessions or workshops on relevant subjects. Bob recapped that the EAC's priorities are still aligned with the survey responses that was completed in 2022. Mike asked who came up with the survey questions and whether any of them were related to water and stream cleanups. Bob explained that he worked with Ray and other EAC members on drafting those. The EAC discussed various topics for the workshops. Mila suggested creating a list to discuss at the next meeting.

#### **B. Budget 2025**

Based on priorities discussed at the meeting, the EAC proposed the budget request for 2025 to include work activities in the Plumly Open Space (\$5,000), reusable bags (\$1,000), Bird Town Committee initiatives (\$2,000) and Westtown Day (\$1,000). Bob

noted that the Bird Town Committee will meet to discuss their initiatives and budget, and that more detail is needed on some priority items. He suggested to think about the proposed priorities and budget to finalize at the next meeting. The EAC agreed.

**VI. Bird Town Committee Report**

None.

**VII. Planning Commission Report**

None.

**VIII. BOS Report**

None.

**IX. Public Comment**

None

**X. Announcements**

None

**XI. Adjournment**

There being no further business, Bob adjourned the meeting at 8:45 pm.

Respectfully submitted,  
Liudmila Carter  
Township Manager

**ORDINANCE 2024 - 05**

**WESTTOWN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA**

**AN ORDINANCE AMENDING CHAPTER 144, STORMWATER, OF THE CODE OF WESTTOWN TOWNSHIP TO ATTACH APPENDIX E TO SECTION 144-703, OPERATION AND MAINTENANCE AGREEMENTS, AND APPENDIX F TO SECTION 144-308.H, STORMWATER PEAK RATE CONTROL REQUIREMENTS.**

**BE IT ENACTED AND ORDAINED** by the Board of Supervisors of Westtown Township, Chester County, Pennsylvania, that certain provisions of Chapter 144, Stormwater Management, of the Code of Westtown Township, as amended, be further amended as follows:

**SECTION 1.** Amends Article VII, Operation and Maintenance (O&M) Responsibilities and Easements, §144-703, Operation and maintenance agreements, to attach Appendix E, the Township’s form of a Stormwater Best Management Practices (BMPs) and Conveyances Operation and Maintenance Agreement, which is attached hereto and incorporated herein by reference as Exhibit “A.”

**SECTION 2.** Amends Article III, Stormwater Management Standards, §144-308, Stormwater peak rate control requirements, to attach Appendix F, Release Rate Map of the Chester Creek Watershed Act 167 Study, dated June 2022, which is attached hereto and incorporated herein by reference as Exhibit “B.”

**SECTION 3.** If any sentence, clause or section or part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or validity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this ordinance. It is hereby declared as the intent of the Board of Supervisors that this ordinance would have been adopted had such unconstitutional, illegal, invalid sentence, clause, section or part thereof not been included herein.

**SECTION 4.** All ordinances or parts of ordinances conflicting or inconsistent herewith are hereby repealed.

**SECTION 5.** This ordinance will be effective five (5) days after enactment.

[Remainder of page left blank intentionally]

**ENACTED AND ORDAINED** by the Board of Supervisors of Westtown Township, Chester County, Pennsylvania, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**Attest:**

**Westtown Township  
Board of Supervisors**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Thomas Foster, Chair

\_\_\_\_\_  
Edward Yost, Vice Chair

\_\_\_\_\_  
Richard Pomerantz,  
Police Commissioner

# **Exhibit A**

Return To: <i>Westtown Township</i> <i>P.O. Box 79</i> <i>Westtown, PA 19395</i> <i>610-692-1930</i>  UPI#: Property Street Address:	LEAVE BLANK For Recorder's Use Only
---	-------------------------------------

**STORMWATER BEST MANAGEMENT PRACTICES (BMPs) AND  
CONVEYANCES  
OPERATION AND MAINTENANCE AGREEMENT**

**THIS AGREEMENT**, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between \_\_\_\_\_, (hereinafter the “Landowner”), and Westtown Township, Chester County, Pennsylvania, (hereinafter “Municipality”);

**WITNESSETH**

**WHEREAS**, the Landowner is the owner of certain real property by virtue of a deed of Conveyance recorded in the land records of Chester County, Pennsylvania, at Deed Book \_\_\_\_\_ and Page \_\_\_\_\_, (hereinafter “Property”); and

**WHEREAS**, the Landowner is proceeding to build and develop the Property; and

**WHEREAS**, the Stormwater Best Management Practices (hereinafter BMP(s)) and Conveyances Operations and Maintenance Plan OR Simplified Approach Stormwater Management Site Plan \_\_\_\_\_ (title of approved plans) approved by the Municipality \_\_\_\_\_ (date) (hereinafter referred to as the “Plan”) for the Property, which is attached hereto as Appendix A and made part hereof, provides for management of stormwater within the confines of the Property through the use of BMP(s) and Conveyances; and

**WHEREAS**, the Municipality and the Landowner, for itself and its administrators, executors, successors, heirs, and assigns, agree that the health, safety, and welfare of the residents of the Municipality and the protection and maintenance of water quality require that stormwater BMP(s) and Conveyances be constructed and maintained on the Property; and

**WHEREAS**, for the purposes of this agreement, the following definitions shall apply:

**BMP – “Best Management Practice”** – Activities, facilities, designs, measures, or procedures as specifically identified in the Plan, used to manage stormwater impacts from Regulated Activities to provide water quality treatment, infiltration, volume reduction, and/or peak rate control, to

promote groundwater recharge, and to otherwise meet the purposes of the Municipality's Stormwater Management Ordinance. Stormwater BMPs are commonly grouped into one (1) of two (2) broad categories or measures: "structural" or "nonstructural." Nonstructural BMPs or measures refer to low impact development and conservation design practices used to minimize the contact of pollutants with stormwater runoff. These practices aim to limit the total volume of stormwater runoff and manage stormwater at its source by techniques such as protecting natural systems and incorporating existing landscape features. Nonstructural BMPs include, but are not limited to, the protection of sensitive and special value features such as wetlands and riparian areas, the preservation of open space while clustering and concentrating development, the reduction of impervious cover, and the disconnection of downspouts from storm sewers. Structural BMPs are those that consist of a constructed system that is designed and engineered to capture and treat stormwater runoff. Structural BMPs are those that consist of a physical system that is designed and engineered to capture and treat stormwater runoff. Structural BMPs include, but are not limited to, a wide variety of practices and devices from large-scale retention ponds and constructed wetlands to small-scale underground treatment systems, infiltration facilities, filter strips, bioretention, wet ponds, permeable paving, grassed swales, riparian buffers, sand filters, detention basins, and other manufactured devices designed to mitigate stormwater impacts. The BMPs identified in the Plan are permanent appurtenances to the Property; and

**Conveyance** – As specifically identified in the Plan, a manmade, existing or proposed facility, feature or channel used for the transportation or transmission of stormwater from one place to another, including pipes, drainage ditches, channels and swales (vegetated and other), gutters, stream channels, and like facilities or features. The Conveyances identified in the Plan are permanent appurtenances to the Property; and

**WHEREAS**, the Municipality requires, through the implementation of the Plan, that stormwater management BMPs and conveyances, as required by the Plan and the Municipality's Stormwater Management Ordinance, be constructed and adequately inspected, operated and maintained by the Landowner or their designee.

**NOW, THEREFORE**, in consideration of the foregoing promises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto, intending to be legally bound hereby, agree as follows:

1. The foregoing recitals to this Agreement are incorporated as terms of this Agreement as if fully set forth in the body of this Agreement.
2. The Landowner shall construct the BMP(s) and Conveyance(s) in accordance with the final stormwater management site plans and specifications OR Simplified Approach Stormwater Management Site Plan as approved by the Municipality in the Plan.
3. Upon completion of construction, the Landowner shall be responsible for completing final As-Built Plans of all BMPs, Conveyances, or other stormwater management facilities included in the approved stormwater management site plan as per the requirements of Section 502 of the Stormwater Management Ordinance.

4. The Landowner shall inspect, operate and maintain the BMP(s) and Conveyance(s) as shown on the Plan in good working order acceptable to the Municipality and in accordance with the specific inspection and maintenance requirements in the approved Plan and the current version of the Pennsylvania Stormwater BMP Manual, as amended.
5. The Landowner hereby grants permission to the Municipality, its authorized agents and employees, to enter upon the Property from a public right-of-way or roadway, at reasonable times and upon presentation of proper identification, to inspect the BMP(s) and Conveyance(s) whenever it deems necessary for compliance with this Agreement, the Plan and the Municipality's Stormwater Management Ordinance. Whenever possible, the Municipality shall notify the Landowner prior to entering the Property.
6. The Municipality shall inspect the BMP(s) and Conveyance(s) to determine if they continue to function as intended.
7. The BMP(s) and Conveyance(s) shall be inspected according to the following frequencies, at a minimum:
  - a. Annually for the first 5 years.
  - b. Once every 3 years thereafter.
  - c. During or immediately after the cessation of a 25-year or greater storm, as determined by the Municipal Engineer.
  - d. The Municipal Engineer may request that the landowners or landowner's designee submit an inspection report after the cessation of a 10-year or greater storm event if there is reason to believe that a BMP has sustained damage that impacts its ability to function as designed and if the BMP's failure would result in damage to downgradient properties.

Written inspection reports shall be created to document each inspection. The inspection report shall contain the date and time of the inspection, the individual(s) who completed the inspection, the location of the BMP, facility or structure inspected, observations on performance, and recommendations for improving performance, if applicable. Inspection reports shall be submitted to the Municipality within 30 days following completion of the inspection.

Landowners must notify the Municipality of BMP(s) and Conveyance(s) that are no longer functioning as designed and must coordinate with the Municipality to determine a schedule to repair or retrofit these systems to restore designed functionality.

8. The Landowner acknowledges that, per the Municipality's Stormwater Ordinance, it is unlawful, without written approval of the Municipality, to:
  - a. Modify, remove, fill, landscape, alter or impair the effectiveness of any BMP or Conveyance that is constructed as part of the approved Plan;
  - b. Place any structure, fill, landscaping, additional vegetation, yard waste, brush cuttings, or other waste or debris into a BMP or Conveyance that would limit or alter the functioning of the BMP or Conveyance;



- c. Allow the BMP or Conveyance to exist in a condition which does not conform to the approved Plan or this Agreement; and
  - d. Dispose of, discharge, place or otherwise allow pollutants including, but not limited to, deicers, pool additives, household chemicals, and automotive fluids to directly or indirectly enter any BMP or Conveyance.
9. In the event that the Landowner fails to operate and maintain the BMP(s) and Conveyance(s) as shown on the Plan in good working order acceptable to the Municipality, the Landowner shall be in violation of this Agreement, and the Landowner agrees that the Municipality or its representatives may, in addition to and not in derogation or diminution of any remedies available to it under the Stormwater Ordinance or other statutes, codes, rules or regulations, or this Agreement, enter upon the Property and take whatever action is deemed necessary to maintain said BMP(s) and Conveyance(s). It is expressly understood and agreed that the Municipality is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the Municipality.
  10. In the event that the Municipality, pursuant to this Agreement, performs work of any nature or expends any funds in performance of said work for inspection, labor, use of equipment, supplies, materials, and the like, the Landowner shall reimburse the Municipality for all expenses (direct and indirect) incurred within 30 days of delivery of an invoice from the Municipality. Failure of the Landowner to make prompt payment to the Municipality may result in enforcement proceedings, which may include the filing of a lien against the Property, which filing is expressly authorized by the Landowner.
  11. The intent and purpose of this Agreement is to ensure the proper maintenance of the on-site BMP(s) and Conveyance(s) by the Landowner; provided, however, that this Agreement shall not be deemed to create or affect any additional liability on any party for damage alleged to result from or be caused by stormwater runoff.
  12. The Landowner, for itself and its executors, administrators, assigns, heirs, and other successors in interest, hereby releases and shall release the Municipality's employees, its agents and designated representatives from all damages, accidents, casualties, occurrences, or claims which might arise or be asserted against said employees, agents or representatives arising out of the construction, presence, existence, or maintenance of the BMP(s) and Conveyance(s) either by the Landowner or Municipality. In the event that a claim is asserted or threatened against the Municipality, its employees, agents or designated representatives, the Municipality shall notify the Landowner, and the Landowner shall defend, at his own expense, any claim, suit, action or proceeding, or any threatened claim, suit, action or proceeding against the Municipality, or, at the request of the Municipality, pay the cost, including attorneys' fees, of defense of the same undertaken on behalf of the Municipality. If any judgment or claims against the Municipality's employees, agents or designated representatives shall be allowed, the Landowner shall pay all damages, judgments or claims and any costs and expenses incurred by the Municipality, including attorneys' fees, regarding said damages, judgments or claims.
  13. The Municipality may enforce this Agreement in accordance with its Stormwater Ordinance, at law or in equity, against the Landowner for breach of this Agreement. Remedies may include fines, penalties, damages or such equitable relief as the parties may agree upon or as may be

determined by a Court of competent jurisdiction. Recovery by the Municipality shall include its reasonable attorneys' fees and costs incurred in seeking relief under this Agreement.

14. Failure or delay in enforcing any provision of this Agreement shall not constitute a waiver by the Municipality of its rights of enforcement hereunder.
15. The Landowner shall inform future buyers of the Property about the function of, operation, inspection and maintenance requirements of the BMP(s) prior to the purchase of the Property by said future buyer, and upon purchase of the Property the future buyer assumes all responsibilities as Landowner and must comply with all components of this Agreement.
16. This Agreement shall inure to the benefit of and be binding upon the Municipality and the Landowner, as well as their heirs, administrators, executors, assigns and successors in interest.

This Agreement shall be recorded at the Office of the Recorder of Deeds of Chester County, Pennsylvania, and shall constitute a covenant running with the Property, in perpetuity.

SAMPLE

WITNESS the following signatures and seals:

ATTEST:

(SEAL)

For Westtown Township:

\_\_\_\_\_

(SEAL)

For the Landowner:

\_\_\_\_\_

\_\_\_\_\_

State of Pennsylvania, County of Chester

I, \_\_\_\_\_, a Notary Public in and for the County and State  
aforesaid, whose commission expires on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
do hereby certify that \_\_\_\_\_  
(Landowner/s), and \_\_\_\_\_ (for Westtown  
Township), whose name(s) are signed to the foregoing Agreement bearing date of the \_\_\_\_\_  
day \_\_\_\_\_, 20\_\_\_\_, has acknowledged the same before me in my said County and  
State.

**GIVEN UNDER MY HAND THIS** \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
**NOTARY PUBLIC**

**SEAL**








# **Exhibit B**

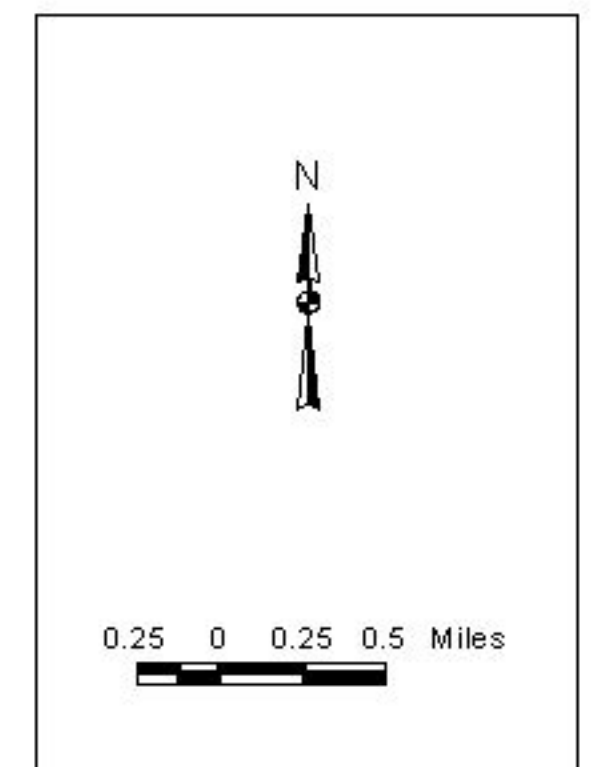


PLATE 1: RELEASE RATE MAP  
CHESTER CREEK WATERSHED  
ACT 167 STUDY

June, 2002

LEGEND

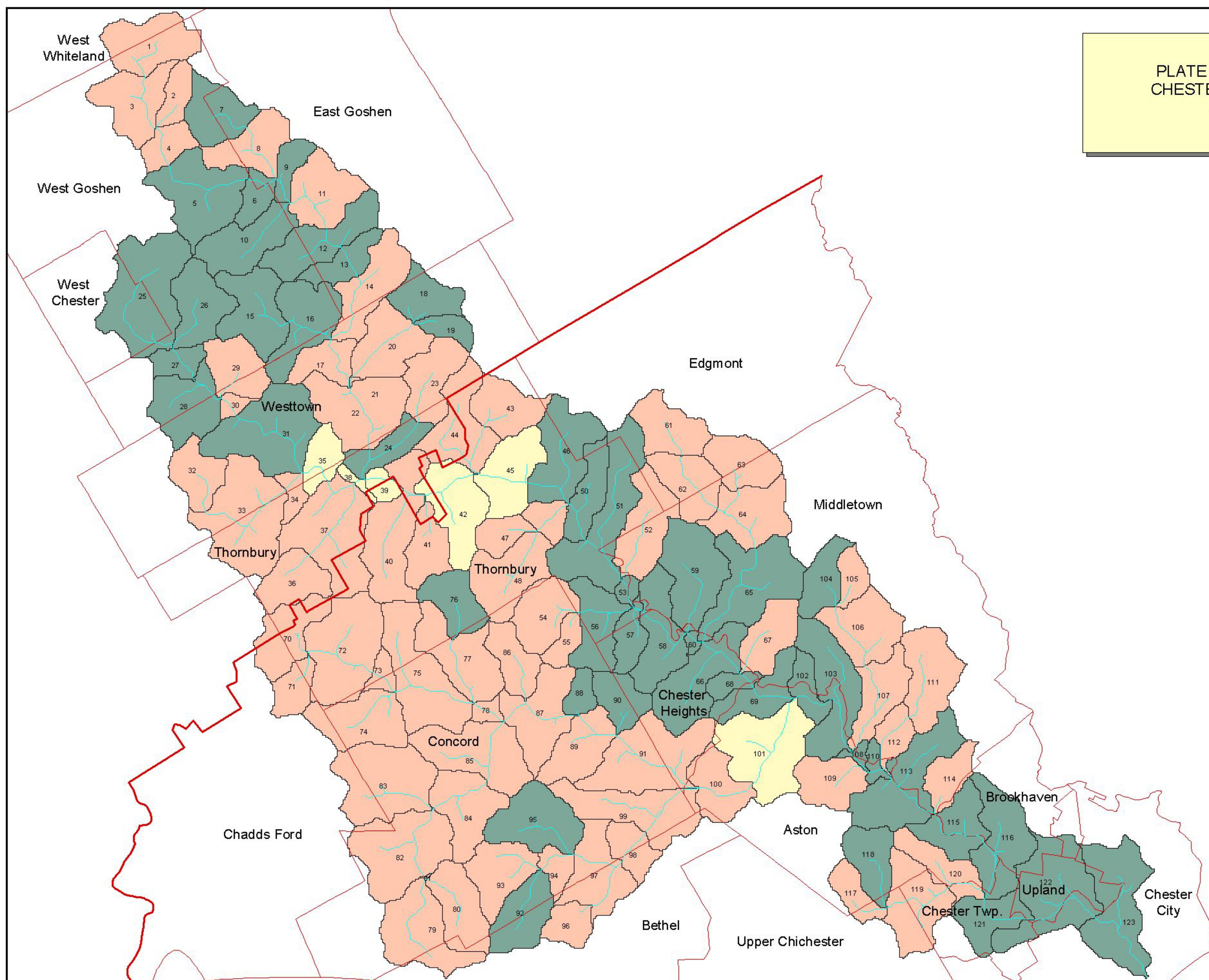
-  County Boundary
  -  Stream
  -  Municipal Boundary
- Release Rates**
-  0.5
  -  0.75
  -  1
  -  Subarea Boundaries



**Note:**

Map is for reference use only. The exact location of the stormwater management district boundaries as they apply to a given development site must be determined by mapping the boundaries using the two-foot topographic contours (or the most accurate data ) required, provided as part of the drainage plan.

Sources: Chester Creek Stormwater Modeling Report  
Gannett Fleming, December 2001





July 1, 2024

ATTN: STEPHEN ASBEL  
REGER RIZZO & DARNALL LLP  
2929 ARCH ST 13TH FLOOR  
PHILADELPHIA, PA 19104

Dear Mr. Asbel:

RE: Grantor/Grantee: SANGHO E BACK AND FLORA LEIGH BACK  
Control No.: 2023324215  
Docket No.: 2405052

The Bureau of Individual Taxes per Board of Appeals request has adjusted your account as requested striking the state and local tax assessed to \$0 as the transfer was exempt from tax and issued the refund of state transfer tax plus interest paid.

It is administratively noted Section 1111-D of the Tax Reform Code (72 P.S. Section 8111-D) provides that the political subdivision levying the tax shall issue any refund of the local real estate transfer tax. Therefore, the Department of Revenue does not issue refunds of local real estate tax. Petitioner should present a copy of this Decision to the political subdivision levying the local tax.

Since there is no longer any reason for proceeding with a formal appeal, your case will be marked "Closed".

Please contact me if you have any questions in this matter.

Sincerely,

Zachary T. Ziegler  
Direct Dial: (717) 787-5652  
Fax: (717) 787-7270  
zziegler@pa.gov

Please consider completing an appeal experience survey by clicking or scanning this QR code. This anonymous survey provides valuable information to the Board of Appeals that is used to improve the appeal process.



If you require this information in an alternate format under the provisions of Americans with Disabilities Act of 1990, please call 717.783.3664; for services for taxpayers with special hearing and speaking needs, Telecommunications Relay Service (TRS): 711.

Received in Jan 2024

# Real Estate Transfer Tax

Chester County Recorder of Deeds

From 12/1/23 12:00 AM To 12/31/23 11:59 PM



## WESTTOWN TOWNSHIP

Doc. Number	Book/Page	Rec. Date	Document Type	Consideration	Tax Paid	Commission	District Share								
<table border="0"> <tr> <td style="vertical-align: top;"> <b>Grantors</b>            COLELLA MICHAEL J            LEWIS KIM ANNE         </td> <td style="vertical-align: top;"> <b>Grantees</b>            COLELLA MICHAEL J            COLELLA KIM LEWIS            LEWIS COLELLA KIM            LEWIS KIM ANNE            400 LESLIE LN            WEST CHESTER, PA 19382         </td> <td style="vertical-align: top;">           WESTTOWN Lot/Unit 41 67-2G-16         </td> <td style="vertical-align: top;">           Legal         </td> <td colspan="4"></td> </tr> </table>								<b>Grantors</b> COLELLA MICHAEL J LEWIS KIM ANNE	<b>Grantees</b> COLELLA MICHAEL J COLELLA KIM LEWIS LEWIS COLELLA KIM LEWIS KIM ANNE 400 LESLIE LN WEST CHESTER, PA 19382	WESTTOWN Lot/Unit 41 67-2G-16	Legal				
<b>Grantors</b> COLELLA MICHAEL J LEWIS KIM ANNE	<b>Grantees</b> COLELLA MICHAEL J COLELLA KIM LEWIS LEWIS COLELLA KIM LEWIS KIM ANNE 400 LESLIE LN WEST CHESTER, PA 19382	WESTTOWN Lot/Unit 41 67-2G-16	Legal												
12004516	B: 11149 P: 245	12/14/2023	Quit Claim Deed	1.00	0.00	0.00	0.00								
<table border="0"> <tr> <td style="vertical-align: top;">           DAVIDSON LAWRENCE R            AMIGHI THEOLA KESTENBERG            AMIGHI JANET KESTENBERG            KESTENBERG AMIGHI JANET            KESTENBERG AMIGHI THEOLA         </td> <td style="vertical-align: top;">           DAVIDSON LAWRENCE R -TRU            AMIGHI THEOLA KESTENBERG -TRU            THEOLA KESTENBERG AMIGHI &amp;            LAWRENCE R DAVIDSON REVOCABLE            LIVING TRUST -BTE            KESTENBERG AMIGHI THEOLA -TRU            1461 OVERHILL ROAD            WEST CHESTER, PA 19382         </td> <td style="vertical-align: top;">           WESTTOWN CRESTWYNNE 67-2R-52         </td> <td colspan="5"></td> </tr> </table>								DAVIDSON LAWRENCE R AMIGHI THEOLA KESTENBERG AMIGHI JANET KESTENBERG KESTENBERG AMIGHI JANET KESTENBERG AMIGHI THEOLA	DAVIDSON LAWRENCE R -TRU AMIGHI THEOLA KESTENBERG -TRU THEOLA KESTENBERG AMIGHI & LAWRENCE R DAVIDSON REVOCABLE LIVING TRUST -BTE KESTENBERG AMIGHI THEOLA -TRU 1461 OVERHILL ROAD WEST CHESTER, PA 19382	WESTTOWN CRESTWYNNE 67-2R-52					
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<table border="0"> <tr> <td style="vertical-align: top;">           HYATT ELIZABETH -JEX            HYATT GARY L -EST         </td> <td style="vertical-align: top;">           WEST GOSHEN REALTY ASSOCIATES            LLC            1515 WEST CHESTER PIKE #B3            WEST CHESTER, PA 19382         </td> <td style="vertical-align: top;">           WESTTOWN Lot/Unit B-3 WESTTOWN PROFESSIONAL CENTER 67-2-408         </td> <td colspan="5"></td> </tr> </table>								HYATT ELIZABETH -JEX HYATT GARY L -EST	WEST GOSHEN REALTY ASSOCIATES LLC 1515 WEST CHESTER PIKE #B3 WEST CHESTER, PA 19382	WESTTOWN Lot/Unit B-3 WESTTOWN PROFESSIONAL CENTER 67-2-408					
HYATT ELIZABETH -JEX HYATT GARY L -EST	WEST GOSHEN REALTY ASSOCIATES LLC 1515 WEST CHESTER PIKE #B3 WEST CHESTER, PA 19382	WESTTOWN Lot/Unit B-3 WESTTOWN PROFESSIONAL CENTER 67-2-408													
12004872	B: 11150 P: 717	12/18/2023	Redetermination	0.00	2,576.93	51.53	2,525.40								
<table border="0"> <tr> <td style="vertical-align: top;">           BACK SANGHO E            BACK FLORA LEIGH         </td> <td style="vertical-align: top;">           BACK FAMILY LIVING TRUST -TRU            BACK SANGHO E            BACK FLORA L -TRU         </td> <td style="vertical-align: top;">           WESTTOWN 67-4J-17         </td> <td colspan="5"></td> </tr> </table>								BACK SANGHO E BACK FLORA LEIGH	BACK FAMILY LIVING TRUST -TRU BACK SANGHO E BACK FLORA L -TRU	WESTTOWN 67-4J-17					
BACK SANGHO E BACK FLORA LEIGH	BACK FAMILY LIVING TRUST -TRU BACK SANGHO E BACK FLORA L -TRU	WESTTOWN 67-4J-17													
12004900	B: 11150 P: 943	12/18/2023	Deed	180,000.00	900.00	18.00	882.00								
<table border="0"> <tr> <td style="vertical-align: top;">           DIGIACOMO ROBERT JAMES -TRU            DIGIACOMO PATRICIA BERNARD -TRU            ROBERT JAMES DIGIACOMO &amp; PATRICIA            BERNARD DIGIACOMO JOINT LIVING TRUST -BTE         </td> <td style="vertical-align: top;">           T MARIE PROPERTIES LLC            1515 WEST CHESTER PIKE UNIT D-2            WEST CHESTER, PA 19382         </td> <td style="vertical-align: top;">           WESTTOWN 67-2-416         </td> <td colspan="5"></td> </tr> </table>								DIGIACOMO ROBERT JAMES -TRU DIGIACOMO PATRICIA BERNARD -TRU ROBERT JAMES DIGIACOMO & PATRICIA BERNARD DIGIACOMO JOINT LIVING TRUST -BTE	T MARIE PROPERTIES LLC 1515 WEST CHESTER PIKE UNIT D-2 WEST CHESTER, PA 19382	WESTTOWN 67-2-416					
DIGIACOMO ROBERT JAMES -TRU DIGIACOMO PATRICIA BERNARD -TRU ROBERT JAMES DIGIACOMO & PATRICIA BERNARD DIGIACOMO JOINT LIVING TRUST -BTE	T MARIE PROPERTIES LLC 1515 WEST CHESTER PIKE UNIT D-2 WEST CHESTER, PA 19382	WESTTOWN 67-2-416													
12005060	B: 11150 P: 2260	12/19/2023	Deed	899,823.00	4,499.12	89.98	4,409.14								



WESTT21001

**MEMORANDUM**

**TO:** Cindi King, Director of Finance  
Liudmila Carter, Township Manager

**FROM:** Marc Morfei, Project Manager



**DATE:** July 30, 2024

**SUBJECT:** Oakbourne Park  
MECO Constructors Inc.  
Payment Request No. 15

---

We have reviewed the attached Request for Payment [No. 15] submitted by MECO Constructors Inc. and find the request consistent with the work performed and in accordance with the Contract Documents. Therefore, we recommend payment as shown in the attached application. The total amount of this request for payment less retainage is **\$129,447.67**.

Please call if you have any questions or if we can be of further assistance.

Enclosure: Pay Request [No. 15]

## REQUEST FOR PAYMENT

From: MECO CONSTRUCTORS INC.  
684 DUNKSFERRY ROAD  
BENSALEM, PA 19020

To: Westtown Township  
1039 Wilmington Pike  
West Chester, PA 19382

Invoice: 15235110  
Draw: 15  
Invoice date: 6/30/2024  
Period ending date: 6/30/2024

Contract For:

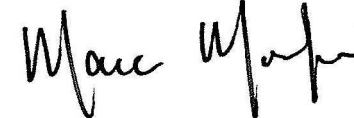
**Request for payment:**

Original contract amount	\$5,380,100.00	
Approved changes	\$222,963.00	
Revised contract amount		\$5,603,063.00
Contract completed to date		\$5,358,246.16
Add-ons to date	\$0.00	
Taxes to date	\$0.00	
Less retainage	\$320,466.50	
Total completed less retainage		\$5,037,779.66
Less previous requests	\$4,908,331.99	
Current request for payment		\$129,447.67
Current billing		\$143,830.75
Current additional charges	\$0.00	
Current tax	\$0.00	
Less current retainage	\$14,383.08	
Current amount due		\$129,447.67
Remaining contract to bill	\$565,283.34	

Project: 1-23511-0  
Oakbourne Park Improvements

Contract date:

Architect:



Scope:

Approved 7/30/2024  
Marc Morfei, Pennoni Assoc.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner	92,450.00	
Total approved this Month		
<b>TOTALS</b>	<b>92,450.00</b>	
<b>NET CHANGES by Change Order</b>	<b>92,450.00</b>	

I hereby certify that the work performed and the materials supplied to date, as shown on the above represent the actual value of the accomplishment under the terms of the Contract (and all authorized changes thereof) between the undersigned and the Westtown Township relating to the above referenced project. I also certify that the contractor has paid all amounts previously billed and paid by the owner.

CONTRACTOR: MECO CONSTRUCTORS INC.

State Of PA

County Of BUCKS

By: 

Subscribed and sworn to before me this 30<sup>th</sup> day of July, 2024

Date: 7/30/24

Notary Public   
My commission expires: 4/30/2028

Commonwealth of Pennsylvania - Notary Seal  
Wendy M. Weil, Notary Public  
Bucks County  
My commission expires April 22, 2028  
Commission number 1041388  
Member, Pennsylvania Association of Notaries

## REQUEST FOR PAYMENT DETAIL

Project: 1-23511-0 / Oakbourne Park Improvemen

Invoice: 15235110

Draw: 15

Period Ending Date: 6/30/2024

Detail Page 2 of 4 Pages

Item ID	Description	CONTRACTED				CURRENT		TOTAL TO DATE		Units to Finish
		Unit of Measure	Bid Quantity	Unit Price	Amount	Quantity	Amount	Quantity	Amount	
1	Temporary Site Controls	LS	1.00	29,000.00	29,000.00			1.00	29,000.00	
2	Temporary Erosion Controls	LS	1.00	89,000.00	89,000.00			1.00	89,000.00	
3	Site Preparation	LS	1.00	79,500.00	79,500.00			1.00	79,500.00	
4	Clearing & Grubbing	LS	1.00	44,900.00	44,900.00			1.00	44,900.00	
5	Remove Trees Over 6" Caliper	EA	25.00	580.00	14,500.00			25.00	14,500.00	
6	Remove Water Meter Vault	EA	1.00	2,300.00	2,300.00			1.00	2,300.00	
7	Earthwork	LS	1.00	662,000.00	662,000.00			1.00	662,000.00	
8	Concrete Curb	LF	2,550.00	35.00	89,250.00	20.00	700.00	2,550.00	89,250.00	
9	Bituminous Parking Lot Paving	SY	6,750.00	49.00	330,750.00			5,062.50	248,062.50	1,687.50
10	ParkingLot Pvmnt Markngs&Signs	LS	1.00	10,950.00	10,950.00					1.00
11	Concrete Sidewalk	SF	7,257.00	13.00	94,341.00	88.25	1,147.25	7,257.00	94,341.00	
12	ADA Curb Ramps	EA	8.00	2,600.00	20,800.00			8.00	20,800.00	
13	Concrete Dumpster Pad	LS	1.00	7,600.00	7,600.00			1.00	7,600.00	
14	Boulder Wall	LF	280.00	222.00	62,160.00			119.00	26,418.00	161.00
15	Parking Lot Light Poles	EA	2.00	17,750.00	35,500.00			2.00	35,500.00	
16	Flagpole Lighting	LS	1.00	16,300.00	16,300.00			1.00	16,300.00	
17	Site Electrical Outlets	LS	1.00	12,960.00	12,960.00			1.00	12,960.00	
18	ComfrtStatinBldgFnd&Cordnation	LS	1.00	25,400.00	25,400.00			1.00	25,400.00	
19	ShdPav,Ftgs&ConcPad@ComfStatio	LS	1.00	121,500.00	121,500.00			1.00	121,500.00	
20	Hex Block Asphalt Unit Paving	SY	300.00	368.00	110,400.00			300.00	110,400.00	
21	Bit Pathway-Athletic Core Area	SY	1,400.00	60.00	84,000.00			1,400.00	84,000.00	
22	Picnic Tables	EA	6.00	2,135.00	12,810.00			6.00	12,810.00	
23	StoneSeatWall@ComfortStation	LF	25.00	795.00	19,875.00			25.00	19,875.00	
24	Trash Receptacles	EA	4.00	1,780.00	7,120.00			4.00	7,120.00	
25	Benches	EA	9.00	1,400.00	12,600.00			9.00	12,600.00	
26	Collapsible Bollards	EA	3.00	2,040.00	6,120.00			3.00	6,120.00	
27	Basketball Court & Features	LS	1.00	106,000.00	106,000.00			0.95	100,700.00	0.05
28	StoneSeat/RetainWall@BsktblCrt	LF	125.00	800.00	100,000.00			125.00	100,000.00	
29	ChainLinkFence@BasketballCourt	LF	265.00	104.00	27,560.00	198.75	20,670.00	265.00	27,560.00	
30	GravityBlkWalls@BasketbalCourt	SF	735.00	77.00	56,595.00	93.00	7,161.00	735.00	56,595.00	
31	Tennis Court & Feastures	EA	2.00	85,800.00	171,600.00			1.90	163,020.00	0.10
32	ChnLnkFenc&Gates@TennisCourts	LF	730.00	142.00	103,660.00	365.00	51,830.00	730.00	103,660.00	
33	GravityBlkWalls@Tennis Courts	SF	1,726.00	70.00	120,820.00			2,008.00	140,560.00	-282.00

## REQUEST FOR PAYMENT DETAIL

Project: 1-23511-0 / Oakbourne Park Improvemen

Invoice: 15235110

Draw: 15

Period Ending Date: 6/30/2024

Detail Page 3 of 4 Pages

Item ID	Description	CONTRACTED				CURRENT		TOTAL TO DATE		Units to Finish
		Unit of Measure	Bid Quantity	Unit Price	Amount	Quantity	Amount	Quantity	Amount	
34	ConcPad-ShadStruct@TennisCourt	LS	1.00	20,800.00	20,800.00			1.00	20,800.00	
35	Tennis Backboard Wall Panel	EA	1.00	12,350.00	12,350.00					1.00
36	(3) Pickleball Courts&Features	LS	1.00	79,300.00	79,300.00			0.95	75,335.00	0.05
37	ChnLnkFnc&Gates@PicklballCourt	LF	215.00	123.00	26,445.00			215.00	26,445.00	
38	GravtyBlkWalls@PicklballCourts	SF	665.00	81.00	53,865.00			1,059.47	85,817.07	-394.47
39	Batting Cage	LS	1.00	128,300.00	128,300.00			1.00	128,300.00	
40	Flagpole,Found&AsociatedPaving	LS	1.00	8,500.00	8,500.00			1.00	8,500.00	
41	ConcStep&Hndrails#1@PickbCourt	LS	1.00	37,300.00	37,300.00			1.00	37,300.00	
42	ConcStep&Hndrails#2@TennisCourt	LS	1.00	33,100.00	33,100.00			1.00	33,100.00	
43	ConcStep&Hndrai#3@ComfStation	LS	1.00	87,200.00	87,200.00			1.00	87,200.00	
44	ConcStep&Hndrai#4@SoccerField	LS	1.00	127,900.00	127,900.00			1.00	127,900.00	
45	ConcStep&Hndrai#5@PakingLot	LS	1.00	126,700.00	126,700.00			1.00	126,700.00	
46	Surface Infiltration Basin #1	LS	1.00	112,400.00	112,400.00			1.00	112,400.00	
47	Surface Infiltration Basin #2	LS	1.00	151,800.00	151,800.00			1.00	151,800.00	
48	SubsurfaceInfiltration Basin#3	LS	1.00	224,400.00	224,400.00			1.00	224,400.00	
49	Rain Garden Basin #4	LS	1.00	10,180.00	10,180.00	1.00	10,180.00	1.00	10,180.00	
50	Rain Garden Basin #5	LS	1.00	6,980.00	6,980.00	1.00	6,980.00	1.00	6,980.00	
51	Rain Garden Basin #6	LS	1.00	6,980.00	6,980.00	1.00	6,980.00	1.00	6,980.00	
52	Rain Garden Basin #7	LS	1.00	17,600.00	17,600.00	1.00	17,600.00	1.00	17,600.00	
53	Bioretention Basin #8	LS	1.00	13,100.00	13,100.00	0.50	6,550.00	0.50	6,550.00	0.50
54	Bioretencion Basin #9	LS	1.00	12,300.00	12,300.00	1.00	12,300.00	1.00	12,300.00	
55	15" HDPE	LF	2,205.00	61.00	134,505.00			2,205.00	134,505.00	
56	24" HDPE	LF	31.00	116.00	3,596.00			31.00	3,596.00	
57	Stormwater Inlets	EA	37.00	3,405.00	125,985.00			37.00	125,985.00	
58	Stormwater Manholes	EA	14.00	4,280.00	59,920.00			14.00	59,920.00	
59	Endwalls	EA	6.00	2,210.00	13,260.00			6.00	13,260.00	
60	Not Used	EA			0.00					
61	E.PleasantGroveCulvertCrossing	LS	1.00	40,000.00	40,000.00			1.00	40,000.00	
62	New Metered Electrical Service	LS	1.00	131,800.00	131,800.00			1.00	131,800.00	
63	New Sanitary Service	LS	1.00	50,000.00	50,000.00			1.00	50,000.00	
64	New Metered Water Service	LS	1.00	54,400.00	54,400.00			1.00	54,400.00	
65	GrndHydrants(2)&AssocPlumbing	LS	1.00	3,550.00	3,550.00			1.00	3,550.00	
66	Relocat Existing12" Water Line	LF	393.00	440.00	172,920.00			393.00	172,920.00	

## REQUEST FOR PAYMENT DETAIL

Project: 1-23511-0 / Oakbourne Park Improvemen

Invoice: 15235110

Draw: 15

Period Ending Date: 6/30/2024

Detail Page 4 of 4 Pages

Item ID	Description	CONTRACTED				CURRENT		TOTAL TO DATE		Units to Finish
		Unit of Measure	Bid Quantity	Unit Price	Amount	Quantity	Amount	Quantity	Amount	
67	RelocateExistingElectricalLine	LF	100.00	50.00	5,000.00			100.00	5,000.00	
68	RelocateExistingNaturalGasLine	LF	100.00	230.00	23,000.00			101.00	23,229.68	-1.00
69	French Drain System @ Pond	LS	1.00	27,251.00	27,251.00			1.00	27,251.00	
70	NewPavedWalkPath@MansionArea	SY	410.00	99.00	40,590.00			410.00	40,590.00	
71	NewGrvIWalkingPath@PondArea	SY	360.00	162.00	58,320.00			360.00	58,320.00	
72	ResurfaceExistingGravelDrive	SY	1,100.00	34.00	37,400.00			1,100.00	37,400.00	
73	Dediciuous Shade Trees	EA	86.00	785.00	67,510.00			86.00	67,510.00	
74	Deciduous Ornamental Trees	EA	26.00	785.00	20,410.00			26.00	20,410.00	
75	Evergreen Trees	EA	47.00	505.00	23,735.00			47.00	23,735.00	
76	Shrubs	EA	438.00	62.00	27,156.00			438.00	27,156.00	
77	Ornamental Grasses	EA	32.00	28.00	896.00			32.00	896.00	
78	Basin Seed Mixes	LS	1.00	1,925.00	1,925.00	0.90	1,732.50	0.90	1,732.50	0.10
79	Lawn Seeding	LS	1.00	44,500.00	44,500.00			1.00	44,500.00	
AA1	Playground	LS	1.00	98,800.00	98,800.00			1.00	98,891.41	0.00
AA5a	ConvstExistngGravITrails-Asphlt	LS	1.00	121,300.00	121,300.00			1.00	121,300.00	
AA5b	Fixed Steel Bollards	EA	5.00	1,400.00	7,000.00			5.00	7,000.00	
ChngOrd 1	CO#1 UndrgrndTnkClsr,ReloElcLn	EA	1.00	92,450.00	92,450.00			1.00	92,450.00	
ChngOrd 2	CO#2-a Decrease Boulder Wall	EA	1.00	-35,742.00	-35,742.00					1.00
ChngOrd2b	CO#2-b Gravity Block Walls	EA	1.00	44,493.00	44,493.00					1.00
ChngOrd2c	CO#2-c AddGateSectionTennisCrt	EA	1.00	914.00	914.00					1.00
ChngOrd2d	CO#2-d CheekWallatTennisCourt	EA	1.00	7,345.00	7,345.00					1.00
ChngOrd2e	CO#2-e ExndPickleballRetWall	EA	1.00	5,000.00	5,000.00					1.00
ChngOrd2f	CO#2-f Basin 9 Debris Removal	EA	1.00	13,254.00	13,254.00					1.00
ChngOrd2g	CO#2-g Undrdrains@ParkLot&TenC	EA	1.00	6,425.00	6,425.00					1.00
ChngOrd2h	CO#2-h Stainfor RetainingWalls	EA	1.00	44,142.00	44,142.00					1.00
ChngOrd2i	CO#2-i AsphaltPavingBaseRepair	EA	1.00	30,633.00	30,633.00					1.00
ChngOrd2j	CO#2-j Basin 8 Stone & Fabric	EA	1.00	7,938.00	7,938.00					1.00
ChngOrd2k	CO#2-k HeadwallRiprap@PlesGrvR	EA	1.00	6,111.00	6,111.00					1.00

Totals				5,603,063.00		143,830.75		5,358,246.16	
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# Check Register

Westtown Township

02-Aug-24

From: 16-Jul-24 To: 05-Aug-24

Check No	Check Date	VendorNo	Vendor	Check Amount	Status
<b>Bank Account: 1 General Fund - Univest</b>					
18100	7/16/2024	1009	Ann Marie Cassidy	\$1,600.00	O
18101	7/16/2024	222	Brandywine Valley SPCA	\$1,000.00	R
18102	7/16/2024	1001154	gWorks	\$2,708.00	R
18103	7/16/2024	624	Heidelberg Materials Northeas	\$48.68	R
18104	7/16/2024	405997	Hoffmans Exterminating Co., I	\$226.00	R
18105	7/16/2024	127	In-Fleet Truck Service	\$140.00	R
18106	7/16/2024	1000597	NetCarrier Telecom Inc.	\$486.56	R
18107	7/16/2024	15	Office Basics, Inc.	\$156.44	R
18108	7/16/2024	451	PENNSYLVANIA ONE CALL	\$28.39	R
18109	7/16/2024	1000464	Perfect TEMP Heating and Co	\$225.00	R
18110	7/16/2024	148	PIRMA	\$142,969.00	R
18111	7/16/2024	5738	StrategicLink Consulting, LLC	\$2,080.00	R
18112	7/16/2024	7	Westtown-East Goshen PD	\$240.00	R
18113	7/16/2024	7162	Murphy & Murphy, Attorneys	\$12,607.65	R
18114	7/17/2024	1000721	Total Security Solutions, Inc.	\$20,270.00	R
18115	7/22/2024	7191	Code Inspections Inc	\$13,006.99	R
18116	7/22/2024	751	General Code	\$1,983.00	O
18117	7/22/2024	7196	GreatAmerica Financial Svcs	\$249.00	O
18118	7/22/2024	405420	H.A.R.I.E	\$28,106.00	R
18119	7/22/2024	127	In-Fleet Truck Service	\$565.65	R
18120	7/22/2024	1000737	Siana Law, LLP	\$168.00	O
18121	7/29/2024	5438	20/10 Solutions	\$1,120.00	O
18122	7/29/2024	1201	Charles A. Higgins & Sons, Inc	\$146.80	O
18123	7/29/2024	1000300	Comcast Xfinity	\$10.52	O
18124	7/29/2024	7129	County Lines Magazine	\$700.00	O
18125	7/29/2024	48	H. A. Weigand Inc	\$320.00	O
18126	7/29/2024	1230	Haines Landscaping & Tree S	\$3,700.00	O
18127	7/29/2024	15	Office Basics, Inc.	\$288.50	O
18128	7/29/2024	7	Westtown-East Goshen PD	\$333,225.15	O
18129	7/29/2024	32	AQUA PA	\$791.43	O
18130	7/30/2024	588	PMRS	\$6,558.93	O
<b>Bank Total:</b>				<b>\$575,725.69</b>	
<b>Bank Account: 8 Enterprise Fund - Univest</b>					
1676	7/16/2024	405677	Aqua PA General Accounting	\$225.00	R
1677	7/16/2024	878	Intercon Truck Equipment	\$71,945.00	R
1678	7/16/2024	1074	LENNI ELECTRIC CORPORA	\$267.50	R
1679	7/16/2024	5666	M&B Environmental, Inc.	\$3,097.53	R
1680	7/16/2024	1000102	WordTech Inc	\$424.20	R

# Check Register

Westtown Township

02-Aug-24

From: 16-Jul-24 To: 05-Aug-24

Check No	Check Date	VendorNo	Vendor	Check Amount	Status
1681	7/22/2024	58	East Goshen Township	\$1,284.79	R
1682	7/22/2024	5666	M&B Environmental, Inc.	\$2,402.35	O
1683	7/22/2024	61	West Goshen Township (WW	\$86,145.06	O
1684	7/22/2024	61	West Goshen Township (WW	\$50.67	O
1685	7/22/2024	61	West Goshen Township (WW	\$16,634.26	O
1686	7/29/2024	1074	LENNI ELECTRIC CORPORA	\$103.00	O
1687	7/29/2024	1196	McGovern Environmental, LLC	\$7,879.61	O
1688	7/29/2024	5709	Portnoff Law Associates, Ltd	\$3,216.88	O
1689	7/29/2024	23	Treasurer of Chester County	\$1,960.78	O
1690	7/29/2024	1164	Univar Solutions USA, Inc.	\$3,110.09	O
<b>Bank Total:</b>				<b>\$198,746.72</b>	
<b>Bank Account: 18 Capital Project Fund Univest</b>					
1371	7/22/2024	406052	Pennoni	\$8,175.00	R
<b>Bank Total:</b>				<b>\$8,175.00</b>	
<b>Total Of Checks:</b>				<b>\$782,647.41</b>	