



UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS
REGULAR MEETING,
CONDITIONAL USE HEARING

January 16, 2018
7:00 p.m.

CONTENTS

Packet Page Number (in red)

•	Agenda	1
•	Approval of Minutes	
○	Minutes of December 12, 2017	2
○	Minutes of December 18, 2017	4
○	Minutes of January 2, 2018.....	9
•	Approval of Payments	
○	Check Register	12
•	Treasurer's Report	
○	Treasurer's Memo.....	14
○	Balance Sheet	15
○	Statement of Revenues and Expenditures.....	17
•	Administration Reports	
○	Township Engineer's Report	26
■	Development Update	27
○	Building and Codes Department Report	29
○	Public Works Department Report	31
•	Land Development	
○	Ewing Tract Escrow Release Request.....	33
○	Townes at Chester Springs Escrow Release Request	36
○	Marsh Lea Pipe Material Waiver.....	40
•	Administration	
○	Ordinance Amendment re: Senior Living Facility	42



UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS
REGULAR MEETING,
CONDITIONAL USE HEARING
AGENDA
JANUARY 16, 2018 (Tuesday)
7:00 p.m.

- I. CALL TO ORDER
 - A. Salute to the Flag
 - B. Moment of Silence
 - C. Inquire If Any Attendee Plans to Audio or Video Record the Meeting
- II. APPROVAL OF MINUTES: December 12 , 2017 Board of Supervisors Workshop
December 18, 2017 Board of Supervisors Meeting
January 2, 2018 Board of Supervisors Annual Organization Meeting
- III. APPROVAL OF PAYMENTS
- IV. TREASURER'S REPORT
- V. SUPERVISORS' REPORT
 - A. Calendar:
 - January 15, 2018 Township Office is open -- Martin Luther King Jr. Day
 - There WILL BE regular Trash/Recycling Service for Zone 1 residents;
 - February 13, 2018 4:00 p.m. Board of Supervisors Workshop
 - February 19, 2018 Township Office is closed – Presidents' Day
 - There WILL BE regular Trash/Recycling Service for Zone 1 residents;
 - February 20, 2018 (Tuesday) 7:00 p.m. Board of Supervisors Meeting
 - Yard Waste, Christmas Tree Collections: January 17, February 7, February 21
Do not use plastic bags for trees or yard waste. Place materials curbside the night before to guarantee collection.
- VI. ADMINISTRATION REPORTS
 - A. Township Engineer's Report
 - B. Building and Codes Department Report
 - C. Police Chief's Report
 - D. Public Works Department Report
- VII. LAND DEVELOPMENT
 - A. Escrow Release Requests:
 - 1. Toll / Ewing - West Vincent Carriage Homes South \$61,398.76 Sanitary Sewer Improvements
 - 2. Toll / Townes at Chester Springs \$93,553.00 Sanitary Sewer Improvements
 - B. Moser Builders – Marsh Lea Pipe Material Waiver Request – Consider Approval
- VIII. ADMINISTRATION
 - A. Ordinance Amendment re: Senior Living Facility – Consider Adoption
- IX. OPEN SESSION
- X. CONDITIONAL USE HEARING:
 - Applicant: Montesano Brothers
- XI. ADJOURNMENT



Upper Uwchlan Township
Board of Supervisors Workshop
December 12, 2017
4:00 p.m.
Minutes
DRAFT

In attendance:

Kevin Kerr, Chair
Jamie Goncharoff, Vice-Chair
Guy Donatelli, Member
Cary Vargo, Township Manager
Shanna Lodge, Assistant Township Manager

John DeMarco, Police Chief
Gwen Jonik, Township Secretary
Sandy D'Amico, Supervisor-Elect
Matt Brown, Municipal Authority Administrator
Don Carlson, Municipal Authority Member

Kevin Kerr called the Workshop to order at 4:13 p.m.

Vantage Point at Chester Springs – Parcel 6C – Assisted Living

Alyson Zarro, Esq., of Riley Riper Hollin & Colagreco and Greg Stevens of Vantage Point were in attendance. Ms. Zarro reviewed the concept of a senior living facility for Byers Station Parcel 6C, the northeast corner of Byers Road and Graphite Mine Road. The initial Byers Station Land Development Plan received approval for 40,000 SF of commercial use for Parcel 6C. Vantage Point is proposing the addition to our zoning Ordinance of a “senior living use” to the Planned Residential Development zoning district (PRD), to classify it as a commercial use in that district. The senior living regulations would comply with the bulk and use regulations in zoning ordinance. The Township Planning Commission was comfortable with the Ordinance. Brandywine Conservancy questioned whether we wanted to limit this use to just 6C or did we want to allow the use anywhere else in the Township. Cary Vargo doesn’t believe there are other spaces in the Township that could meet the bulk and area requirements and where this use would be desirable. The Board favors the use and suggested the Solicitors revise the ordinance amendment to provide for the Use on only Parcel 6C.

Mr. Stevens advised they’ll propose a 126,000 SF facility – base floor is 40,000 SF -- 3 stories or 40’ height maximum - 100 units total for independent living (15 units), personal care, assisted living, memory care. Jamie Goncharoff was concerned with the height, unless it will blend into the village architecture. Mr. Stevens will look at the PRD and Conditional Use approvals, which might spell out the allowable height, and they’ll draft a rendering depicting the exterior.

Upattinas Adaptive Reuse Development

Don Carlson, Municipal Authority member and Matt Brown, Municipal Authority Administrator shared information regarding the Greenridge wastewater treatment plant capacities, and the proposed development of the Upattinas property, now known as the Open Community Corps Adaptive Reuse Development. The developer has proposed a non-traditional manner of sewage treatment for the proposed 18 condominiums on the property – each building will have an eco-flow cocoa filtering unit and septic tank, which will pre-treat the sewage before it flows to the Greenridge plant for disposal (18 EDUs, 185 gpd/EDU = 3330 gpd). ARRO contacted and toured 3 references using eco-flow systems and agrees that type of system is an option for this project. The cocoa media would have to be replaced every 10 years or so. The Authority suggests an escrow-type fund by the Developer for the initial replacement. There is disposal capacity only at the Greenridge plant.

The Adaptive Reuse of Historic Resources Ordinance does not allow for enlarging buildings except for minimal accessories, and exteriors can’t be modified unless it looks like the historic house and is subject to Conditional Use Approval. The Board appreciated the information from the Municipal Authority’s perspective.

PECO Green Region Grant – Introduction

Shanna Lodge advised the Supervisors that the Park & Recreation Board would like to submit an Application to PECO's Green Region Grant program seeking \$5,800 in matching funds for Upland Farms Park trail mapping and trail sign enhancements. The total cost of the project is estimated at \$11,600. The Township's \$5,800 is proposed in the 2018 Budget. The Board favors the project and will consider approving a Resolution at their December 18 meeting that authorizes the submission.

Ms. Lodge also advised that the Park and Recreation Board has updated the Field Use Policy. The fee schedule was removed as it is included in the Township Fee Schedule; the Policy was reviewed and received input from field users; the Policy was adjusted to be in concert with township Codes. The Board of Supervisors unanimously approved the "Park Facility and Field Use Policy" dated November 10, 2017.

Township Manager's Report

Cary Vargo reported that 7 of 10 rights-of-way and/or easements have been acquired for the Park Road Trail Phase IV project; the Black Horse ELU (Jankowski property) Conditional Use Decision & Order has been drafted for the Board's review and includes conditions that a proposed dog park will be owned/maintained by the Homeowners Association, and any references or inclusion of the adjacent parcel in West Vincent Township is removed.

Kevin Kerr announced the next Supervisors Workshop is scheduled for January 9, 2018.

Open Session

Fred Gunther displayed the overall concept plan for his commercial property at 160 Park Road, the property along Park Road between Pottstown Pike and Little Conestoga Road. This property will be developed over time, adding buildings and businesses, plenty of parking, landscaping. The beer garden was very successful this past summer and a shorter-term land development plan proposes an ordinance-compliant lit parking lot in the field (using pervious pavers) for controlled parking in the field, a vegetated buffer – a screened fence to keep the lights out of Waynebrook homes, and establishing a path between the current Park Road and Pottstown Pike parking lots for a total of 353 parking spots, and storm water management measures for now and the future. In time he envisions the current buildings housing a 160-seat restaurant, a bakery and a breakfast café.

Guy Donatelli advised Mr. Gunther to document the number of parking spaces and metes and bounds of the grass lot. Cary Vargo commented that Mr. Gunther had previously received favor with a proposed land development that included paved parking, ordinance-compliant lights and storm water management infrastructure. Mr. Gunther suggested the grass paver parking would be nicer to view in the off-season of the beer garden and the paved lot would be added as other buildings were added. The currently proposed storm water measure is an underground basin.

Guy Donatelli believes the beer garden will be even more successful in coming years and all parking areas should be paved.

Adjournment

There being no further business to be brought before the Board, Kevin Kerr adjourned the Workshop at 6:26 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary



TOWNSHIP OF UPPER UWCHLAN
BOARD OF SUPERVISORS
MEETING,
CONDITIONAL USE HEARING

December 18, 2017

7:00 p.m.

DRAFT

In Attendance:

Board of Supervisors

Kevin C. Kerr, Chair

Jamie W. Goncharoff, Vice-Chair

Guy A. Donatelli, Member

Kristin Camp, Esq., Township Solicitor

Township Administration

Cary B. Vargo, Township Manager

Shanna Lodge, Assistant Township Manager

Gwen A. Jonik, Township Secretary

Jill Bukata, Township Treasurer

Mike Heckman, Director of Public Works

Al Gaspari, Codes Administrator

Dave Leh, P.E., Township Engineer

Corporal Joseph Carr

Mr. Kerr called the meeting to order at 7:03 p.m., led the Pledge of Allegiance, and offered a moment of silence.

Approval of Minutes

Mr. Goncharoff moved to approve the minutes of the November 14, 2017 Board of Supervisors Workshop and Conditional Use Hearing, and the November 20, 2017 Board of Supervisors Meeting – with a minor revision to the last paragraph on page 4. Mr. Donatelli seconded and the Motion carried unanimously.

Mr. Kerr announced that the Montesano Brothers' Conditional Use Hearing #2 has been CONTINUED to January 16, 2018, following the conclusion of the Board of Supervisors' 7:00 p.m. business meeting.

Approval of Payments

Mr. Donatelli moved, seconded by Mr. Goncharoff, to approve the payments to all vendors as listed December 14, 2017. The Motion carried unanimously.

Treasurer's Report

Jill Bukata reported that the balance sheet remains strong; year-to-date revenues are at 99.1% of the budget; year-to-date expenses are at 87.5% of budget; Earned Income Tax receipts are \$3,442,000, which is \$275,000 greater than this time last year.

Supervisor's Report

Mr. Kerr announced that an Executive Session was held earlier this evening regarding personnel matters, and read the published calendar, as follows: December 25, 2017 Office Closed – Christmas Day; January 1, 2018 Office Closed – New Year's Day; January 2, 2018 (Tuesday) 7:00 pm. Board of Supervisors Annual Organization Meeting; January 3, 2018 4:00 p.m. Elected Auditors Annual Organization Meeting; January 9, 2018 4:00 p.m. Board of Supervisors Workshop; January 16, 2018 (Tuesday) 7:00 p.m. Board of Supervisors Meeting, followed by a Conditional Use Hearing – Montesano Brothers. Christmas tree and yard waste collection dates are December 27, 2017, January 3, 2018 and January 17, 2018.

Administration Reports
Township Engineer's Report

Dave Leh reported that the Marsh Lea subdivision has received all approvals and will begin construction relatively soon; an amended plan for the extension of the Struble Trail is under review and will be discussed as the Planning Commission's January meeting; he is working on the bid specifications for the construction of the "Village" Park, the southeast corner of Pottstown Pike and Station Boulevard, which will be advertised in January.

Building/Codes Department Report

Al Gaspari reported that 58 building permits were issued last month, totaling \$29,000+ in permit fees; and lights will be installed in the Upland Farms Park parking lot in January.

Police Chief's Report

Corporal Carr reported there were 1,098 incidents last month, including 1 criminal arrest and 107 traffic warnings. The Department would like to remind residents: 1) Holiday package deliveries left on doorsteps are a target for theft; 2) on-street parking is not allowed when there is snow/ice to be cleared.

Public Works Department Report

Mike Heckman reported that 110 work orders were submitted and completed and the Department worked on the following: 5 storm water inlets repaired; storm water inlets cleaned throughout Township; unloaded large delivery of new trash - recycling toters; trenching for electric at Upland Farms; prepared equipment for snow/ice events; salted road 3 times over the last week; roadside tree trimming throughout Township; maintenance and repair of Township owned vehicles; maintenance at Township buildings.

Mr. Donatelli reported a dangling tree branch on Stonehedge and Don Carlson reported a pot hole.

Land Development

Reserve at Chester Springs Escrow Release Request. Mr. Goncharoff moved, seconded by Mr. Donatelli, to approve release #6 to Toll Brothers of \$252,948.72 in escrow for site work completed at the Reserve at Chester Springs. Gilmore & Associates has reviewed the request and recommends the release. The Motion carried unanimously.

Townes at Chester Springs Escrow Release Request. Mr. Goncharoff moved, seconded by Mr. Donatelli, to approve release #1 to Toll Brothers of \$677,565.05 in escrow for site work completed at the Townes at Chester Springs (previously known as 270-290 Park Road). Gilmore & Associates has reviewed the request and recommends the release. The Motion carried unanimously.

Route 100 Wastewater Treatment Facility Phase II Bond Release. Cary Vargo explained that the Township took dedication of Phase II of the Route 100 wastewater treatment plant in July 2016. The Township, the Municipal Authority, and ARRO had no concerns with the maintenance bond for the construction of Phase II expiring in November 2017. The Board is requested to release and return Pulte Homes' Bond #800010025 (\$810,089.20). Mr. Donatelli moved, seconded by Mr. Goncharoff to release and return Pulte's Bond #800010025. The Motion carried unanimously.

Marsh Lea (Moser Builders) Developers Agreements. Cary Vargo explained that Moser Builders received land development approval for 21 single family homes in Upper Uwchlan and 6 in Wallace Township on property along Little Conestoga Road at the border with Wallace Township. The Developers Agreement, Financial Security Agreement, Storm Water Management Operation & Maintenance Agreement and On-Lot Sewage Management Agreement have been drafted and reviewed by the Township Solicitor and Consultants. All are in order. Mr. Goncharoff moved,

seconded by Mr. Donatelli to approve and execute these Agreements. Don Carlson and Fred Clarke made comments regarding the property on the north side of Little Conestoga Road. Mr. Vargo advised that parcel was removed from the development plan and may be offered to the State Park as it is wetlands. Alyson Zarro commented that the parcel will be retained by the Popjoy family. The Motion to approve the Agreements carried unanimously.

Village at Byers Station (Parcel 5C) Residential – Developers Agreements. Cary Vargo explained that following land development plan approval, Toll Residential has submitted Developer and Financial Security Agreements, Storm Water Management Operation & Maintenance Agreement, an Easement Agreement for Graphite Mine Road, and Deeds of Dedication for additional right-of-way for Station Boulevard and Darrell Drive, in connection with the Village at Byers Station residential development of 121 townhomes on the vacant parcel just north of the Township Building. The Township Solicitor and Consultants have reviewed the Agreements. Mr. Goncharoff moved, seconded by Mr. Donatelli, to approve and execute these Agreements. Don Carlson asked of the parcel exit onto Graphite Mine Road, which Cary Vargo advised is right turn in/right turn out only. The Motion to approve the Agreements carried unanimously.

Don Carlson commented that he is reviewing the revised sewer agreement for the McKee Group / Fetter project on Milford Road and will provide comments to Cary Vargo.

ADMINISTRATION

Submission of PECO Green Open Space Grant Application. Shanna Lodge explained that a Park & Recreation Board member has prepared a grant application for trail and sign enhancements at Upland Farms Park -- a hand-held trail map and a map of the trails at the Park entrance. It also includes the design and installation of additional trail signage and seating. The project is estimated to cost \$11,600 and the Grant is a matching funds Grant – the application seeks \$5,800 and the Township's \$5,800 is included in the 2018 Budget. Mr. Donatelli moved, seconded by Mr. Goncharoff, to adopt Resolution #12-18-17-17 authorizing the submission of the Grant Application and committing the \$5,800 in matching funds. The Motion carried unanimously.

2018 Budget and Tax Millage Rate. Cary Vargo announced the 2018 Budget for all funds totals \$10,295,773 and includes: no change in the tax millage rate of 1.034 mils, no change in the trash/recycling service fee of \$315.00/year, no change in healthcare costs, the addition of 1 full-time police officer, the construction of the Park Road Trail Phase IV (Hickory Park to Marsh Creek State Park) and re-construction of Park Road within the project, construction of the Eagle village park, continued improvements to the Upland Farms barn, and design of a Township building expansion. Mr. Vargo thanked Jill Bukata, the Department heads and staff for their work preparing the budget and staying within budget through the year. Mr. Goncharoff moved, seconded by Mr. Donatelli, to adopt Resolution #12-18-17-18 which establishes the 2018 Budget at \$10,295,773 and the 2018 Millage Rate at 1.034 mils. The Motion carried unanimously.

2018 Pension Plan Contribution Rates. Cary Vargo advised that the pension plan contribution rates for 2018 are 5% for both uniformed and non-uniformed employees. Mr. Goncharoff moved, seconded by Mr. Donatelli, to adopt Resolutions #12-18-17-19 (Non-Uniformed Employees) and #12-18-17-20 (Uniformed Employees) establishing the 2018 Pension Plan Contribution Rate at five percent (5%). The Motion carried unanimously.

2018 Emergency Services Providers. Cary Vargo advised that the Township annually designates the agencies/organizations that provide emergency services to the Township. Mr. Goncharoff moved, seconded by Mr. Donatelli to adopt Resolution #12-18-17-21 that designates the following organizations as emergency service providers to Upper Uwchlan Township residents in 2018: Lionville Fire Company, Ludwig's Corner Fire Company, East Brandywine Fire Company, Glenmoore Fire Company, Uwchlan Ambulance Corps, and the Quick Response Services (QRS) of Ludwig's Corner, East Brandywine and Glenmoore Fire Companies. Personnel from the

Township's Police and Public Works Departments are also emergency medical services responders. The Motion carried unanimously.

2018 Fee Schedule. Cary Vargo advised the 2018 Fee Schedule includes the State's increased building permit fee, the addition of permits and fees for flood plain construction, grading, generator and hot water heater replacements, and the revised layout of the Park and Recreation facility fees. Ms. Lodge clarified that the only change to Park and Rec facility fees is the hourly fee for baseball (\$20) vs. seasonal (\$15/hour average). A detailed analysis of comparable athletic facilities and users fees in the Region will be accomplished in 2018. Mr. Goncharoff moved, seconded by Mr. Donatelli, to adopt the 2018 Fee Schedule via Resolution #12-18-17-22. The Motion carried unanimously.

Black Horse ELU, LLC (Jankowski) Conditional Use Decision & Order. Kristin Camp, Esq., advised a Conditional Use Decision and Order has been drafted according to testimony following 2 public hearings for Black Horse ELU, LLC, Conditional Use Application, proposing 55 dwelling units and requesting 2 waivers which would allow internal roadway width of 28' and sidewalks on only 1 side of the road. The Board of Supervisors has reviewed the Decision which contains the following 19 Conditions of Approval. The Applicant's Solicitor, John Jaros, Esq., advises the Applicant accepts the Decision. Mr. Goncharoff moved, seconded by Mr. Donatelli, to approve and execute the Conditional Use Decision and Order. The Motion carried unanimously.

**CONDITIONAL USE APPLICATION OF BLACK HORSE ELU, LLC
DECISION AND ORDER
CONDITIONS OF APPROVAL**

1. The development shall be built and designed generally in accordance with the Revised Plan which was admitted as Exhibit A-3(a) as such plan is revised to comply with this Order and to obtain land development approval from the Board of Supervisors.
2. A maximum of 55 dwelling units shall be permitted in the residential development.
3. The development shall be built and designed generally in accordance with the testimony and evidence presented by Applicant at the conditional use hearings except if such testimony conflicts with any conditions imposed in this Order or any terms or conditions approved or imposed in the final land development plans as approved by the Board.
4. Applicant shall address to the satisfaction of the Board all outstanding comments in the Township engineer's review letter dated September 8, 2017 which was admitted as Exhibit B-18.
5. Applicant shall purchase sufficient sewer treatment capacity to provide public sewer service to the proposed single family dwellings in the development Applicant shall pay all applicable permit fees, connection fees and tapping fees and pay for the treatment capacity in an amount determined by the Township and Municipal Authority.
6. Applicant shall obtain sufficient capacity for disposal of the sewage that the development generates for disposal on suitable property approved by the Township and Municipal Authority. Applicant shall pay for the disposal capacity in an amount determined by the Township and Municipal Authority.
7. Applicant shall make all traffic improvements recommended by its traffic engineer in the TIS which was admitted as Exhibit A-9, and which are summarized in Finding of Fact No. 70, except as may be modified by this Order and subject to PennDOT approval where PennDOT has jurisdiction.
8. Applicant shall design the intersection of the Connector Road and Pottstown Pike so that if warrants are met in the future a traffic signal can be installed. Such design shall be approved by the Township Traffic Engineer and Board during land development.
9. Applicant shall implement traffic calming measures as described in Mr. Richardson's testimony on November 14, 2017 and as outlined in Finding of Fact No. 71 above.
10. Applicant shall provide open space and a trail network throughout the development as presented on the Revised Plans and in Applicant's testimony. The issue of whether the Revised Plans should be revised to include a trail on the eastern boundary of the Property leading north along Pottstown Pike shall be decided by the Board during land development. All trails shall be open to the public but maintained by the homeowners association which is created for the development. The exact location of all trails to be installed in the development shall be approved by the Board during land development.
11. Applicant shall obtain the Fire Marshal's approval for the location of the fire hydrants within the community as part of land development.
12. The final landscaping plan for the community shall be approved by the Board during land development and shall comply with the Township Code unless the Board grants waivers of certain provisions of the Code.

13. If the landscaping plan proposes street trees to be located within any publicly dedicated right-of-way, the homeowners association which is created for the community shall maintain responsibility for maintenance of all street trees. If any street trees cause heaving or damage to sidewalks, the homeowners association shall be responsible for repair and maintenance of the sidewalks.
14. Applicant shall provide a blanket easement on the final land development plan in favor of the Township which shall allow the Township to provide public services such as sewer, trash and maintenance of stormwater management facilities.
15. Applicant shall be permitted to provide on street parking in certain locations throughout the community. Appropriate locations must be approved by the Township Engineer, Fire Marshal and Board during land development approval. Where on street parking is permitted, Applicant shall prohibit on street parking on the other side of any internal street and shall designate this side of the street as a fire lane. Applicant shall install signage approved by the Township as part of land development and include the parking restriction in the Homeowner's Declaration which shall be submitted to the Board and Township as part of land development and shall be reviewed and approved by the Township Solicitor prior to recordation of the final plan.
16. Applicant shall pay the Township's transportation impact fee based on the Township Ordinances as calculated by the Township Traffic Engineer.
17. Applicant shall obtain written consent from PECO for any disturbance to PECO's facilities which are located on the Property. Such written consent shall be provided to the Township during land development.
18. Applicant shall obtain written consent from Columbia Gas for any disturbance to the pipelines which are located on the Property. Such written consent shall be provided to the Township during land development.
19. Applicant and its successors and assigns in interest to the Property shall be strictly bound by this Decision.

Authorize Filing of Writ of Scire Facias – Utility Accounts. Cary Vargo explained that there are 6 public sewer accounts and 1 trash/recycling account with balances that exceed the established Policy for filing a Writ of Scire Facias. Staff advises there's been ample communications with the property owners with no resulting payments. The Board of Supervisors appreciated the notification and advised the Staff to proceed with the actions outlined in the adopted Policy.

Open Session

Steve Senn was concerned with a storm water basin and clearing of vegetation on adjacent property. He believes it was supposed to remain natural. Al Gaspari reviewed plans and believes the basin was to be maintained, mowed. Dave Leh and Al Gaspari will review the recorded land development plan and advise.

Mr. Goncharoff expressed his heartfelt thanks and appreciation to Kevin Kerr for the wonderful job Mr. Kerr has done over the last 12 years as Township Supervisor. Mr. Donatelli echoed the sentiments.

Conditional Use Hearing – Applicant Montesano Brothers

As stated at the beginning of the meeting, the Montesano Brothers' Conditional Use Hearing #2 was Continued to January 16, 2018, following the conclusion of the Board of Supervisors' 7:00 p.m. business meeting.

Adjournment

There being no further business to be brought before the Board, Mr. Kerr adjourned the meeting at 7:43 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary



TOWNSHIP OF UPPER UWCHLAN
BOARD OF SUPERVISORS
ORGANIZATION MEETING
January 2, 2018

DRAFT

Attending:

Board of Supervisors

Jamie W. Goncharoff, Member
Guy A. Donatelli, Member
Sandra M. D'Amico, Member

Township Administration

Cary B. Vargo, Township Manager
Shanna Lodge, Assistant Township Manager
Gwen A. Jonik, Township Secretary
John DeMarco, Police Chief
Mike Heckman, Director of Public Works

District Judge Lori Donatelli administered Sandy D'Amico's Oath of Office at 6:40 p.m. The D'Amico family was in attendance.

Mr. Goncharoff, 2017 Vice-Chair, called the meeting to order at 7:00 p.m., led the Pledge of Allegiance, offered a moment of silence, and asked if anyone planned to record the meeting. There were no responses.

Organization of the Board

Mr. Goncharoff asked Mr. Vargo to conduct the election of Supervisors' Chairperson for calendar year 2018. Mr. Vargo requested nominations for Chairperson. Mr. Donatelli nominated Mr. Goncharoff, seconded by Mrs. D'Amico. Mr. Goncharoff was elected 2018 Chairperson with two in favor and one abstention (Goncharoff).

Mr. Donatelli nominated Mrs. D'Amico for Vice Chairperson for 2018, seconded by Mr. Goncharoff. The Motion carried with two in favor and one abstention (D'Amico).

Appointments

Mr. Donatelli moved, seconded by Mrs. D'Amico, to approve the following Staff Appointments, Board/Commission Member Re-Appointments, Announce Vacancies, Recognize the Board of Elected Auditors, Establish the Bond Rates, Establish the Depositories of Township's Funds, Establish the Board of Supervisors Meeting Schedule, and Establish Sandy D'Amico as the Voting Delegate to the Township Supervisors' Annual Convention in Hershey and the County Township Officials' Conventions in March and November. The Motion carried unanimously.

List of Township Staff, Consultants and Legal Firms for re-appointment for one-year terms:

a. Township Manager	Cary Vargo
b. Assistant Township Manager	Shanna Lodge
c. Township Secretary	Gwen Jonik
d. Right-To-Know (Open Records) Officer	Gwen Jonik
e. Right-To-Know Officer (Police)	Chief John DeMarco
f. Township Treasurer	Jill Bukata, C.P.A.
g. Codes Administrator	Al Gaspari
h. Assistant Codes Administrator	Gilmore & Associates
i. Township Engineer	Gilmore & Associates
j. Township Planner	Brandywine Conservancy
k. Township Traffic Engineer	McMahon Associates, Inc.

i. Township Wastewater Engineer	ARRO Consulting, Inc.
m. Township Municipal Authority Solicitor	Christopher Frantz, Esquire
n. Township Wastewater Facility Operator	Clean Water, Inc.
o. Road Master	Michael Heckman, Director of Public Works
p. Township Fire Marshal	Richard Ruth
q. Township Auditor	Barbacane, Thornton and Company
r. Township Solicitor	Buckley, Brion, McGuire, & Morris L.P.
s. Township Solicitor-Alternate	Unruh, Turner, Burke & Frees, P.C.
t. Township Labor Solicitor	Reed, Smith, Shaw, McClay
u. Zoning Hearing Board Solicitor	Craig Kalemjian, Esquire
v. Vacancy Board	William Quinn
w. Deputy Township Tax Collector	Jill Bukata, C.P.A., Township Treasurer
x. Police Department Liaison	Jamie Goncharoff

Boards and Commissions Members for re-appointment to their respective Board/Commission.

Emergency Management Planning Commission (3 Year Term):
Julie Hearn-Nicely, Tom Kelly, Richard Ruth

Historic Commission (3 Year Term): Nancy Copp

Municipal Authority (5 Year Term): Bob Watts

Park and Recreation (5 Year Term): Restructured; Appointments During 2017

Planning Commission (5 Year Term): Bob Phillips, Jim Shrimp

Technology Advisory Board (3 Year Term): Valerie Brauckman-Burgess, Peter Drinkwater

Zoning Hearing Board (3 Year Term): Ray Stubbs, Jr.

There are vacancies on the following Boards/Commissions:

Planning Commission - 1
Technology Advisory Board - 1

Recognize the Board of Elected Auditors (6-Year Term):

William Perry Hughes	Term expires December 31, 2019
Frederick Clark	Term expires December 31, 2021
Eric Gallagher	Term Expires December 31, 2023

Establish the Bond Rates:

Township Treasurer's Bond	\$2,000,000
Township Manager's Bond	\$ 100,000
Township Tax Collector's Bond	\$ 225,000

Establish Depositories of Township's Funds:

BB&T (Branch Banking & Trust Company)
Fulton Bank
Meridian Bank
Downington National Bank

Establish Depositories of Township's Funds: (Continued)

First Resource Bank - Certificate of Deposit
Penn Liberty Bank - Certificate of Deposit
Pennsylvania School District Liquid Asset Fund (PSDLAF)
US Bank - Bond interest

Establish the Board of Supervisors' Meeting Schedule for 2018:

2nd Tuesdays 4:00 PM Workshop
3rd Mondays 7:00 PM Regular Meeting
Location: Township Building, 140 Pottstown Pike, Chester Springs, PA 19425

Establish the Voting Delegate for the Pennsylvania State Association of Township Supervisors' Annual Convention – April 22-25, 2018 and for the Chester County Association of Township Officials Spring (March) and Fall (November) Conventions. Mr. Goncharoff nominated Sandy D'Amico to be the Voting Delegate. Mr. Donatelli seconded and Mrs. D'Amico accepted.

The Board concurred with the IRS Standard Mileage Rate for 2018, which is increased to 54.5 cents per mile.

Mr. Goncharoff read the following published calendar: January 3, 2018 4:00 PM Elected Auditors Annual Organization Meeting; January 9, 2018 4:00 PM Board of Supervisors Workshop; January 16, 2018 (Tuesday) 7:00 PM Board of Supervisors Meeting and Conditional Use Hearing for Applicant Montesano Brothers; Christmas Tree/yard waste collection dates are January 3 and January 17, 2018.

Resolution Opposing State House Bill 1620 "Wireless Infrastructure Deployment Bill". Cary Vargo explained that years ago, a company began to erect communications infrastructure in residential front yard and in public rights-of-ways. The company was sued. This Bill proposes the preemption of local zoning for wireless facilities. Municipalities and the Pennsylvania State Association of Township Supervisors (PSATS) are opposed to House Bill 1620 and will express that opposition to the State Representatives. PSATS will make a presentation opposing the Bill at a January 9 Hearing. Mr. Donatelli moved, seconded by Mrs. D'Amico, to adopt Resolution # 01-02-18-01, expressing Upper Uwchlan's opposition to House Bill 1620. The Motion carried unanimously.

Open Session

There were no comments offered.

Adjournment

There being no further business to be brought before the Board, Mrs. D'Amico moved to adjourn the meeting at 7:09 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Township Secretary

January 11, 2018
02:32 PM

Upper Uwchlan Township
Check Register By Check Id

Page No: 1

Range of Checking Accts: GENERAL to GENERAL Range of Check Ids: 48646 to 48729
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
48646	01/16/18	CARRJ010 JOSEPH CARR	971.96	1714
48647	01/16/18	21ST 21st CENTURY MEDIA PHILLY	347.59	1714
48648	01/16/18	ACEP0010 ACE PORTABLES, INC.	175.00	1714
48649	01/16/18	ADVANO10 ADVANCED HORTICULTURAL SOLN	10,285.00	1714
48650	01/16/18	ALLIE010 ALLIED 100 LLC	373.12	1714
48651	01/16/18	AQUAP010 AQUA PA	548.06	1714
48652	01/16/18	ARAMA010 ARAMARK	386.60	1714
48653	01/16/18	ARROC010 ARRO CONSULTING, INC.	2,555.00	1714
48654	01/16/18	BERKH030 H.A. BERKHEIMER, INC.	166.40	1714
48655	01/16/18	BRANDSPC BRANDYWINE VALLEY SPCA	1,591.35	1714
48656	01/16/18	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	3,352.25	1714
48657	01/16/18	CARAFITZ CARA FITZPATRICK	135.00	1714
48658	01/16/18	CARROENG CARROLL ENGINEERING	1,200.00	1714
48659	01/16/18	CHARLHIG CHARLES A HIGGINS & SONS	360.40	1714
48660	01/16/18	CHRISFRA FRANTZ, CHRISTOPHER	180.00	1714
48661	01/16/18	CINTA010 CINTAS CORPORATION #287	227.16	1714
48662	01/16/18	CJTIRES CJ'S TIRE & AUTOMOTIVE SERVICE	624.36	1714
48663	01/16/18	COLLIFL COLLIFLOWER, INC	235.13	1714
48664	01/16/18	COMCA010 COMCAST	542.20	1714
48665	01/16/18	DARCO010 DARC	15,987.00	1714
48666	01/16/18	DAVIS010 ROBERT L DAVIS	559.26	1714
48667	01/16/18	DELAW030 DVHT	55,500.72	1714
48668	01/16/18	DELTRUST DELAWARE VALLEY PROP&LIA TRST	17,521.38	1714
48669	01/16/18	DEMAR010 JOHN DEMARCO	1,340.09	1714
48670	01/16/18	DIGITALL DIGITAL-ALLY	245.00	1714
48671	01/16/18	DVWCT DELAWARE VALLEY WORKERS COMP	14,468.00	1714
48672	01/16/18	EAGLHARD EAGLE HARDWARE	73.31	1714
48673	01/16/18	EASTB010 EAST BRANDYWINE FIRE COMPANY	7,954.00	1714
48674	01/16/18	GATHE010 BRIAN E. GATHERCOLE	1,162.79	1714
48675	01/16/18	GILMO020 GILMORE & ASSOCIATES, INC	3,367.13	1714
48676	01/16/18	GOODY010 GOODYEAR AUTO SERVICE CENTER	1,214.40	1714
48677	01/16/18	GUTHL010 GUTH LABORATORIES, INC.	99.69	1714
48678	01/16/18	HATHO010 H.A. THOMSON	525.00	1714
48679	01/16/18	HAWEI010 H.A. WEIGAND, INC.	114.00	1714
48680	01/16/18	HELPNOW HELP NOW	3,072.13	1714
48681	01/16/18	JONESSTE STEVEN R. JONES	854.44	1714
48682	01/16/18	JONESTOM THOMAS S. JONES	1,025.56	1714
48683	01/16/18	JONIKGW GWEN JONIK	26.50	1714
48684	01/16/18	KEENC010 KEEN COMPRESSED GAS COMPANY	416.43	1714
48685	01/16/18	KEMA KEMA	120.00	1714
48686	01/16/18	KEMME010 PAUL E. KEMME	850.00	1714
48687	01/16/18	KONIC010 KONICA MINOLTA BUSINESS SOLUTI	530.42	1714
48688	01/16/18	LAWSO010 LAWSON PRODUCTS, INC.	335.39	1714
48689	01/16/18	LTLCONSU LTL CONSULTANTS, LTD	344.64	1714
48690	01/16/18	MAILF010 MAIL FINANCE	90.00	1714
48691	01/16/18	MARSH020 MARSH CREEK SIGNS	3,323.00	1714
48692	01/16/18	MCMAH010 MCMAHON ASSOCIATES, INC.	2,300.00	1714
48693	01/16/18	MEADE010 MEADE APPLIANCE	180.00	1714
48694	01/16/18	MGL00010 MGL PRINTING SOLUTIONS	251.40	1714
48695	01/16/18	MIDAT010 MID ATLANTIC CONNECTIONS, INC.	936.00	1714
48696	01/16/18	MONTE010 MONTESANO BROS.	590.40	1714

January 11, 2018
02:32 PM

Upper Uwchlan Township
Check Register By Check Id

Page No: 2

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
48697	01/16/18	NAPA0010 NAPA	488.10	1714
48698	01/16/18	NEWH0010 NEW HOLLAND AUTO GROUP	534.03	1714
48699	01/16/18	NORTH040 NORTHERN SAFETY & INDUSTRIAL	22.92	1714
48700	01/16/18	OFFIC020 OFFICE SERVICE COMPANY	254.96	1714
48701	01/16/18	PARAD010 ROBERT PARADIS	525.00	1714
48702	01/16/18	PEC00010 PECO	3,754.72	1714
48703	01/16/18	PENNBO10 PENNBOC	85.00	1714
48704	01/16/18	PENNSTAT THE PENNSYLVANIA STATE UNIV	1,240.00	1714
48705	01/16/18	PIPEX020 PIPE XPRESS, INC.	54.90	1714
48706	01/16/18	POZZA005 ADAM D. POZZA	850.00	1714
48707	01/16/18	PSATS010 PA ASSOCIATES OF TOWNSHIP SUPE	2,519.00	1714
48708	01/16/18	PURCHPOW PURCHASE POWER (PITNEY BOWES)	510.00	1714
48709	01/16/18	REAGE010 REAGENT PRINT & IMAGING	12.60	1714
48710	01/16/18	SHERMO10 KYLE S. SHERMAN	416.40	1714
48711	01/16/18	SIRSP010 SIR SPEEDY	38.00	1714
48712	01/16/18	SLOAN010 SLOAN MOTORS, INC.	123.82	1714
48713	01/16/18	STAPLADV STAPLES ADVANTAGE	253.58	1714
48714	01/16/18	STAPLCRP STAPLES CREDIT PLAN	671.80	1714
48715	01/16/18	STITE010 DAVID STITELER	350.00	1714
48716	01/16/18	SWEETWAT SWEETWATER NATURAL PRODUCTS LL	62.55	1714
48717	01/16/18	THOMA010 THOMAS J. ANDERSON & ASSOCIATE	11,100.00	1714
48718	01/16/18	TPTRA010 T. P. TRAILERS	438.11	1714
48719	01/16/18	UNLIM020 UNLIMITED TECHNOLOGY, INC	227.50	1714
48720	01/16/18	UWCHL030 UWCHLAN TOWNSHIP	24.72	1714
48721	01/16/18	VARGO005 VARGO, CARY	76.78	1714
48722	01/16/18	VERIZ010 VERIZON	489.45	1714
48723	01/16/18	VERIZ020 VERIZON WIRELESS	631.12	1714
48724	01/16/18	VERIZFIO VERIZONFIOS	120.33	1714
48725	01/16/18	VERZIPAD VERIZON IPAD	169.46	1714
48726	01/16/18	WGAMERIC WG AMERICA COMPANY	232.54	1714
48727	01/16/18	WOLFI010 WOLFINGTON BODY COMPANY, INC.	39.98	1714
48728	01/16/18	YISCO010 YIS/COWDEN GROUP, INC.	262.40	1714
48729	01/16/18	ZEPSA020 ACUITY SPECIALTY PRODUCTS, INC	126.39	1714

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	84	0	186,340.82	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	84	0	186,340.82	0.00



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

TO: BOARD OF SUPERVISORS

FROM: Jill Bukata, Township Treasurer

RE: Status Update

DATE: January 16, 2018

Finance has worked on the following items during the month

- Received and processed 27 trash and 206 sewer payments (12/15/17 to 1/11/18)
- Prepared 2018 Salary letters for employees which also includes the benefits they receive from the Township

Projects and goals

- Revise the Accounting Manual in accordance with current procedures and staffing
- Revise and update the Employee Personnel Manual

Highlights of the December 31, 2017 financial statements

- The balance sheet remains strong with cash of nearly \$6.8 million
- Year to date revenues (combined) are **\$7,762,906 or 104.3% of the annual budget**. Combined expenses are **\$6,194,962 or 97.0% of the budget**. The combined year to date net income (General Fund and Solid Waste Fund) is **\$1,567,944 before the transfers to the Capital Fund of \$1,300,000**. **It is \$267,944 after the transfer**.
- Earned income tax revenue for 2017 is \$3,674,498 which is approximately \$277,000 more than the same period last year. After allowing for the commissions paid to Keystone Collections, it is \$2,030 less than our budget.

Upper Uwchlan Township
General Fund
Balance Sheet
As of December 31, 2017

ASSETS

Cash		
01-100-000-100	General Checking - Fulton Bank	\$ 232,466.52
01-100-000-200	Meridian Bank	3,008,152.54
01-100-000-210	Meridian Bank - Payroll	83,349.42
01-100-000-250	Fulton Bank - Turf Field	284,249.62
01-100-000-300	Petty Cash	300.00
	Total Cash	3,608,518.10
Investments		
01-120-000-100	Certificate of Deposit - 7/2/18	261,637.75
		261,637.75
Accounts Receivable		
01-145-000-020	Engineering Fees Receivable	76,705.46
01-145-000-021	Engineering Fees Receivable-CU	4,420.81
01-145-000-030	Legal Fees Receivable	6,626.10
01-145-000-040	R/E Taxes Receivable	12,412.79
01-145-000-050	Hydrant Tax Receivable	783.81
01-145-000-080	Field Fees Receivables	2,495.00
01-145-000-085	Turf Field Receivables	(595.00)
01-145-000-086	EIT Receivable	23,822.63
01-145-000-090	RE Transfer Tax Receivable	20,000.00
01-145-000-095	Misc accounts receivable	60,729.59
	Total Accounts Receivable	207,401.19
Other Current Assets		
01-130-000-001	Due From Municipal Authority	61,436.86
01-130-000-003	Due From Liquid Fuels	-
01-130-000-004	Due from ACT 209 Fund	-
01-130-000-005	Due From Capital Fund	5,945.00
01-130-000-006	Due from Solid Waste Fund	-
01-130-000-007	Due from Water Resource Protection Fund	-
01-130-000-008	Due from the Sewer Fund	-
01-130-000-009	Due from Developer's Escrow Fund	8,878.34
01-131-000-000	Suspense Account	(5,766.28)
	Total Other Current Assets	70,493.92
Prepaid Expense		
01-155-000-000	Prepaid expenses	14,461.00
	Total Prepaid Expense	14,461.00
	Total Assets	4,162,511.96

LIABILITIES AND FUND BALANCE

Accounts Payable		
01-200-000-000	Accounts Payable	45,742.79
01-252-000-001	Deferred Revenues	62,427.95
	Total Accounts Payable	108,170.74

**Upper Uwchlan Township
General Fund
Balance Sheet
As of December 31, 2017**

Other Current Liabilities		
01-199-000-000	Suspense Account	
01-210-000-000	Payroll Liabilities	
01-210-000-001	Federal Tax Withheld	
01-211-000-000	FICA Tax Withheld	
01-212-000-000	Earned Income Tax W/H	6,355.18
01-214-000-000	Non-Uniform Pension	
01-215-000-000	Police Pension Withheld	
01-216-000-000	Domestic Relation W/H	
01-217-000-000	State Tax Withheld	(3.00)
01-218-000-000	Police Association Dues	3,250.00
01-219-000-000	LST Tax Withheld	(30.00)
01-220-000-000	State Unemployment W/H	397.35
01-221-000-000	Benefit Deduction-Aflac	
01-222-000-000	457 Contribution Deduction	
01-223-000-000	Direct Deposit	
01-224-000-000	Payroll Deduction Adjustments	
01-239-000-001	Due to Municipal Authority	
01-239-000-003	Due To Liquid Fuels	
01-239-000-004	Due to Act 209 Fund	
01-239-000-005	Due to Capital Fund	
01-239-000-006	Due to Solid Waste Fund	34,462.00
01-239-000-007	Due to Water Resource Protection Fund	
01-239-000-008	Due to Developer's Escrow Fund	19,500.00
01-258-000-000	Accrued Expenses	<u>110,091.29</u>
Total Other Current Liabilities		<u>174,022.82</u>
Total Liabilities		282,193.56
 EQUITY		
01-272-000-000	Opening Balance Equity	812,921.60
01-272-000-001	Retained Earnings	2,684,391.53
	Current Period Net Income (Loss)	<u>383,005.27</u>
Total Equity		<u>3,880,318.40</u>
Total Fund Balance		3,880,318.40
Total Liabilities & Fund Balance		4,162,511.96

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended December 31, 2017

GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
01-301-000-010	Current Real Estate Taxes	1,008,942.49	970,000.00	38,942.49	104.0%
01-301-000-013	Real Estate Tax Refunds	(28,551.90)	(25,000.00)	(3,551.90)	114.2%
01-301-000-030	Delinquent Real Estate Taxes	21,021.20	30,000.00	(8,978.80)	70.1%
01-301-000-071	Hydrant Tax	69,733.50	65,000.00	4,733.50	107.3%
01-310-000-010	Real Estate Transfer Taxes	442,585.45	375,000.00	67,585.45	118.0%
01-310-000-020	Earned Income Taxes	3,674,498.09	3,677,100.00	(2,601.91)	99.9%
01-310-000-021	EIT commissions paid	(49,436.81)	(50,009.00)	572.19	98.9%
01-320-000-010	Building Permits	433,561.03	150,000.00	283,561.03	289.0%
01-320-000-020	Use & Occupancy Permit	18,295.00	8,000.00	10,295.00	228.7%
01-320-000-030	Sign Permits	-	100.00	(100.00)	0.0%
01-320-000-040	Contractors Permit	2,450.00	2,000.00	450.00	122.5%
01-320-000-050	Refinance Certification Fees	3,555.00	4,000.00	(445.00)	88.9%
01-321-000-080	Cable TV Franchise Fees	248,992.87	250,000.00	(1,007.13)	99.6%
01-331-000-010	Vehicle Codes Violation	51,133.49	60,000.00	(8,866.51)	85.2%
01-331-000-011	Reports/Fingerprints	1,724.50	2,000.00	(275.50)	86.2%
01-331-000-012	Solicitation Permits	200.00	500.00	(300.00)	40.0%
01-331-000-050	Reimbursable Police Wages	3,439.86	1,000.00	2,439.86	344.0%
01-341-000-001	Interest Earnings	23,022.92	15,000.00	8,022.92	153.5%
01-342-000-001	Rental Property Income	24,000.00	24,000.00	-	100.0%
01-354-000-010	County Grants	-	-	-	#DIV/0!
01-354-000-020	State Grants	-	1,808.00	(1,808.00)	0.0%
01-354-000-030	Police Grants	-	-	-	#DIV/0!
01-355-000-001	PURTA	4,963.11	6,000.00	(1,036.89)	82.7%
01-355-000-004	Alcoholic Beverage Tax	600.00	400.00	200.00	150.0%
01-355-000-005	State Aid, Police Pension	100,942.00	85,000.00	15,942.00	118.8%
01-355-000-006	State Aid, Non-Uniform Pension	73,411.62	55,000.00	18,411.62	133.5%
01-355-000-007	Foreign Fire Insurance Tax	95,002.16	112,000.00	(16,997.84)	84.8%
01-360-000-010	Vehicle Storage Fees	-	1,000.00	(1,000.00)	0.0%
01-361-000-030	Zoning/SubDivision Land Development	7,829.37	4,000.00	3,829.37	195.7%
01-361-000-032	Fees from Engineering	105,739.41	100,000.00	5,739.41	105.7%
01-361-000-033	Admin Fees from Engineering	2,303.66	8,000.00	(5,696.34)	28.8%
01-361-000-035	Admin Fees from Legal	535.34	1,500.00	(964.66)	35.7%
01-361-000-036	Legal Services Fees	10,693.52	3,000.00	7,693.52	356.5%
01-361-000-038	Sale of Maps & Books	170.00	250.00	(80.00)	68.0%
01-361-000-039	Fire Inspection Fees	-	-	-	#DIV/0!
01-361-000-040	Fees from Engineering - CU	23,463.76	-	23,463.76	#DIV/0!
01-361-000-042	Copies	54.43	100.00	(45.57)	54.4%
01-367-000-010	Recreation Donations	-	1,000.00	(1,000.00)	0.0%
01-367-000-020	Tennis Fees	-	-	-	#DIV/0!
01-367-000-021	Field Programs	28,847.50	30,000.00	(1,152.50)	96.2%
01-367-000-025	Turf Field Fees	43,282.50	45,000.00	(1,717.50)	96.2%
01-367-000-030	Community Events Donations	13,725.00	10,000.00	3,725.00	137.3%
01-367-000-040	History Book Revenue	-	200.00	(200.00)	0.0%
01-367-000-045	Upland Farms Barn Rental Fees	300.00	-	300.00	#DIV/0!
01-367-000-089	Donations for Park Equipment	-	-	-	#DIV/0!
01-380-000-001	Miscellaneous Revenue	23,005.35	5,000.00	18,005.35	460.1%
01-380-000-010	Insurance Reimbursement	1,008.33	3,000.00	(1,991.67)	33.6%
01-392-000-008	Municipal Authority Reimbursement	220,429.24	216,667.00	3,762.24	101.7%
01-392-000-020	Transfer from Capital Fund	-	-	-	#DIV/0!
01-392-000-030	Transfer from Solid Waste Fund	-	-	-	#DIV/0!
01-395-000-000	Refund of Prior Year Expenses	-	-	-	#DIV/0!
Total Revenue		6,705,472.99	6,247,616.00	457,856.99	107.3%

**Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended December 31, 2017**

GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
GENERAL GOVERNMENT					
01-400-000-113	Supervisors Wages	1,875.00	2,500.00	(625.00)	75.0%
01-400-000-150	Payroll Tax Expense	143.43	191.00	(47.57)	75.1%
01-400-000-320	Telephone	2,304.04	2,000.00	304.04	115.2%
01-400-000-340	Public Relations	311.90	6,500.00	(6,188.10)	4.8%
01-400-000-341	Advertising	2,610.23	7,500.00	(4,889.77)	34.8%
01-400-000-342	Printing	6,195.50	1,000.00	5,195.50	619.6%
01-400-000-344	Community Notice	-	2,000.00	(2,000.00)	0.0%
01-400-000-350	Insurance-Bonding	2,881.00	4,500.00	(1,619.00)	64.0%
01-400-000-352	Insurance-Liability	26,474.53	24,378.00	2,096.53	108.6%
01-400-000-420	Dues/Subscriptions/Memberships	2,769.00	5,000.00	(2,231.00)	55.4%
01-400-000-460	Meeting & Conferences	3,963.70	6,000.00	(2,036.30)	66.1%
01-400-000-461	Bank Fees	9,903.73	500.00	9,403.73	1980.7%
01-400-000-463	Misc expenses	2,197.55	2,000.00	197.55	109.9%
		61,629.61	64,069.00	(2,439.39)	96.2%
EXECUTIVE					
01-401-000-100	Administration Wages	459,788.54	463,336.00	(3,547.46)	99.2%
01-401-000-150	Payroll Tax Expense	35,586.69	35,445.00	141.69	100.4%
01-401-000-151	PSATS Unemployment Compensation	1,170.00	1,170.00	-	100.0%
01-401-000-156	Employee Benefit Expense	99,118.00	152,289.00	(53,171.00)	65.1%
01-401-000-157	ACA Fees	171.76	340.00	(168.24)	50.5%
01-401-000-160	Non-Uniform Pension	32,608.27	35,774.00	(3,165.73)	91.2%
01-401-000-174	Tuition Reimbursements	-	4,000.00	(4,000.00)	0.0%
01-401-000-181	Longevity Pay	4,950.00	5,100.00	(150.00)	97.1%
01-401-000-183	Overtime Wages	5,095.48	5,000.00	95.48	101.9%
01-401-000-200	Supplies	19,981.99	10,000.00	9,981.99	199.8%
01-401-000-205	Meals & Meal Allowances	-	-	-	#DIV/0!
01-401-000-215	Postage	6,296.27	3,500.00	2,796.27	179.9%
01-401-000-230	Gasoline & Oil	1,559.55	2,200.00	(640.45)	70.9%
01-401-000-235	Vehicle Maintenance	755.28	500.00	255.28	151.1%
01-401-000-252	Repair & Maintenance	-	2,000.00	(2,000.00)	0.0%
01-401-000-316	Training & Seminars	7,787.92	7,000.00	787.92	111.3%
01-401-000-317	Parking/Travel	1,692.26	1,200.00	492.26	141.0%
01-401-000-322	Ipad Expenses	615.70	600.00	15.70	102.6%
01-401-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-400-000-353	Insurance-Vehicle	150.05	154.00	(3.95)	97.4%
01-401-000-354	Insurance-Workers Compensation	1,755.03	1,655.00	100.03	106.0%
01-401-000-420	Dues/Subscriptions/Memberships	4,173.43	2,500.00	1,673.43	166.9%
01-401-000-450	Contracted Services	14,142.68	6,685.00	7,457.68	211.6%
		697,398.90	740,448.00	(43,049.10)	94.2%
AUDIT					
01-402-000-450	Contracted Services	26,350.00	26,650.00	(300.00)	98.9%
		26,350.00	26,650.00	(300.00)	98.9%
TAX COLLECTION					
01-403-000-100	Tax Collector Wages	19,154.23	19,000.00	154.23	100.8%
01-403-000-150	Payroll Tax Expense	1,459.54	1,454.00	5.54	100.4%
01-403-000-200	Supplies	170.54	500.00	(329.46)	34.1%
01-403-000-215	Postage	1,694.24	2,000.00	(305.76)	84.7%
01-403-000-350	Insurance-Bonding	-	600.00	(600.00)	0.0%
01-403-000-450	Contracted Services	4,516.40	3,000.00	1,516.40	150.5%
		26,994.95	26,554.00	440.95	101.7%

**Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended December 31, 2017**

GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
LEGAL					
01-404-000-305	Reimbursable Legal Fees - CU	-	-	-	#DIV/0!
01-404-000-310	Reimbursable Legal Fees	19,631.35	10,000.00	9,631.35	196.3%
01-404-000-311	Non Reimbursable Legal	16,295.22	30,000.00	(13,704.78)	54.3%
01-404-000-450	Contracted Services	-	5,000.00	(5,000.00)	0.0%
		35,926.57	45,000.00	(9,073.43)	79.8%
COMPUTER					
01-407-000-200	Supplies	248.43	2,000.00	(1,751.57)	12.4%
01-407-000-220	Software	3,967.41	4,000.00	(32.59)	99.2%
01-407-000-222	Hardware	1,432.00	7,000.00	(5,568.00)	20.5%
01-407-000-240	Web Page	6,934.66	5,000.00	1,934.66	138.7%
01-407-000-450	Contracted Services	70,002.61	52,000.00	18,002.61	134.6%
		82,585.11	70,000.00	12,585.11	118.0%
ENGINEERING					
01-408-000-305	Reimbursable Conditional Use	10,202.20	25,000.00	(14,797.80)	40.8%
01-408-000-310	Reimbursable Engineering	82,158.74	75,000.00	7,158.74	109.5%
01-408-000-311	Traffic Engineering	31,049.58	25,000.00	6,049.58	124.2%
01-408-000-313	Non Reimbursable Engineering	10,842.64	20,000.00	(9,157.36)	54.2%
01-408-000-366	Ordinance Update	-	4,500.00	(4,500.00)	0.0%
01-408-000-367	General Planning	18,073.39	4,000.00	14,073.39	451.8%
01-408-000-368	MS4 Expenses	-	-	-	#DIV/0!
		152,326.55	153,500.00	(1,173.45)	99.2%
TOWNSHIP PROPERTIES					
<i><u>Public Works Building</u></i>					
01-409-001-200	Supplies	765.46	1,000.00	(234.54)	76.5%
01-409-001-231	Propane & heating - PW bldg	14,802.26	13,000.00	1,802.26	113.9%
01-409-001-250	Maint & Repair	8,366.49	16,150.00	(7,783.51)	51.8%
01-409-001-320	Telephone	4,564.06	1,700.00	2,864.06	268.5%
01-409-001-351	Insurance - property	4,014.52	4,118.00	(103.48)	97.5%
01-409-001-360	Utilities	6,873.89	12,000.00	(5,126.11)	57.3%
01-409-001-450	Contracted Services	9,861.38	5,820.00	4,041.38	169.4%
<i><u>Township Building</u></i>					
01-409-003-101	Employee Cost Allocated	-	-	-	#DIV/0!
01-409-003-200	Supplies	1,648.71	2,000.00	(351.29)	82.4%
01-409-003-231	Propane & Heating Oil	-	5,000.00	(5,000.00)	0.0%
01-409-003-250	Maintenance & Repairs	22,133.68	8,000.00	14,133.68	276.7%
01-409-003-320	Telephone	11,066.42	7,000.00	4,066.42	158.1%
01-409-003-351	Insurance Property	4,014.53	4,118.00	(103.47)	97.5%
01-409-003-360	Utilities	22,174.11	15,000.00	7,174.11	147.8%
01-409-003-450	Contracted Services	24,892.25	25,000.00	(107.75)	99.6%
<i><u>Milford Road</u></i>					
01-409-004-200	Supplies	-	500.00	(500.00)	0.0%
01-409-004-231	Propane	1,103.76	1,500.00	(396.24)	73.6%
01-409-004-250	Maintenance & Repairs	447.60	3,000.00	(2,552.40)	14.9%
01-409-004-320	Telephone	2,873.19	1,600.00	1,273.19	179.6%
01-409-004-351	Insurance - property	802.92	824.00	(21.08)	97.4%
01-409-004-360	Utilities	1,097.18	2,000.00	(902.82)	54.9%
01-409-004-450	Contracted Services	228.00	1,100.00	(872.00)	20.7%
		141,730.41	130,430.00	11,300.41	108.7%

**Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended December 31, 2017**

GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
POLICE EXPENSES					
01-410-000-100	Police Wages	1,125,462.42	1,101,367.00	24,095.42	102.2%
01-410-000-150	Payroll Tax Expense	91,178.12	84,255.00	6,923.12	108.2%
01-410-000-151	PSATS Unemployment Compensation	2,624.85	2,535.00	89.85	103.5%
01-410-000-156	Employee Benefit Expense	321,190.72	345,027.00	(23,836.28)	93.1%
01-410-000-158	Medical Expense Reimbursements	7,781.39	7,500.00	281.39	103.8%
01-410-000-160	Pension Expense	150,060.00	150,060.00	-	100.0%
01-410-000-174	Tuition Reimbursement	3,645.00	15,000.00	(11,355.00)	24.3%
01-410-000-181	Longevity Pay	18,200.00	18,200.00	-	100.0%
01-410-000-182	Education Incentive	3,500.00	3,500.00	-	100.0%
01-410-000-183	Overtime Wages	39,850.61	42,000.00	(2,149.39)	94.9%
01-410-000-187	Courttime Wages	11,401.87	12,000.00	(598.13)	95.0%
01-410-000-191	Uniform/Boot Allowances	10,150.00	10,700.00	(550.00)	94.9%
01-410-000-200	Supplies	8,805.35	12,000.00	(3,194.65)	73.4%
01-410-000-215	Postage	750.00	750.00	-	100.0%
01-410-000-230	Gasoline & Oil	26,142.92	25,000.00	1,142.92	104.6%
01-410-000-235	Vehicle Maintenance	25,000.44	30,000.00	(4,999.56)	83.3%
01-410-000-238	Clothing/Uniforms	4,547.32	5,000.00	(452.68)	90.9%
01-410-000-250	Maintenance & Repairs	1,904.92	1,500.00	404.92	127.0%
01-410-000-260	Small Tools & Equipment	3,689.81	7,000.00	(3,310.19)	52.7%
01-410-000-311	Non-Reimbursable-Legal	-	3,000.00	(3,000.00)	0.0%
01-410-000-316	Training/Seminar	10,532.65	14,500.00	(3,967.35)	72.6%
01-410-000-317	Parking & travel	460.51	400.00	60.51	115.1%
01-410-000-320	Telephone	6,634.68	8,000.00	(1,365.32)	82.9%
01-410-000-322	Ipad Expense	485.68	600.00	(114.32)	80.9%
01-410-000-327	Radio Equipment M & R	-	1,000.00	(1,000.00)	0.0%
01-410-000-340	Public Relations	6,625.37	7,000.00	(374.63)	94.6%
01-410-000-342	Police Accreditation	5,809.37	13,500.00	(7,690.63)	43.0%
01-410-000-352	Insurance - Liability	12,604.48	12,930.00	(325.52)	97.5%
01-410-000-353	Insurance - Vehicles	4,710.40	4,832.00	(121.60)	97.5%
01-410-000-354	Insurance - Workers Compensation	38,025.65	35,864.00	2,161.65	106.0%
01-410-000-420	Dues/Subscriptions/Memberships	475.00	750.00	(275.00)	63.3%
01-410-000-450	Contracted Services	18,588.75	15,500.00	3,088.75	119.9%
01-410-000-740	Computer/Furniture	3,478.70	4,000.00	(521.30)	87.0%
		1,964,316.98	1,995,270.00	(30,953.02)	98.4%
FIRE/AMBULANCE					
01-411-000-354	Insurance - Workers Compensation	21,712.74	28,000.00	(6,287.26)	77.5%
01-411-000-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-411-000450	Contracted Services	-	-	-	#DIV/0!
01-411-000-451	Hydrant expenses-Aqua	70,695.27	60,000.00	10,695.27	117.8%
01-411-001-001	Ludwigs	74,160.00	74,160.00	-	100.0%
01-411-001-002	Lionville	76,630.32	74,282.00	2,348.32	103.2%
01-411-001-003	Lionville Capital	-	-	-	#DIV/0!
01-411-001-004	Glenmoore	8,549.00	8,549.00	-	100.0%
01-411-001-005	E. Brandywine	15,908.00	15,908.00	-	100.0%
01-411-001-006	Reimbursement - Uwchlan Township	-	2,300.00	(2,300.00)	0.0%
01-411-001-007	Reimbursement - East Brandywine Twp.	560.15	200.00	360.15	280.1%
01-411-002-530	Contributions-Fire Relief	95,002.16	112,000.00	(16,997.84)	84.8%
		363,217.64	375,399.00	(12,181.36)	96.8%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended December 31, 2017

GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
AMBULANCE					
01-412-000-540	Uwchlan Ambulance	27,038.00	27,038.00	-	100.0%
01-412-000-544	Minquas Ambulance	-	-	-	#DIV/0!
		27,038.00	27,038.00	-	100.0%
CODES ADMINISTRATION					
01-413-000-100	Code Adminstrator Wages	234,758.56	229,144.00	5,614.56	102.5%
01-413-000-150	Payroll Tax Expenses	18,374.29	17,530.00	844.29	104.8%
01-413-000-151	PSATS Unemployment Compensation	585.00	585.00	-	100.0%
01-413-000-156	Employee Benefit Expense	73,636.67	75,783.00	(2,146.33)	97.2%
01-413-000-160	Pension	20,188.05	17,692.00	2,496.05	114.1%
01-413-000-181	Longevity Pay	6,600.00	6,600.00	-	100.0%
01-413-000-200	Supplies	5,239.84	1,000.00	4,239.84	524.0%
01-413-000-230	Gasoline & Oil	2,457.59	3,800.00	(1,342.41)	64.7%
01-413-000-235	Vehicle Maintenance	133.05	1,500.00	(1,366.95)	8.9%
01-413-000-316	Training/Seminar	1,429.00	3,000.00	(1,571.00)	47.6%
01-413-000-317	Parking/Travel	676.34	1,000.00	(323.66)	67.5%
01-413-000-320	Telephone	1,702.01	2,000.00	(297.99)	85.1%
01-413-000-322	Ipad Expense	485.68	600.00	(114.32)	80.9%
01-413-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-413-000-353	Insurance - Vehicle	300.08	308.00	(7.92)	97.4%
01-413-000-354	Insurance - Workers Compensation	1,755.03	1,655.00	100.03	106.0%
01-413-000-420	Dues/Subscriptions/Memberships	1,440.00	7,500.00	(6,060.00)	19.2%
01-413-000-450	Contracted Services	15,949.16	53,760.00	(37,810.84)	29.7%
01-413-000-460	Meetings & Conferences	-	-	-	#DIV/0!
		385,710.35	423,457.00	(37,746.65)	91.1%
PLANNING & ZONING					
01-414-001-116	Compensation	-	-	-	#DIV/0!
01-414-001-200	Supplies	-	500.00	(500.00)	0.0%
01-414-001-301	Court Reporter	535.50	1,500.00	(964.50)	35.7%
01-414-001-315	Legal Fees	180.00	3,000.00	(2,820.00)	6.0%
01-414-001-365	Comp Plan Update	-	-	-	#DIV/0!
01-414-001-366	Ordinance Update	-	3,000.00	(3,000.00)	0.0%
01-414-001-367	General Planning	375.52	3,000.00	(2,624.48)	12.5%
01-414-001-368	Advertising	649.80	500.00	149.80	130.0%
01-414-001-451	ACT 209	-	-	-	#DIV/0!
		1,740.82	11,500.00	(9,759.18)	15.1%
VILLAGE CONCEPT					
01-414-002-367	General Planning	180.00	8,000.00	(7,820.00)	2.3%
		180.00	8,000.00	(7,820.00)	2.3%
ZONING					
01-414-003-100	Compensation	-	800.00	(800.00)	0.0%
01-414-003-301	Court Reporter	182.50	2,000.00	(1,817.50)	9.1%
01-414-003-315	Legal Fees	157.61	6,000.00	(5,842.39)	2.6%
01-414-003-366	Ordinance Update	-	-	-	#DIV/0!
01-414-003-450	Contracted Services	365.00	1,000.00	(635.00)	36.5%
		705.11	9,800.00	(9,094.89)	7.2%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended December 31, 2017

GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
EMERGENCY OPERATIONS					
01-415-000-200	Supplies	1,804.08	2,000.00	(195.92)	90.2%
01-415-000-260	Small Tools & Equipment	-	1,000.00	(1,000.00)	0.0%
01-415-000-316	Training/Seminar	442.06	1,200.00	(757.94)	36.8%
01-415-000-317	Parking/Travel	-	400.00	(400.00)	0.0%
01-415-000-320	Telephone	1,837.75	1,200.00	637.75	153.1%
01-415-000-330	Other Services/Charges	120.00	500.00	(380.00)	24.0%
01-415-000-420	Dues/subscriptions/memberships	-	50.00	(50.00)	0.0%
01-415-000-450	Contracted Services	-	500.00	(500.00)	0.0%
01-415-000-740	Computer/Office Equipment	-	1,000.00	(1,000.00)	0.0%
		4,203.89	7,850.00	(3,646.11)	53.6%
ANIMAL CONTROL/OTHER					
01-422-000-530	Contributions - SPCA	2,257.60	4,120.00	(1,862.40)	54.8%
01-422-000-601	Contributions - DARC	14,640.00	15,280.00	(640.00)	95.8%
		16,897.60	19,400.00	(2,502.40)	87.1%
SIGNS					
01-433-000-200	Supplies	6,815.15	5,000.00	1,815.15	136.3%
01-433-000-450	Contracted Services	-	1,000.00	(1,000.00)	0.0%
		6,815.15	6,000.00	815.15	113.6%
SIGNALS					
01-434-000-450	Contracted Services	19,404.77	12,700.00	6,704.77	152.8%
		19,404.77	12,700.00	6,704.77	152.8%
PUBLIC WORKS					
01-438-000-100	Public Works Wages	334,167.27	327,423.00	6,744.27	102.1%
01-438-000-101	Employee cost allocated	-	-	-	#DIV/0!
01-438-000-150	Payroll Tax Expense	26,807.03	25,048.00	1,759.03	107.0%
01-438-000-151	PSATS Unemployment Compensation	1,377.25	1,360.00	17.25	101.3%
01-438-000-156	Employee Benefit Expense	145,205.89	134,109.00	11,096.89	108.3%
01-438-000-160	Pension	26,216.16	19,439.00	6,777.16	134.9%
01-438-000-181	Longevity	5,700.00	5,700.00	-	100.0%
01-438-000-183	Overtime Wages	13,741.83	19,100.00	(5,358.17)	71.9%
01-438-000-200	Supplies	38,496.02	46,700.00	(8,203.98)	82.4%
01-438-000-205	Meals & Meal Allowances	-	500.00	(500.00)	0.0%
01-438-000-230	Gasoline & Oil	41,515.72	28,600.00	12,915.72	145.2%
01-438-000-235	Vehicle Maintenance	16,621.62	13,400.00	3,221.62	124.0%
01-438-000-238	Uniforms	2,701.90	3,050.00	(348.10)	88.6%
01-438-000-245	Highway Supplies	6,563.37	10,200.00	(3,636.63)	64.3%
01-438-000-260	Small Tools & Equipment	9,425.53	12,820.00	(3,394.47)	73.5%
01-438-000-316	Training/Seminar	2,918.60	4,600.00	(1,681.40)	63.4%
01-438-000-317	Parking & travel	134.07	600.00	(465.93)	22.3%
01-438-000-320	Telephone	2,668.53	3,000.00	(331.47)	89.0%
01-438-000-322	Ipad Expense	615.92	1,200.00	(584.08)	51.3%
01-438-000-341	Advertising	887.26	-	887.26	#DIV/0!
01-438-000-342	Accreditation	-	5,000.00	(5,000.00)	0.0%
01-438-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-438-000-353	Vehicle Insurance	5,520.32	5,663.00	(142.68)	97.5%
01-438-000-354	Insurance - Workers Compensation	9,360.16	8,601.00	759.16	108.8%
01-438-000-360	Heating Oil	-	3,000.00	(3,000.00)	0.0%
01-438-000-420	Dues and Subscriptions	165.00	400.00	(235.00)	41.3%
01-438-000-450	Contracted Services	35,488.23	74,840.00	(39,351.77)	47.4%
01-438-000-463	Miscellaneous	3,148.81	-	3,148.81	#DIV/0!
01-438-000-720	Road Resurfacing	190,359.00	206,067.00	(15,708.00)	92.4%
		919,805.49	960,420.00	(40,614.51)	95.8%

**Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended December 31, 2017**

GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
<u>Public Works - Facilities Division</u>					
01-438-001-100	Wages	152,356.78	176,654.00	(24,297.22)	86.2%
01-438-001-101	Employee Costs Allocated	(73,987.27)	(170,063.00)	96,075.73	43.5%
01-438-001-150	Payroll Tax Expense	12,197.33	13,514.00	(1,316.67)	90.3%
01-438-001-151	PSATS Unemployment Compensation	1,151.50	1,360.00	(208.50)	84.7%
01-438-001-156	Employee Benefit Expense	47,968.90	50,831.00	(2,862.10)	94.4%
01-438-001-160	Pension Expense	7,118.44	7,308.00	(189.56)	97.4%
01-438-001-174	Tuition Reimbursement				#DIV/0!
01-438-001-181	Longevity	1,500.00	1,500.00	-	100.0%
01-438-001-183	Overtime Wages	3,686.78	8,000.00	(4,313.22)	46.1%
01-438-001-230	Gasoline & Oil	1,987.34		1,987.34	#DIV/0!
01-438-001-235	Vehicle Maintenance				#DIV/0!
01-438-001-238	Uniforms	74.00	900.00	(826.00)	8.2%
01-438-001-316	Training & Seminars	1,777.26	3,600.00	(1,822.74)	49.4%
01-438-001-352	Insurance - Liability				#DIV/0!
01-438-001-353	Insurance - Vehicles	1,790.08	1,836.00	(45.92)	97.5%
01-438-001-354	Insurance - Workers Compensation	4,677.08	4,641.00	36.08	100.8%
01-438-001-450	Contracted Services				#DIV/0!
		162,298.22	100,081.00	62,217.22	162.2%
ROAD CONSTRUCTION					
01-439-000-752	East West Link				#DIV/0!
					#DIV/0!
PARK & RECREATION					
<i>Parks - General</i>					
01-454-001-101	Park wages allocation	73,987.27	170,063.00	(96,075.73)	43.5%
01-454-001-200	Supplies	6,426.12	2,500.00	3,926.12	257.0%
01-454-001-201	Park & Rec Special Events	4,964.35	5,000.00	(35.65)	99.3%
01-454-001-202	Community Day	23,361.83	21,000.00	2,361.83	111.2%
01-454-001-230	Gasoline & Oil				#DIV/0!
01-454-001-235	Vehicle Maintenance	8,359.85	2,500.00	5,859.85	334.4%
01-454-001-250	Maintenance & Repairs	3,741.77	500.00	3,241.77	748.4%
01-454-001-260	Small Tools & Equipment	1,053.46	2,700.00	(1,646.54)	39.0%
01-454-001-316	Training/Seminars	160.00	5,000.00	(4,840.00)	3.2%
01-454-001-340	Public Relations	160.00		160.00	#DIV/0!
01-454-001-354	Insurance - Workers Compensation	2,925.05	2,759.00	166.05	106.0%
01-454-001-420	Dues/Subscriptions/Memberships				#DIV/0!
01-454-001-427	Waste Disposal				#DIV/0!
01-454-001-450	Contracted Services	291.24	500.00	(208.76)	58.2%
		125,430.94	212,522.00	(87,091.06)	59.0%
HICKORY PARK					
01-454-002-200	Supplies-Hickory	2,409.35	1,500.00	909.35	160.6%
01-454-002-231	Propane	1,120.08	2,000.00	(879.92)	56.0%
01-454-002-250	Maintenance & Repairs	8,877.20	7,000.00	1,877.20	126.8%
01-454-002-351	Insurance-Property	1,605.80	1,647.00	(41.20)	97.5%
01-454-002-360	Utilities	3,490.07	5,000.00	(1,509.93)	69.8%
01-454-002-450	Contracted Services	29,314.45	20,000.00	9,314.45	146.6%
		46,816.95	37,147.00	9,669.95	126.0%

**Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended December 31, 2017**

GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
FELLOWSHIP FIELDS					
01-454-003-200	Supplies	964.40	1,000.00	(35.60)	96.4%
01-454-003-250	Maintenance & Repairs	14,468.15	10,000.00	4,468.15	144.7%
01-454-003-312	Engineering Fees	-	2,000.00	(2,000.00)	0.0%
01-454-003-320	Telephone	1,581.79	2,500.00	(918.21)	63.3%
01-454-003-351	Insurance Property	3,211.60	3,295.00	(83.40)	97.5%
01-454-003-360	Utilities	16,586.09	9,000.00	7,586.09	184.3%
01-454-003-450	Contracted Services	22,689.20	13,000.00	9,689.20	174.5%
		59,501.23	40,795.00	18,706.23	145.9%
LARKINS FIELD					
01-454-004-200	Supplies-Larkins	-	1,000.00	(1,000.00)	0.0%
01-454-004-250	Maintenance & Repair	-	5,000.00	(5,000.00)	0.0%
01-454-004-312	Engineering Fee-Larkins	-	-	-	#DIV/0!
01-454-004-450	Contracted Services	3,570.00	3,000.00	570.00	119.0%
		3,570.00	9,000.00	(5,430.00)	39.7%
UPLAND FARMS					
01-454-005-200	Supplies	11,976.72	5,000.00	6,976.72	239.5%
01-454-005-231	Propane & Heating Oil	528.62	4,500.00	(3,971.38)	11.7%
01-454-005-250	Repairs & Maintenance	5,783.18	10,000.00	(4,216.82)	57.8%
01-454-005-351	Insurance - Building	2,408.72	2,471.00	(62.28)	97.5%
01-454-005-360	Utilities	7,664.28	4,000.00	3,664.28	191.6%
01-454-005-450	Contracted Services	6,362.96	5,000.00	1,362.96	127.3%
01-454-005-513	Engineering Fees	-	-	-	#DIV/0!
		34,724.48	30,971.00	3,753.48	112.1%
	Total Parks and Recreation	270,043.60	330,435.00	(60,391.40)	81.7%
LIBRARY					
01-456-000-530	Contributions	5,000.00	5,000.00	-	100.0%
		5,000.00	5,000.00	-	100.0%
HISTORICAL COMMISSIONS					
01-459-000-200	Supplies	148.00	1,000.00	(852.00)	14.8%
01-459-000-320	Telephone	-	1,000.00	(1,000.00)	0.0%
01-459-000-450	Contracted Services	-	500.00	(500.00)	0.0%
		148.00	2,500.00	(2,352.00)	5.9%
	Total Expenditures Before Operating Transfers	5,372,467.72	5,551,501.00	(179,033.28)	96.8%
	Excess of Revenues over Expenses Before Operating Transfers	1,333,005.27	696,115.00	636,890.27	191.5%

**Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended December 31, 2017**

GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
OPERATING TRANSFERS					
01-492-000-030	Transfer to Capital Projects Fund	950,000.00	950,000.00		100.0%
01-492-000-031	Transfer to Solid Waste Fund	-	-		#DIV/0!
01-492-000-033	Transfer to Developer's Escrow Fund	-	-		#DIV/0!
01-492-000-034	Transfer to Act 209 Fund	-	-		#DIV/0!
01-492-000-035	Transfer to Municipal Authority	-	-		#DIV/0!
01-492-000-036	Transfer to Water Resource Protection Fund		250,000.00	(250,000.00)	0.0%
		950,000.00	1,200,000.00	(250,000.00)	79.2%
Total Expenditures after Operating Transfers		6,322,467.72	6,751,501.00	(429,033.28)	93.6%
EXCESS OF REVENUES OVER EXPENSES					
		383,005.27	(503,885.00)	886,890.27	-76.0%



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

ENGINEER'S REPORT – UPPER UWCHLAN TOWNSHIP

Date: January 11, 2018

To: Cary B. Vargo - Township Manager
Board of Supervisors

From: David Leh, P.E.

The following is an overview of engineering activities for the previous month:

Marsh Lea - A preconstruction meeting was held on January 5th and Moser will be commencing initial construction very soon.

The Villages @ Byers Station- [Byers Station (Lot 5C)] - Development agreements are now in place and initial construction has commenced.

Struble Trail Extension – Chester County has submitted an application to reopen the Conditional Use Hearing to allow for the continuance of the trail from where it currently terminates to a point on the west side of Dorlan Mill Road. The plan will be reviewed by the Planning Commission at their January 11th meeting.

General:

Meetings / Correspondence with staff regarding various matters.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

DEVELOPMENT UPDATE – UPPER UWCHLAN TOWNSHIP

Date: January 10, 2018

To: Board of Supervisors

From: David Leh, P.E.

270-290 Park Road (Townes at Chester Springs) - This project proposes a 44-unit multiple-family townhouse community along Park Road just north of Windsor Baptist Church. Toll Brothers is developing the property. Construction continues and we have received the two building permit applications. The roadway has now been paved.

449 Milford Road – A 2 lot minor subdivision has been submitted for this property. The Board granted Minor Subdivision approval for the plan at their November 14th, 2017 workshop and the plans have been executed and released for recording.

American Tower (780 Dorian Mills Road) – The Applicant submitted a conditional use application for a proposed cell tower on this property. A Conditional Use was granted by the Board of Supervisors at their July 20th, 2015 meeting. Zoning relief was also required and granted. No further activity has occurred.

Byers Station (Lot 5C) - The Board granted Final Plan Approval at their February 22nd, 2017 meeting. Toll Brothers will be proceeding with the residential portion of the development. Development agreements are now in place and initial construction has commenced.

Byers Station (Lot 6C) – A staff meeting was held on July 10th with a potential applicant to discuss a concept plan for a senior living facility. This is basically the same concept which was brought before the Planning Commission at their February 9th, 2017 meeting. A draft ordinance is now under review by the Township Planning Commission and will be further discussed at their January 11th meeting.

Carsense - Carsense has submitted a land development application for a 2,253 SF addition onto their existing 10,000 SF Detailing Building. The Board granted Preliminary / Final Land Development Approval at their November 20th, 2017 meeting.

Reference: Development Update

File No. 18-01080T
January 11, 2018

Eagleview Lot 1 (Office Building Site) – Site Construction is almost complete. The Board granted a conditional use for a 12,500 SF manufacturing operation to be located within the proposed building at their May 11th, 2017 meeting.

Eagleview Lot 5 – The removal of West Township Line Road is complete. No other construction has commenced.

Fetters Property (McKee Group) - A conditional use was approved on January 17th, 2017 for an active-adult 55-year old and over community consisting of 116 single-family detached dwellings, 154 twin units, 105 triplex units, and associated amenities. The Board granted Final Plan Approval at their October 16th, 2017 meeting.

Jankowski Tract- A conditional Use Application has been submitted for this property. The first conditional use hearing was held on June 19th, 2017. A staff meeting was held on August 16th, 2017 to discuss a modified plan. Conditional Use Approval was granted by the Board at their December 18th, 2017 meeting. The applicants engineer has indicated a land development application will be forthcoming in the next couple months.

Marsh Lea – The Applicant has submitted a subdivision / land development application for a 27 lot, single-family home development on this property consistent with the recently approved rezoning application for the property. The Board granted Preliminary / Final Plan Approval at their May 15th, 2017 meeting. A preconstruction meeting was held on January 5th and Moser will be commencing initial construction very soon.

Montesano Brothers - Montesano Brothers has submitted a conditional use application to permit an 8,400 SF outdoor dining area. The Conditional Use Hearing was opened on October 16th, 2017. The hearing has since been continued several times. A staff meeting was held with the applicant on December 21, 2017 to discuss various matters, but predominately, the required parking. The hearing is now scheduled to continue on January 16th.

Reserve at Chester Springs (Frame Property) – Infrastructure construction continues. The road network for the entire development has been completed. Home construction continue at a very brisk pace in the development.

Struble Trail Extension – Chester County has submitted an application to reopen the Conditional Use Hearing to allow for the continuance of the trail from where it currently terminates to a point on the west side of Dorlan Mill Road. The plan will be reviewed by the Planning Commission at their January 11th meeting.



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: The Board of Supervisors

FROM: Kathi McGrath *Kathi*
Administrative Assistant

RE: Codes Department Activity Report

DATE: January 12, 2018

=====

Attached, please find the Codes Department Activity Report for the month of December, 2017.

Attachments:
Activity Report

/km

UPPER UWCHLAN TOWNSHIP
Permit Analysis
2014-2017

	2014				2015				2016				2017			
	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees
Jan	33	\$ 7,844.00	33	\$ 7,844.00	58	\$10,390.32	58	\$10,390.32	33	\$19,195.00	33	\$19,195.00	36	\$ 27,889.54	36	\$ 27,889.54
Feb	28	\$ 2,913.00	61	\$ 10,757.00	34	\$ 4,098.54	92	\$ 14,488.86	38	\$ 31,184.74	71	\$ 50,379.74	30	\$ 6,209.00	66	\$ 34,098.54
Mar	31	\$ 4,271.00	92	\$ 15,028.00	59	\$ 9,560.34	151	\$ 24,049.20	38	\$ 9,003.50	109	\$ 59,383.24	62	\$ 61,429.00	128	\$ 95,527.54
Apr	42	\$ 4,833.00	134	\$ 19,861.00	135	\$ 15,230.00	286	\$ 39,279.20	64	\$ 88,297.00	173	\$ 147,680.24	61	\$ 30,429.00	189	\$ 125,956.54
May	41	\$ 7,073.00	175	\$ 26,934.00	119	\$ 33,693.18	405	\$ 72,972.38	125	\$ 14,112.00	298	\$ 161,792.24	61	\$ 13,118.56	250	\$ 139,075.10
Jun	71	\$ 7,430.70	246	\$ 34,364.70	154	\$ 21,139.54	559	\$ 94,111.92	109	\$ 9,919.12	407	\$ 171,711.36	117	\$ 107,225.16	367	\$ 246,300.26
Jul	98	\$16,371.26	344	\$ 50,735.96	98	\$ 11,329.56	657	\$ 105,448.48	55	\$ 8,120.56	462	\$ 179,831.92	78	\$ 60,308.00	445	\$ 306,608.26
Aug	152	\$13,972.00	496	\$ 64,707.96	66	\$ 9,531.00	723	\$ 114,979.48	83	\$ 50,103.08	545	\$ 229,935.00	90	\$ 9,532.32	535	\$ 316,140.58
Sept	239	\$17,214.45	735	\$ 81,922.41	41	\$ 6,911.88	764	\$ 121,891.36	57	\$ 8,844.90	602	\$ 238,779.90	86	\$ 29,485.94	621	\$ 345,626.52
Oct	216	\$17,112.76	951	\$ 99,035.17	72	\$ 12,443.02	836	\$ 134,334.38	64	\$ 8,144.42	666	\$ 246,923.42	101	\$ 69,748.73	722	\$ 415,375.25
Nov	124	\$18,209.66	1075	\$117,244.83	38	\$ 102,941.80	874	\$ 237,276.78	71	\$ 13,717.44	737	\$ 260,640.86	58	\$ 29,023.10	780	\$ 415,404.48
Dec	50	\$ 4,554.02	1125	\$121,798.85	51	\$ 6,235.24	925	\$ 243,512.02	42	\$ 9,929.00	779	\$ 270,569.86	28	\$ 17,392.92	808	\$ 432,797.40



DECEMBER 2017 / JANUARY 2018 REPORT UPPER UWCHLAN TOWNSHIP PUBLIC WORKS DEPARTMENT

The following projects were underway since we last met:

Ongoing:

- Aside from regular routine maintenance, the following work orders were submitted in December.
- Tracking of work orders through Munilogic. 111 Submitted – 111 Completed
 - Municipal Authority
 - 1 New work orders submitted
 - 1 Completed (inspection items just entered end of period)
 - PA 1-calls
 - 64 Work orders submitted
 - 64 Completed
 - Public Works
 - 24 Work orders submitted
 - 24 Completed
 - Parks
 - 8 Work orders submitted
 - 8 Completed
 - Solid Waste
 - 14 Work orders submitted
 - 14 Completed
- Made brine solution
- We were out 6 times for brining, salting and/or plowing.
- Worked on Bobcat electrical system
- Fixed electrical problems at Hickory Park Field 2.
- Completed preventive maintenance on the paver.
- Painted Press boxes at Hickory Park
- Mixed salt and anti-skid material

- Installed all salt spreaders and Pre-wet systems on the trucks, and checked all plows for each weather event.
- Installed safety signs at sewer plants and worked on inspection lists.
- Inlet cleaning of various inlets throughout the Township with vac truck.
- Worked on multiple Police cars for minor issues.
- Toter swaps and deliveries were done as requested.
- Preventive maintenance, repairs, and Pa State Inspections continue on all Township owned vehicles and equipment.
- Roadways inspections for sight distance, signage view, and for surface conditions are constantly being done.
- Minor maintenance issues were handled at the Township Buildings.

Bids:

- None

Road Dedication:

- None

Workforce

- All employees are working well and there are no issues to report.

Respectfully submitted,
Michael G. Heckman
Director of Public Works
Upper Uwchlan Township



January 12, 2018

Trappe Office

Cary Vargo, Township Manager
 Upper Uwchlan Township
 140 Pottstown Pike
 Chester Springs, PA 19425

350 West Main Street, Suite 200
 Trappe, PA 19426
 T 610.495.0303

RE: Upper Uwchlan Township Municipal Authority
 Ewing Tract – West Vincent Township
 Phase 2 – CHS Section, Escrow Release No. 3 (FINAL) (Bond SU1127839)
 ARRO #10270.23

Dear Mr. Vargo:

ARRO has reviewed the attached Toll Brothers December 21, 2017 Escrow Release Request No. 3 (FINAL) in the amount of \$61,398.76 for the sanitary sewer construction work in the Phase 2 Carriage Home South (CHS) section of the Ewing Tract – West Vincent Township site.

All construction work is complete and record drawings have been submitted.

ARRO considers it acceptable to release the requested Request No. 3 (FINAL) amount to Toll Brothers:

Net Escrow Release \$ 61,398.76

If you have any questions please contact me at (610) 495-2111 or Jay Jackson, at (610) 495-2103.

Sincerely,

G. Matthew Brown
 G. Matthew Brown, P.E., DEE

GMB:car

Attachment

c: Michael Downs, P.E. – Toll Brothers
 Justin Hunt – Toll Brothers
 David Leh, P.E. – Gilmore & Associates
 Jay Jackson, P.E. – ARRO Consulting, Inc.

H:\Upper Uwchlan\10270.23_Ewing Tract WVT Ph 2\Escrow Releases\Carriage Home South\TOLL_EWING WV_Ph2 CHS_Release 3 (FINAL) Ltr_011218.doc

Corporate Headquarters • 108 West Airport Road • Lititz, PA 17543

T 717.569.7021 • F 717.560.0577 • www.thearrogroupp.com

OUT IN FRONT

ESCROW ACCOUNT - EWING TRACT
WEST VINCENT TOWNSHIP
CHESTER COUNTY, PA

RELEASE: 3 FINAL
DATE: 12/21/2017
BOND: SU1127839

PREPARED: October 8, 2013

SANITARY SEWER PH 2 - CHS Section

#	Item	Unit	Unit Cost	Item Quantity	Escrow Total	Previous Release	Amount	Current Release	Amount	Released	To Date Amount	% Pack
A. SANITARY SEWER												
1	8" PVC SDR-35 - 6-10' Deep	LF	\$ 25.00	2003	\$ 50,075.00	2003.0	\$50,075.00		\$0.00	0%	\$ 50,075.00	100%
2	8" CL DIP, CLASS 52 6-10' Deep	LF	\$ 60.00	46	\$ 2,760.00	46.0	\$2,760.00		\$0.00	0%	\$ 2,760.00	100%
3	20'+ Deep	LF	\$ 110.00	142	\$ 15,620.00	142.0	\$15,620.00		\$0.00	0%	\$ 15,620.00	100%
4	25'+ Deep	LF	\$ 140.00	50	\$ 7,000.00	50.0	\$7,000.00		\$0.00	0%	\$ 7,000.00	100%
5	6" PVC SDR 35	LF	\$ 22.00	880	\$ 19,360.00	880.0	\$19,360.00		\$0.00	0%	\$ 19,360.00	100%
6	6" PVC LATERAL CONNECTIONS	EA	\$ 90.00	40	\$ 3,600.00	40.0	\$3,600.00		\$0.00	0%	\$ 3,600.00	100%
SANITARY MANHOLES												
7	6-10' Deep	EA	\$ 2,000.00	12	\$ 24,000.00	12	\$24,000.00		\$0.00	0%	\$ 24,000.00	100%
8	25'+ Deep-60"	EA	\$ 8,500.00	1	\$ 8,500.00	1	\$8,500.00		\$0.00	0%	\$ 8,500.00	100%
SANITARY DROP MANHOLES												
9	18'+ Deep	EA	\$ 7,500.00	1	\$ 7,500.00	1	\$7,500.00		\$0.00	0%	\$ 7,500.00	100%
10	CLEANOUTS	EA	\$ 600.00	164	\$ 98,400.00	164	\$98,400.00		\$0.00	0%	\$ 98,400.00	100%
11	PIPE LINE CROSSINGS	EA	\$ 5,000.00	1	\$ 5,000.00	1	\$5,000.00		\$0.00	0%	\$ 5,000.00	100%
12	EASEMENT RESTORATION	SY	\$ 1.50	1500	\$ 2,250.00	1500	\$2,250.00		\$0.00	0%	\$ 2,250.00	100%
13	Testing/Televising	LF	\$3.00	2,241	\$ 6,723.00	2241.00	\$6,723.00		\$0.00	0%	\$ 6,723.00	100%
<i>Subtotal</i>					\$ 250,788.00		\$ 250,788.00		\$ -		\$ 250,788.00	100%
B. SURVEYING												
14	CONSTRUCTION STAKING	LS	\$7,500.00	1	\$ 7,500.00	100%	\$7,500.00		\$0.00	0%	\$ 7,500.00	100%
15	AS BUILTS	LS	\$5,000.00	1	\$ 5,000.00	1	\$5,000.00		\$0.00	0%	\$ 5,000.00	100%
<i>Subtotal</i>					\$ 12,500.00		\$12,500.00		\$ 0.00		\$ 12,500.00	100%
C. PROFESSIONAL SERVICES												
16	Professional Consulting Fees	%	6%	263,288	\$ 15,797.28	100.00%	\$15,797.28		\$0.00	0%	\$ 15,797.28	100%
<i>Subtotal</i>					\$ 15,797.28		\$15,797.28		\$ 0.00		\$ 15,797.28	100%

ESCROW ACCOUNT - EWING TRACT
WEST VINCENT TOWNSHIP
CHESTER COUNTY, PA

RELEASE: 3
DATE: 12/21/20
BOND: SU11278

FINAL

PREPARED: October 8, 2013

SANITARY SEWER PH 2 - CHS Section

Packet Page 35

BY: _____
WEST VINCENT TOWNSHIP DATE _____

Request \$ 61,398.76

BY: _____
TOWNSHIP ENGINEER DATE _____
SUBMITTED:  DATE 12/21/12
DEVELOPER _____



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: **Board of Supervisors**

FROM: **Cary B. Vargo**
Township Manager

RE: **Toll Brothers – Townes at Chester Springs**
Sewer Escrow Release Request #1

DATE: **January 11, 2018**

Attached for your review and consideration is Toll Brothers Townes at Chester Springs escrow release request #1, in the amount of \$99,553, specific to sanitary sewer work. Jay Jackson, ARRO Engineering, has reviewed the request and is recommending the release of \$93,553. After release #16 in the amount of \$93,553 there will be \$30,860.60 remaining in escrow.

I would respectfully request that the BOS approve the escrow release as detailed above in the amount of \$93,553.

December 20, 2017

Trappe Office

350 West Main Street, Suite 200

Trappe, PA 19426

T 610.495.0303

Cary Vargo, Township Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

RE: Townes at Chester Springs Subdivision (270 – 290 Park Road)
Sewer Escrow Release Request No. 1
ARRO #10270.50

Dear Cary:

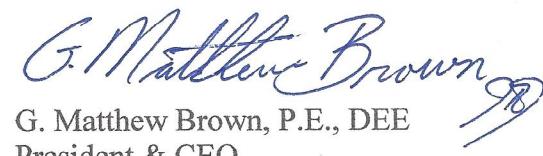
ARRO has reviewed the attached Toll Brothers Escrow Release Request No. 1, dated December 6, 2017, in the amount of \$99,553.00 for the sanitary sewer construction work in the Townes at Chester Springs subdivision.

The sole comment ARRO has to the requested escrow release is that the work item "Liner In Existing Manhole" is incomplete and, therefore, its \$6,000.00 unit cost cannot be recommended for release. Based on the remainder of the quantities being satisfactory, ARRO finds the following acceptable for escrow release Request No. 1 to Toll Brothers:

Net Escrow Release \$ 93,553.00

If you have any questions please contact me at (610) 495-2111 or Jay Jackson, at (610) 495-2103.

Sincerely,


G. Matthew Brown, P.E., DEE
President & CEO

Attachment

GMB:car

c: Michael Richardson – Toll Brothers, Inc.
Michael Downs, P.E. – Toll Brothers, Inc.
David Leh, P.E. – Gilmore & Associates
Jay R. Jackson, P.E. – ARRO Consulting, Inc.



12/06/17

The Board of Supervisors
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, Pa. 19425

Via Certified Mail Receipt 7014 0510 0002 1019 4814

Re; Performance Surety Bond # 019059798 & Surety Reduction Request No. 1

Dear Board Members,

Toll Brothers posted the aforementioned financial instrument to ensure the completion of the proposed sanitary sewer improvements at The Townes at Chester Springs. This instrument has a current balance of \$124,413.60

In the time following the Board's receipt of the aforementioned Surety; Toll Brothers, Inc. has completed \$99,563.00 of the costs associated with the project's proposed sanitary sewer. These costs are itemized within the attached Township Engineer's "Construction Cost Escrow" dated 12-06-17.

Therefore and Pursuant to the "Pennsylvania Municipalities Planning Code" Section 509 (j) and Act 154 of 2012; I am writing to ask the township to process Toll Brothers, Inc.'s reduction request No. 1 in the amount of \$99,563.00 US dollars.

I thank the board in advance of their consideration of this matter and await word of your confirmation of this request. Please direct any and all follow up correspondence in this regard to my attention care of our office located at 250 Gibraltar Rd., Horsham, Pa 19044.

Please do not send correspondence to the issuer of the surety without adding me as a "cc" and providing me with a true copy of the correspondence. Thank you.

Sincerely yours,

Michael Richardson
Toll Brothers, Inc.
Land Development Manager

Cc:

Carry Vargo, Upper Uwchlan Township
Matthew Brown, P.E. Arro Consulting, Inc.
Jay R. Jackson P.E. Arro Consulting, Inc.
Mike Downs VP TBI

TOLL PA XV, L.P.
TOWNES @ CHESTER SPRINGS
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA

SANITARY SEWER

ESCROW SETUP

Reduction Req #1

12/6/2017

Packet Page 39

DESCRIPTION	QUANTITY	UNIT	UNIT \$	TOTAL \$	CURRENT ESCROW RELEASE		ESCROW RELEASE TO DATE (INCL THIS REL)		ESCROW REMAINING		% COMPLETE
					QUANTITY	TOTAL \$	QUANTITY	TOTAL \$	QUANTITY	TOTAL \$	
A. SANITARY SEWER - ONSITE											
8" PVC SDR35 MAIN	928	LF	\$27.25	\$ 25,288.00	928	\$ 25,288.00	928	\$ 25,288.00	0	\$ -	100%
6" PVC SDR35 LATERALS	1,000	LF	\$26.50	\$ 26,500.00	1,000	\$ 26,500.00	1,000	\$ 26,500.00	0	\$ -	100%
6" PVC SDR35 LATERAL CONNECTIONS	40	EA	\$145.00	\$ 5,800.00	40	\$ 5,800.00	40	\$ 5,800.00	0	\$ -	100%
MANHOLES (4' Diameter)	8	EA	\$2,690.00	\$ 21,520.00	8	\$ 21,520.00	8	\$ 21,520.00	0	\$ -	100%
MANHOLES (5' Diameter - Splash MH S2)	1	EA	\$3,750.00	\$ 3,750.00	1	\$ 3,750.00	1	\$ 3,750.00	0	\$ -	100%
SUBTOTAL				\$ 82,858.00		\$ 82,858.00		\$ 82,858.00		\$ -	100%
B. MISCELLANEOUS											
CONCRETE ENCASEMENT	26	LF	\$70.00	\$ 1,820.00	26	\$ 1,820.00	26	\$ 1,820.00	0	\$ -	100%
TIE INTO EXISTING MANHOLE	1	LS	\$1,500.00	\$ 1,500.00	1	\$ 1,500.00	100%	\$ 1,500.00	0%	\$ -	100%
LINER IN EXISTING MANHOLE	1	EA	\$6,000.00	\$ 6,000.00	1	\$ 6,000.00	1	\$ 6,000.00	0	\$ -	100%
RESTORATION OF ROAD AND EASEMENT	1	LS	\$4,500.00	\$ 4,500.00	75%	\$ 3,375.00	75%	\$ 3,375.00	25%	\$ 1,125.00	75%
SHOP DRAWINGS	1	LS	\$1,500.00	\$ 1,500.00	1	\$ 1,500.00	100%	\$ 1,500.00	0%	\$ -	100%
SUBTOTAL				\$ 15,320.00		\$ 14,195.00		\$ 14,195.00		\$ 1,125.00	
C. SURVEYING											
CONSTRUCTION STAKING	1	LS	\$2,500.00	\$ 2,500.00	1	\$ 2,500.00	100%	\$ 2,500.00	0%	\$ -	100%
AS BUILTS	1	LS	\$3,000.00	\$ 3,000.00		\$ -	0%	\$ -	100%	\$ 3,000.00	0%
SUBTOTAL				\$ 5,500.00		\$ 2,500.00		\$ 2,500.00		\$ 3,000.00	
TOTAL IMPROVEMENTS				\$ 103,678.00		\$ 99,553.00		\$ 99,553.00		\$ 4,125.00	96%
TOWNSHIP SECURITY (10%)	1	LS	\$ 10,367.80	\$ -		\$ -	0%	\$ -	100%	\$ 10,367.80	0%
TESTING/TELEVISING/INSPECTIONS (10%)	1	LS	\$ 10,367.80	\$ -		\$ -	0%	\$ -	100%	\$ 10,367.80	0%
TOTAL AMOUNT OF ESCROW				\$ 124,413.60		\$ 99,553.00		\$ 99,553.00		\$ 24,860.60	80%

SUBMITTED:

Michael Richardson
TOLL PA XV, L.P. - Michael Richardson, LDM

12/6/2017

DATE

RECOMMENDED FOR RELEASE:

ARRO CONSULTING, INC.

DATE

APPROVED:

UPPER UWCHLAN TOWNSHIP

DATE



MEMORANDUM

Date: January 11, 2018
To: Cary B. Vargo- Upper Uwchlan Township Manager
From: David N. Leh, PE - Municipal Services Manager
cc: Upper Uwchlan Township Board of Supervisors
Reference: Marsh Lea- Pipe Material Waiver

Cary:

During the preconstruction meeting for the Marsh Lea Subdivision, Moser Builders requested permission to utilize HDPE (Plastic) pipe in lieu of the concrete pipe which is specified on the plan. This waiver has been requested numerous times on previous applications in the Township during the land development process and been consistently granted. HDPE has proven to be a durable material with a life cycle which matches that of concrete. I have also discussed this with Mike Heckman and he has no objection.

As such, we support the granting of a waiver from Section 152-311.G.(1) to permit the use of HDPE piping.

Please let me know if you need anything further or have any questions.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 | **215-345-4330** | 215-345-8606

508 Corporate Drive West | Langhorne, PA 19047 | **215-369-3955** | 215-345-8606

184 W. Main Street | Suite 300 | Trappe, PA 19426 | **610-489-4949** | 610-489-8447

119 East Linden Street | Kennett Square, PA 19348 | **610-444-9006** | 610-444-7292

5100 Tilghman Street | Suite 150 | Allentown, PA 18104 | **610-366-8064** | 610-366-0433

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UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS
REGULAR MEETING,
CONDITIONAL USE HEARING

January 16, 2018
7:00 p.m.

CONTENTS

Packet Page Number (in red)

•	Agenda	1
•	Approval of Minutes	
○	Minutes of December 12, 2017	2
○	Minutes of December 18, 2017	4
○	Minutes of January 2, 2018.....	9
•	Approval of Payments	
○	Check Register	12
•	Treasurer's Report	
○	Treasurer's Memo.....	14
○	Balance Sheet	15
○	Statement of Revenues and Expenditures.....	17
•	Administration Reports	
○	Township Engineer's Report	26
■	Development Update	27
○	Building and Codes Department Report	29
○	Public Works Department Report	31
•	Land Development	
○	Ewing Tract Escrow Release Request.....	33
○	Townes at Chester Springs Escrow Release Request	36
○	Marsh Lea Pipe Material Waiver.....	40
•	Administration	
○	Ordinance Amendment re: Senior Living Facility	42



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: **Board of Supervisors**

FROM: **Cary B. Vargo**
Township Manager

RE: **Senior Living Facility in the PRD**

DATE: **January 12, 2018**

I have attached a proposed ordinance amendment specific to the Planned Residential Development (PRD). For your use, I have attached §200-71 Planned Residential Development as well as the Township's zoning map. This proposed amendment adds "Senior Living Facility" as a permitted use in the PRD and limits said use to one facility in said overlay. The addition of senior living in the PRD as a permitted use is consistent with Chapter 2 of the Township's Comprehensive Plan (Housing), serving a segment of the Township's population not currently served, providing needed housing and care, and allowing our population to age in place rather than forcing our aging to leave the Township.

The parcel being considered for this use is commonly referred to as 6C, located at Graphite Mine Road and Byers Road. The use of this parcel is governed by two conditional use orders dating back to 1999 and 2001 with commercial uses with a 40,000 SF footprint and multiple floors being permitted. The assisted living use is low impact, comparatively, to include use, traffic, etc.

The proposed ordinance amendment has been reviewed by the Chester County Planning Commission, the Township's Land Planner, Township Solicitor, and the Township's Planning Commission and has been recommended for approval. The amendment has been duly advertised as required by Second Class Township Code.

I would respectfully request the BOS to adopt the attached ordinance amendment as presented.

UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. ____

AN ORDINANCE OF THE TOWNSHIP OF UPPER UWCHLAN, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, CHAPTER 200 (ENTITLED "ZONING") KNOWN AS THE UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE OF 1989, AS AMENDED, BY AMENDING SECTION 200-7 (ENTITLED "DEFINITIONS"), SUBSECTION B THEREOF, TO ADD A DEFINITION OF "SENIOR LIVING FACILITY"; BY AMENDING SECTION 200-71 (ENTITLED "PLANNED RESIDENTIAL DEVELOPMENT"), SUBSECTION B (ENTITLED "STANDARDS AND CONDITIONS FOR PLANNED RESIDENTIAL DEVELOPMENT"), SUBSECTION 2 TO A NEW SUBSECTION E THERETO TO ADD SENIOR LIVING FACILITY AS A PERMITTED USE IN A PLANNED RESIDENTIAL DEVELOPMENT; AND BY AMENDING SECTION 200-71 (ENTITLED "PLANNED RESIDENTIAL DEVELOPMENT"), SUBSECTION B (ENTITLED "STANDARDS AND CONDITIONS FOR PLANNED RESIDENTIAL DEVELOPMENT"), SUBSECTION 3, SUBSECTION B THEREOF TO PROVIDE LIMITATIONS ON THE TOTAL LAND AREA OF COMMERCIAL USES IN A PLANNED RESIDENTIAL DEVELOPMENT.

NOW, THEREFORE, BE IT ENACTED and ORDAINED, by the Board of Supervisors of Upper Uwchlan Township, Chester County, Pennsylvania, as follows:

SECTION 1. ZONING TEXT AMENDMENTS.

A. Chapter 200 of the Upper Uwchlan Township Code of Ordinances, also known as the Upper Uwchlan Township Zoning Ordinance of 1989, as amended, Section 200-7, entitled "Definitions", Subsection B thereof is amended to add a definition of "Senior Living Facility" as follows:

"SENIOR LIVING FACILITY

A planned use designed to provide a range of senior housing options, specialized services, support and security, and any combination of levels of health care including independent living, assisted living, memory care, and long-term and short-term skilled nursing care together with an array of ancillary facilities intended to meet the social, recreational, cultural and religious needs of the residents."

B. Chapter 200 of the Upper Uwchlan Township Code of Ordinances, also known as the Upper Uwchlan Township Zoning Ordinance of 1989, as amended, Section 200-71, entitled "Planned Residential Development", Subsection B, entitled "Standards and Conditions for Planned Residential Development", Subsection 2, is amended to add a new Subsection (e) thereto as follows:

"(e) Senior living facility, which shall be considered a commercial use for purposes of compliance with the planned residential development requirements of § 200-71."

C. Chapter 200 of the Upper Uwchlan Township Code of Ordinances, also known as the Upper Uwchlan Township Zoning Ordinance of 1989, as amended, Section 200-71, entitled "Planned Residential Development", Subsection B, entitled "Standards and Conditions for Planned Residential Development", Subsection 3, Subsection (b) thereof, is amended as follows:

"(b) Commercial uses shall not exceed 10% of the total land area of the planned residential development, which may include one senior living facility. At the discretion of the Board, lands devoted to commercial uses may be increased up to 15% of the total land area of the planned residential development."

SECTION 2. APPLICABILITY. The provisions hereof shall supersede any ordinances or parts of ordinances which are inconsistent herewith.

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

SECTION 4. EFFECTIVE DATE. This Ordinance shall become effective five (5) days after enactment as by law provided.

ENACTED this _____ day of _____, 2018.

ATTEST:

**UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS**

Gwen Jonik, Township Secretary

Jamie W. Goncharoff, Chairman

Sandra M. D'Amico, Vice-Chairman

Guy A. Donatelli, Member



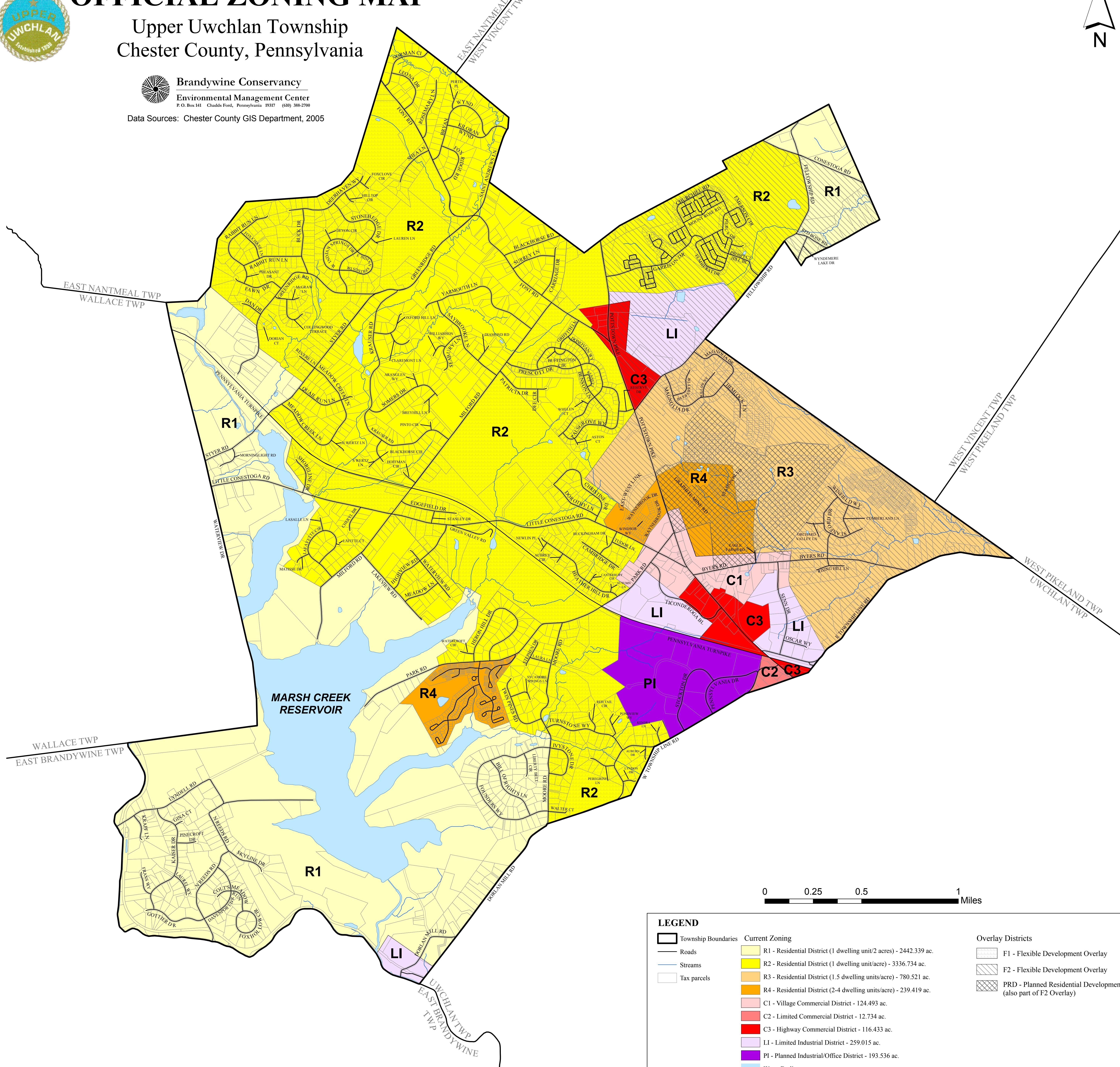
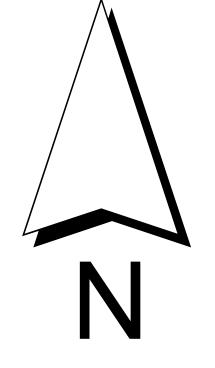
OFFICIAL ZONING MAP

Upper Uwchlan Township
Chester County, Pennsylvania



Brandywine Conservancy
Environmental Management Center
P. O. Box 141 Chadds Ford, Pennsylvania 19337 (610) 388-2700

Data Sources: Chester County GIS Department, 2005



§ 200-71. Planned residential development. [Added 10-6-1997 by Ord. No. 97-07; amended 12-17-2001 by Ord. No. 01-12]

A. Purpose. The purposes of this section are:

- (1) To provide an opportunity for flexibility in lot designs and building arrangement not afforded by conventional lot-by-lot development;
- (2) To provide for a more varied, innovative, and efficient development pattern without undue delay;
- (3) To provide for unified and organized arrangement of various land uses and common open space, compatible with existing uses, architecture, landscapes and community character.
- (4) To encourage conservation of unique and sensitive landscapes and site features including scenic vistas and historical resources;
- (5) To retain and protect open space areas within residential development;
- (6) To enable efficient and cost-effective provision of community facilities, including sewer and water services, highway improvements and recreational areas;
- (7) To provide a means to attain the aims and objectives of the Upper Uwchlan Township Comprehensive Plan relative to orderly growth and the enhancement of environmental resources;
- (8) To support the specific objectives of the Upper Uwchlan Township Open Space, Recreational and Environmental Resources Plan.

B. Standards and conditions for planned residential development.

- (1) The following criteria must be satisfied before an application for planned residential development (PRD) may be considered:
 - (a) The tract(s) of land under application for PRD approval shall be under legal or equitable ownership of the applicant, shall comprise a minimum of 250 acres, and shall be located within the planned residential development (PRD) overlay district as indicated on the Zoning Map of Upper Uwchlan Township

(b) Centralized water and sewer service must be available or adequate evidence given that both can be provided to the applicant's property. Centralized water service shall be provided in accordance with Chapter 183, Article I, Public Water Supply. The applicant shall provide a community sewage treatment and disposal system consistent with existing physical, geographical and geological conditions and in accordance with Chapter 141, Sewers, Article I, Community On-Lot Sewage Disposal Systems (COLDS), where applicable, and the Upper Uwchlan Township Sewage Facilities (Act 537) Plan as may be amended from time to time. Both centralized sewer and water systems shall be operational at the time use and occupancy permits are issued.¹

(c) The applicant's property shall have frontage along the easterly side of Route 100.

(d) Any commercial component of the PRD shall be located to maximize direct access to a major collector or arterial road.

(e) Historically significant structures as designated by the Township Historical Commission shall be preserved unless the continued use or reuse of the structures is not feasible. Where any proposed PRD includes any historic resources included in the Chester County Historic Sites Survey of 1982, the Upper Uwchlan Township Historical Commission shall be provided copy of the Tentative Approval application and all relevant supporting documentation for review and comment to the Board of Supervisors during the sixty-day time period specified in Subsection G(1).

(f) The applicant's plan shall provide a right-of-way not less than 60 feet in width for the Route 100 Bypass Road consistent with the Transportation Plan/Study, PA, Route 100 Corridor dated January 1995 and revised September 1995.

(2) Uses permitted in a planned residential development shall be limited to the following:

1. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

- (a) Single-family detached dwellings; single-family semidetached dwellings (twins); single-family attached dwellings (townhouses) and apartments.
- (b) Those nonresidential uses permitted in the C-1 Village District or the C-3 Highway Commercial District, as set forth in this chapter. **[Amended 5-17-2004 by Ord. No. 04-02A]**
- (c) Common open space, in accordance with the provisions of § 200-69.
- (d) Recreational facilities.

(3) Permitted uses shall comply with the following:

- (a) The percentage and mix of dwellings shall be left to the discretion of the applicant, except that at least two housing types shall be provided, no one housing type shall comprise less than 10% of the total number of dwellings, single-family detached dwelling shall consist of a minimum of 25% of the total number of dwellings, single-family attached dwellings shall not exceed 35% of the total number of dwellings, the apartments shall not exceed 50% of the total number of dwellings and the single-family semidetached dwellings shall not exceed 25% of the total number of dwellings.
- (b) Commercial uses shall not exceed 10% of the total land area of the planned residential development. At the discretion of the Board, lands devoted to commercial uses may be increased up to 15% of the total land area of the PRD.
- (c) Not less than 35% of the gross acreage of the planned residential development shall be designated as common open space.

C. Area, bulk and density. The following area and bulk requirements shall apply to all residential uses permitted within a planned residential development:

- (1) Single-family detached dwellings.
 - (a) Minimum lot area: 7,500 square feet.
 - (b) Minimum lot width: 75 feet.
 - (c) Front yard: 25 feet.

- (d) Side yards: 10 feet each, 25 feet total.
- (e) Rear yard: 25 feet.
- (f) Height: 35 feet.
- (2) Single-family semidetached dwellings (twins), for each dwelling unit.
 - (a) Minimum lot area: 5,000 square feet.
 - (b) Minimum lot width: 50 feet.
 - (c) Front yard: 25 feet.
 - (d) Side yard: 15 feet, one side.²
 - (e) Rear yard: 25 feet.
 - (f) Height: 35 feet.
- (3) Townhouses.
 - (a) Minimum width, individual townhouse: 24 feet.
 - (b) Distance between buildings:
 - [1] Side to side: 30 feet.
 - [2] Rear to rear: 50 feet.
 - [3] Front to rear: 60 feet.
 - [4] Front to front: 60 feet.
 - (c) Setback from internal streets: 20 feet.
 - (d) Setback from parking lots: 15 feet.
 - (e) Maximum townhouses per building: six.
 - (f) Maximum height: 35 feet.
 - (g) Maximum length of building: 150 feet.
- (4) Apartments.
 - (a) Distance between buildings:
 - [1] Side to side: 35 feet.
 - [2] Front to rear, or rear to rear, or front to front: 50 feet.

2. **Editor's Note:** Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

- (b) Maximum dwellings per building: 24.
- (c) Setback from internal streets: 25 feet.
- (d) Setback from parking lots: 15 feet.
- (e) Maximum height: three stories to a maximum of 40 feet.
- (f) Maximum length of building: 170 feet.

(5) Commercial uses.

- (a) Minimum lot area: 20,000 square feet.
- (b) Minimum lot width: 100 feet.
- (c) Front yard: 35 inches.
- (d) Side yards: 25 feet each.
- (e) Rear yard: 40 feet.
- (f) Building coverage: 25%.
- (g) Lot coverage: 60%.
- (h) Height: three stories to a maximum of 40 feet.
- (i) Minimum landscaped buffer: 25 feet, entire perimeter of commercial area.

(6) Except where bonus density is provided in accordance with subsection b and c below, the gross residential density shall not exceed 2.25 dwellings per gross acre, excluding any acreage devoted to commercial uses. Where calculation of permitted gross density does not result in a whole number, fractions of 0.5 or greater shall be rounded up (i.e., 421.3 would be rounded to 421, 421.6 would be rounded to 422).

- (a) The following net densities per dwelling type shall be permitted in portions of the PRD devoted to any single dwelling unit type, in accordance with the definition of net density in § 200-7 of this chapter:
 - [1] Single-family detached dwellings: five dwellings per acre.
 - [2] Single-family semidetached dwellings: seven dwellings per acre.
 - [3] Townhouses: nine dwellings per acre.

[4] Apartments: 12 dwellings per acre.

(b) A density bonus shall be provided when public or centralized waste water treatment and disposal capacity is made available to owners of property not within the planned residential development and where such capacity is, in the opinion of the Township Engineer, clearly in excess of the capacity needed to serve the PRD including any bonus density achieved in accordance with this subsection. The density bonus shall be calculated as a percentage of the permitted gross residential density, determined as provided above, in accordance with the schedule below. Density bonus calculation shall be rounded to the nearest whole number; fractions of 0.5 or greater shall be rounded up:

Additional Capacity in Gallons Per Day (gpd)	Density Bonus as Percent of Base Density Calculation (percent)
2,500 to 5,000	2.5%
5,001 to 7,500	5.0%
7,501 to 10,000	7.5%
10,001 to 12,500	10.0%
Above 12,500	2.5% for each 2,500 gallons over 10,000 gpd

The Township shall determine the allocation of any additional wastewater treatment and disposal capacity hereby generated.

(c) In addition to the maximum permissible number of dwelling units otherwise permitted within the PRD, dwelling unit(s) may be provided through the renovation or adaptive reuse of structures included in the Chester County Historic Sites Survey of 1982, subject to compliance with the standards in § 200-72 of this chapter. In no case shall a conversion of a historic structure to residential use include more than four dwellings per structure.

(7) Conservation of historic structures.

(a) Historic structures included in the Chester County Historic Sites Survey of 1982 and/or identified by the

Township's Historic Commission as worthy of preservation, shall be incorporated into the development plan to the greatest degree practicable.

- (b) The design criteria for historic structures shall comply with the area and bulk provisions of this section unless the Board determines the existing conditions cause the application of this criteria to be unfeasible.
- (8) The following requirements shall apply to the common open space:
 - (a) The criteria contained in this chapter under § 200-69 shall apply to all common open space created under this section. In addition to the criteria contained in § 200-69, not less than 15% of the required common open space shall be suitable for use as active recreation areas. Such uses may include ball fields, soccer fields, tennis courts and basketball courts. The location and layout of active recreation areas shall be configured so as to serve residents adequately and conveniently.

D. Design standards.

- (1) Development of any PRD shall comply with all applicable design standards contained in this chapter and/or Chapter 162, Subdivision and Land Development, except as provided below. If the provisions of this section are inconsistent with other provisions of this chapter, the provisions of this section shall control.
- (2) In granting Tentative and/or Final Plan approval for any PRD, the Board of Supervisors may waive applicability of any provisions of Chapter 162, Subdivision and Land Development, which may be in conflict with the purposes of this section in the context of any specific application.
- (3) As condition(s) of tentative and/or final plan approval, the Board may provide for variation and/or waiver of specific design standards established in Chapter 162, Subdivision and Land Development, as provided in Subsection D(3)(a) through (c) below. The applicant requesting variation in design standards shall submit drawings, models or plans to demonstrate the purpose and potential impact of the request, including alternatives if specified by the Board. The applicant wishing to have any design standard varied shall bear the burden of proof in justifying the appropriateness of such

variation. The applicant may be required to post bond to insure compliance with the decision and any conditions imposed by the Board.

- (a) Road width. The width of roads has been established in Chapter 162, Subdivision and Land Development, to insure adequate movement of traffic in times of greatest parking loads. Where a road is designed so that all units face on secondary streets or courts and/or where sufficient overflow off-street parking is provided nearby and contiguous to the roadway, and where restrictions against parking along the cartway may appropriately be imposed, the road width may be reduced. With this reduction, the width may be no less than 24 feet.
- (b) Curbs. Curbs are used to channel water to storm sewers, protect pavement edges, and keep vehicles off of grass. In certain cases, however, natural drainage should be encouraged. Where topography and soils permit, roadside swales may be substituted for curbs, provided that the alternate design:
 - [1] Insures adequate means for the protection of pavement edges;
 - [2] Handles stormwater in a manner to insure against erosion or other conditions detrimental to the public health, safety, or welfare; and
 - [3] Has the approval of the Township Engineer.
- (c) Right-of-way width. The right-of-way width is intended to provide enough land to accommodate streets, including potential future widening, sidewalks, and necessary grading and utilities. Where sidewalks are not run along streets, cartways are reduced, utilities are located outside of the right-of-way, or houses will not front on the street, a reduction in the width of the right-of-way may be permitted for internal roadways within the PRD, to a minimum of 40 feet.

(4) Walkways. A pedestrian pathway system shall be included throughout the planned residential development and include a combination of sidewalks, pathways and trails that provide reasonable access to all neighborhoods, recreation, shopping, or other destinations within and adjacent to the planned residential development. Sidewalks may not necessarily be

required on all streets, but may be located in accordance with the overall pedestrian pathway system.

- (5) Equestrian trails. If the planned residential development is traversed by existing trails easements created for the benefit of equestrian riders, the applicant shall provide for continued equestrian access but may relocate the existing trail easements.
- (6) Bypass road. A right-of-way not less than 60 feet in width and consistent with the Transportation Plan/Study, PA Route 100 Corridor dated January, 1995 and revised September, 1995 shall be included in the tentative plan. Detailed plans for the phasing and installation of the Bypass Road improvements shall be determined during the tentative plan approval process taking into consideration the status of the completion of other aspects of the Route 100 Corridor Bypass Road. Installation of the Bypass Road shall be required prior to issuance of any occupancy permits for any uses(s) within the PRD unless otherwise approved by the Board of Supervisors during the tentative plan approval process.

E. Administration. The administration of the procedures of application for and approval of planned residential developments shall be vested in the Board. The Board shall refer all tentative and final development plans to the Township Planning Commission and the Chester County Planning Commission for their review and comment.

F. Application for tentative approval for planned residential development.

- (1) An application for tentative approval of a planned residential development shall be filed by the applicant with the Township Manager. Within 30 days of receipt of application for tentative approval, the Township Manager shall indicate in written communication to the applicant whether or not the application is deemed complete and, if not where deficient. If no written communication is provided within said thirty-day period, the application shall be deemed complete for purposes of initiating the 60 day period within which a public hearing must be held in accordance with Subsection G(1).
- (2) The tentative approval application shall contain the following:
 - (a) An overall master concept plan for the entire fact subject to PRD application, at a scale of one inch equaling 200

feet, indicating the general layout and intended character of development areas and open spaces, and the proposed location of all public and private rights-of-way, including streets, parking areas, water lines, sewage conveyance, treatment and disposal facilities, stormwater management facilities, etc.

- (b) Plan(s) at a scale of no less than one inch equaling 100 feet showing the significant natural and man made features of the site including streets, floodplains, wetlands, woodlands, historic structures, topography and soil types. Submitted plan(s) should be at the same scale as those submitted in accordance the Subsection F(2)(d) below.
- (c) A plan depicting location and size of the site another nature of the applicant's interest in the land propose to be developed.
- (d) Plan(s) at a scale not less than one inch equaling 100 feet and narrative documentations appropriate, depicting the following:
 - [1] The density of each land use to be allocation each part of the site.
 - [2] The location, size and uses of the common open space and the form or organization proposes own and maintain the common open space.
 - [3] The use and the approximate height, bulk location of buildings and other structures.
 - [4] The feasibility of proposed water supply and the disposition of the sanitary waste and stormwater.
 - [5] The substance of covenants, grants of easements or other restrictions proposed to be imposed upon the use of the land, buildings and structures including proposed easements of grants for public utilities.
 - [6] The provisions for parking of vehicles and the location and width of proposed streets and public ways.
 - [7] The required modifications in design, bulk and area requirements in this § 200-71.
 - [8] In the case of a development plan which calls for development over a period of years, a schedule

showing the proposed times within which applications for final approval of all sections of the planned residential development are intended to be filed. This schedule must be updated annually on the anniversary of its approval until the development is completed.

- (3) The application for tentative approval of a planned residential development shall include a written statement by the applicant setting forth why the planned residential development would be in the public interest and consistent with the Township's Comprehensive Plan.
- (4) The approval procedures for tentative and final approval in this section shall be in lieu of all other procedures or approvals otherwise required by to this chapter and Chapter 162, Subdivision and Land Development, of the Township.

G. Public hearings.

- (1) Within 60 days after filing of a complete application for tentative approval, a public hearing pursuant to public notice shall be held by the Board in the manner prescribed hereinafter in § 200-137.
- (2) The Board may continue the hearing from time to time provided the public hearings shall be concluded within 60 days after the date of the first public hearing.

H. The findings.

- (1) Notice of decision.
 - (a) The Board, within 60 days following the conclusion of the public hearings, shall notify the applicant in writing of its decision to either:
 - [1] Grant tentative approval of the development plan as submitted;
 - [2] Grant tentative approval subject to specific conditions; or
 - [3] Deny tentative approval to the development plan.
 - (b) Failure to act within said period shall be deemed to be a grant of tentative approval of the development plan as submitted. In the event, however, that tentative approval is granted subject to conditions, the applicant may, within

30 days of receiving the written decision of the Board, notify the Board of his refusal to accept any or all of the conditions, in which case, the Board shall be deemed to have denied tentative approval of the development plan. In the event the applicant does not, within said period, notify the Board of his refusal to accept any condition, tentative approval of the development plan, with the conditions, shall stand as granted.

(2) The grant or denial of tentative approval by official written communication shall include not only conclusions but also findings of fact related to the specific proposal and shall set forth the reasons for the grant, with or without conditions, or for the denial and said communication shall set forth with particularity in what respects the development plan would or would not be in the public interest.

I. Status of plan after tentative approval.

(1) The official written communication provided for in this section shall be certified by the Manager of the Township and shall be filed in the Township office and a certified copy shall be mailed to the applicant. Where tentative approval has been granted, it shall be deemed an amendment to the Zoning Map effective upon final approval and shall be noted on the Zoning Map.

(2) Tentative approval of a development plan shall not qualify a plan of the planned residential development for recording nor authorize development or the issuance of any building permits. A development plan which has been given tentative approval as submitted, or which has been given tentative approval with conditions which have been accepted by the applicant and provided that the applicant has not defaulted nor violated any of the conditions of the tentative approval shall not be modified or revoked nor otherwise impaired by action of the Township pending an application or applications for final approval, without the consent of the applicant, provided an application for final approval is filed, or in the case of development over a period of years, provided applications are filed within the periods of time specified in the official written communication granting tentative approval.

(3) In the event that a development plan is given tentative approval and thereafter, but prior to final approval, the

applicant shall elect to abandon said development plan and shall so notify the Board in writing, or in the event the applicant shall fail to file application or applications for final approval within the required period of time or times, as the case may be, the tentative approval shall be deemed to be revoked and all that portion of the area included in the development plan for which final approval has not been given shall be subject to those ordinances otherwise applicable thereto as they may be amended from time to time, and the same shall be noted on the Zoning Map and in the records of the Manager of the Township.

J. Application for final approval.

- (1) An application for final approval of a planned residential development shall be filed by the applicant with the Township Manager. Within 30 days of receipt of application for final approval, the Township Manager shall indicate in written communication to the applicant whether or not the application is deemed complete and, if not, where deficient. If no written communication is provided within said thirty-day period, the application shall be deemed complete for purposes of initiating the forty-five-day period within which the Board of Supervisors must act upon the application, as provided below.
- (2) An application for final approval may be for all the land included in the development plan, or to the extent set forth in the tentative approval for a section thereof. The final plan shall include demonstration of compliance with the conditions of the approved tentative plan.
- (3) The final approval application shall contain the following:
 - (a) Plans at a scale of not more than one inch equaling 50 feet.
 - (b) The name, seal and appropriate certification of the registered professional engineer responsible for the plan.
 - (c) A plan containing sufficient data to determine the location of streets, rights of way, lots, easements and common open space.
 - (d) A plan which delineates slopes 15 to 25% and greater than 25%.

- (e) A plan containing sufficient data to determine the location of significant man-made features.
- (f) The lengths of all straight lines, radii, lengths of curves and tangent bearings for each street.
- (g) The proposed building setback line from each street and the proposed placement of all structures other than single-family detached dwellings.
- (h) A stormwater management plan containing stormwater management calculations.
- (i) A plan showing the method of sanitary sewer service. The design of any proposed sewer treatment plan, pumping stations and disposal fields.
- (j) Permanent reference monuments shall be shown on the plan.
- (k) Road profile plans showing the location, grade and width of existing and proposed street rights of way.
- (l) A plan depicting typical paving sections.
- (m) A grading and utility plan showing existing grades and proposed grades with two-foot contours. The plan shall also include the location of all storm sewer lines, sanitary sewer lines, invert and rim elevations of all existing and proposed manholes, water lines, electric lines, lighting standards and pipelines. A plan depicting the profiles of the proposed sanitary and storm sewer lines.
- (n) A land use plan showing the gross and net densities of the overall development, as well as the individual sections.
- (o) All covenants, grants of easements or other restriction proposed to be imposed upon the use of the land, buildings and structures including proposed easements of grants for public facilities.
- (p) A landscaping plan showing species, sizes and number of plantings.
- (q) The required land use regulation modifications.
- (r) In the case of a development plan which calls for development over a period of years, a schedule showing the proposed times within which applications for final

approval of all sections of the planned residential development are intended to be filed. This schedule must be updated annually on the anniversary of its final approval until the development is completed and accepted.

(4) An application for final approval filed in accordance with the official written communication of tentative approval, shall, within 45 days of such filing, be granted final approval.

(5) Revised plans.

(a) A public hearing on an application for final approval of the development plan, or part thereof, shall not be required, provided the development plan is in compliance with the approved tentative plan. In the event the development plan as submitted contains an increase in density or floor area ratio of 15% or more for any section of the development plan given tentative approval, the Board may refuse to grant final approval and shall, within 45 days from filing of a complete application for final approval, so advise the applicant in writing of said refusal. In the event of such refusal, the applicant may either:

[1] Refile his application for final approval without the variations objected; or

[2] File a written request with the Board that it hold a public hearing on his application for final approval.

(b) If the applicant wishes to take either such alternative action, he may do so at any time within he has be entitled to apply for final approval or with 30 additional days if the time for applying for final approval shall have already passed at the time when the applicant was advised that the development plan was not in substantial compliance. In the event the applicant shall fail to take either of these alternate action within said time, he shall be deemed to have abandoned the development plan. Any such public hearing shall be held pursuant to public notice within 30 days after request for the hearing is made by the applicant, and the hearing shall be conducted in the manner prescribed in Subsection F for public hearings on applications for tentative approval. Within 30 days after the conclusion of the hearing, the Board shall by official written communication either grant or deny final

approval to the development plan. The grant or denial final approval of the development plan shall be in the form and contain the findings required for an application for tentative approval set forth in Subsection F.

- (6) A development plan, or any part thereof, which has been given final approval shall be so certified without delay by the Board and shall be promptly filed of record in the office of the Recorder of Deeds before any development shall take place. Upon the filing of record of the development plan, the zoning and subdivision regulations otherwise applicable to the land included in such plan shall cease to apply thereto. Pending completion in accordance with the time provisions stated in Section 508 of the Municipalities Planning Code ("MPC") of said planned residential development or of that part thereof, as the case may be, that has been finally approved, no modification of the provisions of said development plat, or part thereof, as finally approved, shall be made except with the consent of the applicant. Upon approval of a final plat, the applicant shall record the plat in accordance with the provisions of Sections 513(a) of the MPC and post financial security in accordance with Section 509 of the MPC.
- (7) In the event that a development plan, or a section thereof, is given final approval and thereafter the applicant shall abandon such plan or the section thereof that has been finally approved, and shall so notify the Board in writing; or, in the event the applicant shall fail to commence and carry out the planned residential development in accordance with the time provisions stated in Section 508 of the MPC after final approval has been granted, no development or further development shall take place on the property included in the development plan until after the said property is reclassified by enactment of an amendment to this chapter in the manner prescribed in Article XX.

K. Enforcement remedies.

- (1) Any person, partnership or corporation, who or which has violated the planned residential development provisions of any ordinance enacted under Section 701 et seq. of the MPC shall, upon being found liable in a civil enforcement proceeding commenced by the Township, pay a judgment of not more than \$500 plus all court costs, including reasonable attorney fees incurred by the Township. No judgment shall commence or be imposed, levied or payable until the date

of the determination of a violation by the District Justice. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the appropriate Rules of Civil Procedure. Each day that a violation continues shall constitute a separate violation, unless the District Justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating the ordinance to have believed that there was no such violation, in which event there shall be determined to have been only one such violation until the fifth day following the date of the determination of a violation by the District Justice, and thereafter each day that a violation continues shall constitute a separate violation. All judgments, costs and reasonable attorney fees collected for the violation of planned residential development provisions shall be paid over to the municipality whose ordinance has been violated.

- (2) The Court of Common Pleas, upon petition, may grant an order of stay, upon cause shown, totaling the per diem judgment pending a final adjudication of the violation and judgment.
- (3) Nothing contained in this section shall be construed or interpreted to grant to any person or entity other than the Township the right to commence any action for enforcement pursuant to this section.