



UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
AGENDA

NOVEMBER 17, 2025  
7:00 P.M.

LOCATION: Township Building, 140 Pottstown Pike, Chester Springs PA 19425

Packet Page #

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
- D. An Executive Sessions were held October 14, 2025 regarding legal matters; October 20, 2025 regarding personnel; and November 11, 2025 regarding legal and personnel matters.

II. APPROVAL OF MINUTES: October 14, 2025 Board of Supervisors, Draft 2026 Budget Workshop	3
October 20, 2025 Board of Supervisors Meeting	5

III. APPROVAL OF PAYMENTS	10
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IV. TREASURER'S REPORT	35
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V. SUPERVISORS' REPORT

- A. Police Liaison Report
- B. Calendar:
  - Now until November 25, 2025 **Holiday Food Drive** supporting Chester County Food Bank 68
  - Now until December 6, 2025 **Toys For Tots 2025 Toy Drive** – drop off new, unwrapped toys at 69
  - the Township Office Monday-Thursday 7:30-5:00; Friday 7:30-1:00
  - November 27-28, 2025 Office Closed ~ Thanksgiving Holiday
  - November 29, 2025 4:00 p.m. 9<sup>th</sup> Annual Tree Lighting at Upland Farm Barn, hosted by the 70
  - Park Recreation Board, followed by fireworks at 6:30 p.m. behind Pickering Valley Elementary
  - November 30, 2025 1:00-4:00 p.m. Upland Farm Farmhouse Museum Open, hosted by the
  - Historical Commission
  - December 3, 2025 7:00 p.m. "The Early Pennsylvania Iron Industry" lecture at Upland Farm Barn 71
  - hosted by the Historical Commission
  - December 9, 2025 4:00 p.m. Board of Supervisors Workshop
  - December 15, 2025 7:00 p.m. Board of Supervisors Meeting
  - December 25, 2025 Office Closed ~ Christmas Day
  - January 1, 2026 Office Closed ~ New Year's Day
  - January 5, 2026 7:00 p.m. Board of Supervisors Annual Organizational Meeting

Yard Waste Collection Dates: November 19, December 3, December 17

Do not use plastic bags as these materials are composted. Place materials curbside the night before to guarantee collection.

VI. ADMINISTRATION REPORTS

- A. Township Engineer's Report 72
- B. Building and Codes Department Report 76
- C. Police Chief's Report --
- D. Public Works Department Report 78
  - i. Snow plow bid #2 ~ results

VII. LAND DEVELOPMENT

- A. Windsor Baptist Church – Trail installation extension
- B. Byers Station Parcel 5C Lot 2B Commercial ~ Letter of Credit Reduction #1 ~ \$387,596.25 80

VIII. ADMINISTRATION

- A. Local Services Tax (LST) Ordinance ~ consider adoption 84
- B. Landscaping Ordinance Amendments – authorize advertisement 92
- C. Resolution ~ Accept Deeds of Dedication for additional Milford Road Right-of-Way – consider adoption 119

IX. OPEN SESSION

X. ADJOURNMENT



Upper Uwchlan Township  
Board of Supervisors, Draft 2026 Budget Workshop  
October 14, 2025  
4:00 p.m.  
Minutes  
**DRAFT**

Attendees:

Jenn Baxter, Chair  
Andy Durkin, Vice-Chair  
Sandy D'Amico, Member

Tony Scheivert, Township Manager  
Lindsay Yeager, Assistant Township Manager  
Gwen Jonik, Township Secretary  
Jill Bukata, Township Treasurer  
Rhys Lloyd, Codes Enforcement Officer  
Anthony Campbell, Zoning Officer  
Mike Esterlis, Public Works Director  
Tom Jones, Police Chief  
Joe Carr, Police Lieutenant

The Workshop was held at the Township Building, 140 Pottstown Pike, Chester Springs PA 19425.

Jenn Baxter called the Workshop to order at 4:07 p.m., led the Pledge of Allegiance, and offered a moment of silence. No one planned to record the Workshop. One citizen was in attendance.

Resolutions

PennDOT Winter Maintenance Services Agreement. Tony Scheivert explained we've had an agreement in place for many years for Graphite Mine Road south of Byers Road plowing services we provide to PennDOT. This Agreement covers the 2025-2026 season through 2033/2034. Total Agreement Value \$9,056.71.

Andy Durkin moved, seconded by Sandy D'Amico, to adopt **Resolution #10-14-25-10** memorializing the Agreement. The motion carried unanimously.

Statewide Local Share Assessment Grant Applications (2). Tony Scheivert explained we'd like to submit 2 grant applications for funds from this Program provided by Pennsylvania gaming revenues: one requests \$55,000 for the Police Department to purchase a Polaris UTV and trailer to haul it to locations within the Township for off-road responses, as needed; and another requests \$150,000 for the Public Works Department for a wheel loader. These would replace current equipment that would be used by other Departments or sold.

Andy Durkin moved, seconded by Sandy D'Amico, to adopt **Resolution #10-14-25-11** for the Police Department request and **Resolution #10-14-25-12** for the Public Works request. The motions carried unanimously.

Hickory Park Renovations Bid Results

The Township recently requested bids from contractors for renovations at Hickory Park, to include pickle ball courts, a T-ball field, additional parking, relocating the sand volleyball court, and stormwater management. Eleven bids were received for site work and four bids for electrical work. The project estimate was \$2,100,000. The low bid for the site work was alone was \$2,586,767. Following thorough review, the major variance between the estimate and the bid numbers is the stormwater. It is suggested all bids be rejected, we'll adjust the scope of work for the additional

parking and stormwater management and rebid in 2026. Andy Durkin moved, seconded by Sandy D'Amico, to reject all bids at this time. The motion carried unanimously.

#### Draft 2026 Budget

Jill Bukata introduced portions of the draft 2026 budget; the remaining portions will be discussed at the November workshop. She called attention to pension costs will be lower, especially in the Police Department, due to the great market and funding obligations; our insurance carrier moved to a new property insurance insurer which reduced our rates; we believe the health insurance rates will also be good.

Public Works Department. Mike Esterlis noted most line items are consistent with 2025 with a small increase in vehicle maintenance; capital items will be discussed next month. Tony Scheivert noted the Department will have an overall 1% increase, mainly for salaries that haven't been factored in yet. Sandy D'Amico questioned plowing and overtime costs. Mike noted overtime comes from the general fund, not Liquid Fuels.

Building and Codes Department. Rhys Lloyd noted that the overall Department budget will be less than last year due to reduction in pension costs and lower telephone costs.

Police Department. Chief Jones noted the Department budget will be roughly the same, perhaps slight increases here and there; there are new expenses for the K9 Officer; vehicle maintenance; insurance reimbursements; tactical supplies; on the revenue side, accounts receivable will reflect donations such as for the K9 Officer. Capital expenditures will be discussed next month, such as outfitting 140 Pottstown Pike for their needs in 2026, cameras, training, educational opportunities for the officers. Sandy D'Amico mentioned part-time wages and overtime. Chief Jones explained that while the part-time officers go through training, they are paid differently because they can't be out on patrol on their own. He also mentioned that we bill the City of Philadelphia and Bishop Shanahan when we assist them with events, but we don't bill our neighbors when providing mutual aid.

Solid Waste Fund. Mike Esterlis noted few changes; there's a decrease in totter purchases because the proposed development of 100 Greenridge Road hasn't happened; we are building a storage area for the totters in inventory; revenues are on target. Tony Scheivert advised tipping fees will probably be raised \$1-\$2/ton but recycling disposal costs are rising as China is not buying U.S. recyclables. Costs are now at \$55/ton/month.

Liquid Fuels Fund. Jill Bukata advised our funds from the State have already been established but there's the possibility we'll receive more from they estimated. All paving and resurfacing are included though some might come out of the General Fund. Tony noted that paving costs can fluctuate depending on the price of oil and asphalt. We paved 2.7 miles this year; approximately 3 miles is the target each year.

#### Open Session

There were no comments

#### Adjournment

There being no further business to be brought before the Board, Jenn Baxter adjourned the Workshop at 4:48 p.m.

Respectfully submitted,

Gwen A. Jonik, Township Secretary



TOWNSHIP OF UPPER UWCHLAN  
BOARD OF SUPERVISORS MEETING

October 20, 2025

7:00 p.m.

**DRAFT**

Attending:

Board of Supervisors

Jennifer F. Baxter, Chair  
Andrew P. Durkin, Vice-Chair  
Sandra M. D'Amico, Member

Township Administration

Tony Scheivert, Township Manager  
Lindsay Yeager, Assistant Township Manager  
Jill Bukata, Township Treasurer  
Rhys Lloyd, Director of Code Enforcement  
Anthony Campbell, Zoning Officer  
Tom Jones, Police Chief  
Mike Esterlis, Public Works Director  
Dave Leh, Township Engineer

Kristin Camp, Esq., Township Solicitor

LOCATION: Township Building, 140 Pottstown Pike, Chester Springs PA 19425

Mrs. Baxter called the evening to order at 7:01 p.m., led the Pledge of Allegiance, and wished a happy Diwali to all residents. She announced an Executive Session was held earlier in the evening regarding legal matters. There were 8 citizens in attendance.

Approval of Minutes

Mr. Durkin moved, seconded by Mrs. D'Amico, to approve the minutes of the September 9, 2025 Board of Supervisors Workshop and September 15, 2025 Board of Supervisors meeting as presented. The motion carried unanimously.

Approval of Payments

Mr. Durkin moved, seconded by Mrs. D'Amico, to approve payments to all vendors as listed October 16, 2025. The motion carried unanimously.

Treasurer's Report

Jill Bukata reported that the balance sheet remains strong. Earned Income Tax revenue is on target to exceed the 2025 budget.

Supervisor's Report

Police Liaison Report. Mrs. D'Amico reported that she met with Mr. Scheivert and Chief Jones to discuss two items on the agenda: a personnel matter and an update on the K9 program. She noted the K9 program is progressing positively.

Mrs. Baxter reviewed the upcoming Township events and meetings.

Mrs. D'Amico also provided background on the Township's participation in the Toys for Tots campaign, highlighting the program's history and resident Jeff Smith's continued involvement in organizing the effort.

Administration Reports

Township Engineer's Report

Dave Leh reported that the Township received a sketch plan for 199 Fellowship Road / 480 Pottstown Pike. The plan proposes merging the lots to create an indoor athletic facility. The proposal will be reviewed by the Planning Commission.

### Building and Codes Department Report

Rhys Lloyd reported that 59 building permits were issued in September. Zoning complaints were minimal.

### Police Chief's Report

Chief Jones presented his monthly report, highlighting the "Blue Beards" charity fundraiser and the installation of an Automated External Defibrillator (AED) at Eagle Crossroads Park. He noted the AED is particularly important due to frequent community 5K events in the area. He also mentioned repairs were completed on the police department parking lot lighting.

### Public Works Department Report

Mike Esterlis reported the crew completed the following work: pipe replacement on Dorothy Lane; 2026 Budget preparation; Municipal Separate Storm Sewer System (MS4) reporting; base repair on Fellowship Road, in Eagle Hunt, and parts of Byers Road in preparation for overlay; assisting with paving on Font Road (completed by the Municipal Authority).

Snow Plow Bid Results. No bids were received for 2025-2026 snow plow services. We will advertise a second time, as is required.

### Land Development

#### 500 Pottstown Pike – Chester Springs Service Center

Cameron Wolfson, Esq., Riley Riper Hollin & Colagreco, Bob DiStanislao - Porsche, Derek Lebeau – Porsche, Jacob Tackett and Keith Lieberman from T&M Associates were present. The Applicant is proposing a 45,000 SF facility at 500 Pottstown Pike, including installation of a new traffic light. Kristin Camp noted that the Planning Commission recommended preliminary plan approval with a few conditions, including finalization of landscaping details. The Applicant is seeking preliminary/final approval this evening. Kristin Camp reported PennDOT is comfortable with the proposed traffic light and lane configuration, per comments from traffic engineer Chris Williams. Zoning relief was granted for steep slopes. A decorative wall will be constructed at the front of the property as recommended by the Historical Commission. Three trails are included in the site plan: the Red Trail will be constructed by the Applicant; the Green and Blue Trails are proposed for future phases. In lieu of constructing the future trails now, the Applicant will contribute \$25,000 to the Township toward trail improvements.

Mr. Durkin asked if the facility will solely operate as a service center. The Applicant confirmed it will be a Porsche service center but may seek approval for a small classic car showroom in the future. A resident raised a traffic concern, which was addressed by Jacob Tackett from T&M.

Mr. Durkin moved, seconded by Mrs. D'Amico, to grant preliminary/final land development plan approval as follows. The motion carried unanimously.

### **DECISION**

AND NOW, this 20th day of October, 2025 the Board of Supervisors of Upper Uwchlan Township hereby **GRANTS** approval of the Final Plans and the waivers identified below subject to Applicant's compliance with all of the notes and conditions therein contained, and all of the foregoing conditions.

The Board grants waivers from the following sections of the Upper Uwchlan Township Subdivision and Land Development Ordinance (the "SALDO") and Stormwater Management Ordinance:

- Section 162-9.H (5) to not require Applicant to update the HRIS to add information concerning the John Keely House which has been adaptively reused as a WSFS Bank;

- Section 162-55.B.(3)(a) to not plant the minimum number of plantings that this section would require;
- Section 162-55.B(6) to not plant the minimum number of plantings that this section would require;
- Section 162-55.B(7) to not plant the minimum number of plantings that this section would require;
- Section 162-57.A(2) to provide less than a 20 foot wide buffer along the northern perimeter of the Property adjacent to the Styer propane operation;
- Section 162-57.D(1) to provide less than the required number of plantings that this section would require for new developments;
- Section 152-301.T to allow disturbance of existing ground cover within 75 feet of the wetlands on the Property;
- Section 152-305.A to not meet the required volume controls because the soils on the Property do not infiltrate;
- Section 152-306.D to not require infiltration of the first ½ inch of runoff volume due to the soils on the Property which do not infiltrate;
- Section 152-311.H(1) to allow the maximum depth of the constructed wetland basin to be greater than two feet;
- Section 152-311.H(3) to allow the downslope of the emergency spillway within the wetland buffer area to be lined with a Typar Grassprotecta product as opposed to monoslab pavers; and
- Section 152-402.B(8)(q) to allow disturbance of existing ground cover within 75 feet of the wetlands on the Property.

### **CONDITIONS OF APPROVAL**

1. The development depicted on the Final Plans shall comply with all relevant terms and provisions of the Ordinance, the SALDO, the Stormwater Ordinance and all other applicable regulations, except as otherwise modified and/or waived by the Board in the Conditional Use Order (CU), approved by the Zoning Hearing Board (ZHB) or by the Board in this Motion.

2. Applicant shall comply with any outstanding comments in the Review Letter to the satisfaction of the Township and its consultants.

3. Applicant shall comply with all conditions in the CU Order.

4. Applicant shall comply with all conditions in the ZHB Order.

5. Applicant shall pay a transportation impact fee in the amount of \$224,064.00 in accordance with Chapter 79 of the Upper Uwchlan Township Code.

6. Consistent with condition 13 in the CU Order, Applicant shall install a stone decorative wall along the frontage of the Property in the location depicted on sheet 7B of the Final Plans. The wall shall be substantially in conformance with the detail set forth on the Stone Wall Exhibit prepared by T & M Associates dated October 16, 2025.

7. There shall be no disturbance of the 25-foot riparian buffer surrounding the wetlands.

8. Applicant shall install a six-foot-tall chain link fence or other suitable fence approved by the Township engineer around the wetland basin.

9. Consistent with the CU Order, Applicant shall install a right turn deceleration lane for vehicles travelling northbound on Pottstown Pike or a taper at the driveway intersection, whichever is approved by PennDOT in the HOP permit. If the HOP permit does not require Applicant to install the right turn deceleration lane as part of the development approved in this Motion, Applicant must install the right turn deceleration lane if the Township determines there is a safety or operational issue at this intersection in the future after the service building is open. If Applicant submits a future application seeking zoning and land use approval to expand the vehicular sales operations on the Property, it must submit an updated traffic study which evaluates if warrants are met for the installation of a right turn deceleration lane. If warranted and approved by PennDOT, Applicant shall design and build the

right turn deceleration lane as part of the land development approval for the expanded vehicular sales development.

10. Subject to PennDOT approval, Applicant shall install a traffic signal at the intersection of Pottstown Pike and Font Road.

11. Applicant shall install a 10-foot wide asphalt multi-use trail along the Property frontage as shown on the Final Plans. The trail shall be maintained by Applicant but subject to an easement to allow the public to use the trail as part of the Township trail network.

12. Consistent with condition 11 in the CU Order, Applicant shall grant to the Township a 15-foot wide easement on the northern and western Property line in the location depicted in blue on the attached Easement Exhibit prepared by T & M Associates dated October 8, 2025 to allow future construction of a public trail. This easement shall be memorialized with notes on the Final Plans and in a separate agreement that shall be recorded with the Final Plans. In addition, Applicant shall pay a fee in lieu of the cost to construct the trail in the amount of Twenty-Five Thousand (\$25,000.00) Dollars.

13. Applicant shall grant to the Township a 30-foot wide easement along the existing private drive that is along the northern edge of the Property in the location depicted in green on the attached Easement Exhibit prepared by T & M Associates dated October 8, 2025 to accommodate a future "Yield Roadway." This easement shall be memorialized with notes on the Final Plan and in a separate agreement that shall be recorded with the Final Plans.

14. Applicant shall provide public sewer to the development. Applicant shall obtain all necessary approvals and permits for the Upper Uwchlan Municipal Authority to provide public sewer to the development and purchase the necessary capacity as determined by the Authority.

15. Applicant shall execute a Development Agreement and Financial Security Agreement and post financial security in an amount approved by the Township Engineer and in form and substance acceptable to the Township, the Township Engineer and the Township Solicitor prior to the Plan being released for recording.

16. Applicant shall obtain all necessary outside agency permits to develop the Property as depicted on the Plans, including but not limited to planning module approval or exemption from PaDEP, an NPDES permit from PaDEP, an adequacy letter from Chester County Conservation District; a highway occupancy permit from the Pennsylvania Department of Transportation ("PennDOT") and traffic signal permit from PennDOT. If the NPDES permit contemplates a design for the stormwater facilities that is different than what is depicted on the Final Plans, Applicant must obtain the Board's approval for such changes in the design of the stormwater management facilities.

17. Applicant shall tender a deed of dedication to the Township for the additional right of way along Pottstown Pike in the location depicted in red on the attached Easement Exhibit prepared by T & M Associates dated October 8, 2025.

18. This Decision and conditions contained herein are binding on Applicant, its successors, and assigns, for the benefit of the Township in general and the ultimate users/property owners of the subject Property.

## ADMINISTRATION

Act 537 Plan Resolution. The Municipal Authority is expanding the service area of the Lakeridge wastewater treatment plant to several homes on Moore Road between Walter Court and Ivystone Drive. A Resolution is drafted to authorize submission to the PaDEP of this revision to the Act 537 Plan, prepared by ARRO Consulting. Mr. Durkin moved, seconded by Mrs. D'Amico, to adopt **Resolution #10-20-25-13** authorizing the submission of a 3M Sewage Facilities Planning Module for the expansion of the Lakeridge wastewater treatment plant service area. The motion carried unanimously.

Ordinance Amendment – Signs, Short-Term Rentals. Kristin Camp explained amendments to several sections of the Township's sign regulations, and to the short-term rental ordinance regarding the approval being specific to the Applicant, the maximum number of dogs allowed on the property,



quiet hours are to be included in the rules/regulations, and the minimum age of 25 for short-term rental guests. The ordinance amendments were advertised appropriately. Mr. Durkin moved, seconded by Mrs. D'Amico, to adopt **Ordinance #2025-05** amending the sign and short-term rental ordinances as noted above. The motion carried unanimously.

Ordinance Amendment – Landscaping Requirements. Kristin Camp noted the landscaping regulations have been updated in coordination with the Planning Commission to simplify requirements. The Board briefly discussed tree planting, care, and maintenance. Ms. Camp will format the updates into a formal ordinance format and submit it to the County Planning Commission for comments.

Pondview Way Trail. Discussion was tabled until the November Workshop.

General Obligation Bond Issuance ~ Update. Mr. Scheivert noted the Bond closing is scheduled for October 28, 2025 and the funds will be released shortly thereafter, allowing the Township to move forward with the associated projects.

#### Open Session

Resident Gerry Stein raised a landscaping concern regarding PECO and Asplundh's removal of trees along Font Road. He inquired about the Township's role or oversight in that process. Mr. Scheivert advised him that public utilities are permitted to remove trees as they see fit.

Resident Vince McVeigh requested an update on the Gunther property. Mrs. Baxter advised there are no updates or plans submitted at this time.

#### Adjournment

There being no further business, Mrs. Baxter adjourned the meeting at 7:52 p.m.

Respectfully submitted,

Lindsay B. Yeager  
Assistant Township Manager

Range of Checking Accts: GENERAL to GENERAL Range of Check Ids:  
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
11/17/25	21ST	21st CENTURY MEDIA PHILLY	775.59	3647
11/17/25	ACAPPELL	A CAPPELLA POPS	550.00	3647
11/17/25	ADVAN010	ADVANCED HORTICULTURAL SOLN	7,069.00	3647
11/17/25	ALPINEEL	ALPINE ELEVATOR PROFESSIONALS	460.00	3647
11/17/25	AQUAP010	AQUA PENNSYLVANIA	1,437.26	3647
11/17/25	ASAPH006	ASAP HYDRAULICS	4.79	3647
11/17/25	BSTARNER	BOB STARNER	300.00	3647
11/17/25	BSTARNER	BOB STARNER	175.00	3647
11/17/25	BUCKL010	BUCKLEY, BRION, MCGUIRE, MORRI	3,392.82	3647
11/17/25	CAMPBANT	ANTHONY CAMPBELL	200.00	3647
11/17/25	CARMKRES	CARMEL KREMSER	192.00	3647
11/17/25	CCHPN005	CCHPN MEMBERSHIP RENEWAL	125.00	3647
11/17/25	CELLEBRI	CELLEBRITE, INC	4,607.50	3647
11/17/25	CHARLHIG	CHARLES A HIGGINS & SONS	1,797.00	3647
11/17/25	COLON010	COLONIAL ELECTRIC SUPPLY CO.	762.25	3647
11/17/25	COMCA010	COMCAST	1,966.94	3647
11/17/25	DAILY102	THE DAILY LOCAL	343.00	3647
11/17/25	DELA030	DELAWARE VALLEY HEALTH TRUST	59,013.51	3647
11/17/25	EAGLEKUB	EAGLE POWER KUBOTA	40.99	3647
11/17/25	EAGLHARD	EAGLE HARDWARE	129.76	3647
11/17/25	EDMUN010	EDMUNDS GOVTECH	12,722.06	3647
11/17/25	ENNISPNT	ENNIS-FLINT, INC.	1,562.17	3647
11/17/25	FLEXIBEN	FLEXIBLE BENEFIT ADMINISTRATOR	56.00	3647
11/17/25	GENER010	GENERAL CODE	1,125.00	3647
11/17/25	GERRY ST	GERRY STEIN	48.33	3647
11/17/25	GILMO020	GILMORE & ASSOCIATES, INC	2,753.34	3647
11/17/25	GREASEBA	GREASEBAND, INC	500.00	3647
11/17/25	HAWEI010	H.A. WEIGAND, INC.	1,409.00	3647
11/17/25	HEIDELBE	HEIDELBERG MATERIALS	1,020.46	3647
11/17/25	HELPNOW	HELP-NOW, LLC	4,588.53	3647
11/17/25	ICMA0010	ICMA	1,200.00	3647
11/17/25	JONESSTE	STEVEN R. JONES	496.83	3647
11/17/25	KEENC010	KEEN COMPRESSED GAS COMPANY	71.55	3647
11/17/25	KEYSTCOL	KEYSTONE COLLECTIONS GROUP	131.34	3647
11/17/25	KIMBALLW	KIMBALL MIDWEST	270.85	3647
11/17/25	LEVEN010	LEVENGOD SEPTIC SERVICE	603.00	3647
11/17/25	LOGODEP	LOGO DEPOT, INC	277.50	3647
11/17/25	LUDWI010	LUDWIG'S EQUIPMENT, LLC	173.75	3647
11/17/25	LUDWI060	LUDWIG'S CORNER SUPPLY CO.	48.99	3647
11/17/25	MARSH020	MARSH CREEK SIGNS	154.00	3647
11/17/25	MCPMAH010	BOWMAN CONSULTING GROUP, LTD	17,596.25	3647
11/17/25	MGL00010	MGL PRINTING SOLUTIONS	306.00	3647
11/17/25	MIDAT010	MID ATLANTIC CONNECTIONS, INC.	3,025.00	3647
11/17/25	NAPA0010	NAPA AUTO PARTS	1,603.77	3647
11/17/25	NEWHO010	NEW HOLLAND AUTO GROUP	998.59	3647
11/17/25	NOVUS	NOVUS MAINTENANCE, LLC	5,809.38	3647
11/17/25	OFFIC020	OFFICE SERVICE COMPANY	155.96	3647
11/17/25	PITNEYGL	PITNEY BOWES GLOBAL FINANCIAL	204.00	3647
11/17/25	RGSSASSOC	RGSS ASSOCIATES, INC	7,748.47	3647
11/17/25	RHOADS	RHOADS ENERGY	3,317.80	3647
11/17/25	ROBLITTL	ROBERT E. LITTLE, INC.	59.38	3647

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
!	11/17/25	SEMPERON SEMPERON	1,175.83		3647
!	11/17/25	SMAL010 MBR2 GRAPHIC SERVICES	1,613.51		3647
!	11/17/25	SNAPON01 SNAP-ON TOOLS	137.00		3647
!	11/17/25	STAPLES STAPLES	310.02		3647
!	11/17/25	STEPHEQU STEPHENSON EQUIPMENT, INC.	132.14		3647
!	11/17/25	STRATIX STRATIX SYSTEMS, INC	347.24		3647
!	11/17/25	STYER010 STYER PROPANE	120.69		3647
!	11/17/25	THEPR020 PAVION	490.25		3647
!	11/17/25	TLT THIN LINE THREADS	1,795.15		3647
!	11/17/25	TMOBILE T-MOBILE	1,278.16		3647
!	11/17/25	TONYSCH TONY SCHEIVERT	100.00		3647
!	11/17/25	TRAISR TRAISR, LLC	2,699.25		3647
!	11/17/25	UUTMU010 UUTMA	97.20		3647
!	11/17/25	VERIZ010 VERIZON	525.34		3647
!	11/17/25	VERIZFIO VERIZON	124.99		3647
!	11/17/25	WESTV010 WEST VINCENT TOWNSHIP	12,009.37		3647
!	11/17/25	ZMUID005 DANIEL ZMUIDA	210.00		3647
Report Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	68	0	176,545.85	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	68	0	176,545.85	0.00

Range of Checking Accts: GENERAL to GENERAL Range of Check Ids:  
Report Type: All Checks Report Format: Detail Check type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description				Contract	Ref Seq Acct
25-01406	11/17/25	21ST 21st CENTURY MEDIA PHILLY					3647
	1	snow removal bids	312.71	01-400-000-341	Expenditure		1 1
				Advertising			
25-01406	2	zoning-amend sign regulations	462.88	01-414-001-368	Expenditure		2 1
				Advertising			
			775.59				
25-01408	11/17/25	ACAPPELL A CAPPELLA POPS					3647
	1	tree lighting - balance due	550.00	01-454-001-201	Expenditure		7 1
				Park & Rec Special Events			
25-01407	11/17/25	ADVANO10 ADVANCED HORTICULTURAL SOLN					3647
	1	ff-dry fert non-bulk	1,441.00	01-454-003-450	Expenditure		3 1
				Contracted Services			
25-01407	2	hp-bio fert turf	2,880.00	01-454-002-450	Expenditure		4 1
				Contracted Services			
25-01407	3	ff-bio fert and weed turf	2,064.00	01-454-003-450	Expenditure		5 1
				Contracted Services			
25-01407	4	larkins-bio fert turf	684.00	01-454-004-450	Expenditure		6 1
				Contracted Services			
			7,069.00				
25-01410	11/17/25	ALPINEEL ALPINE ELEVATOR PROFESSIONALS					3647
	1	elevator inspection	460.00	01-409-003-450	Expenditure		8 1
				Contracted Services			
25-01412	11/17/25	AQUAP010 AQUA PENNSYLVANIA					3647
	1	twp	118.17	01-409-003-360	Expenditure		11 1
				Utilities			
25-01412	2	twp	229.80	01-409-003-360	Expenditure		12 1
				Utilities			
25-01412	3	pw	200.00	01-409-001-360	Expenditure		13 1
				Utilities			
25-01412	4	pw	160.00	01-409-001-360	Expenditure		14 1
				Utilities			
25-01412	5	upland	260.50	01-454-005-360	Expenditure		15 1
				Utilities			
25-01412	6	ff	72.00	01-454-003-360	Expenditure		16 1
				Utilities			
25-01412	7	hp	209.52	01-454-002-360	Expenditure		17 1
				Utilities			
25-01412	8	milford	59.58	01-409-004-360	Expenditure		18 1
				Utilities			
25-01412	9	upland	127.69	01-454-005-360	Expenditure		19 1
				Utilities			
			1,437.26				
25-01413	11/17/25	ASAPH006 ASAP HYDRAULICS					3647
	1	tompkins pipe cap	4.79	01-438-000-200	Expenditure		20 1
				Supplies			

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	
PO #	Item	Description					Ref Seq	Acct
25-01415	11/17/25	BSTARNER BOB STARNER tree lighting	300.00	01-454-001-201 Park & Rec Special Events	Expenditure		3647 21	1
25-01416	11/17/25	BSTARNER BOB STARNER holiday party - 12/12	175.00	01-401-000-200 Supplies	Expenditure		3647 22	1
25-01418	11/17/25	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI twp-october services	2,503.32	01-404-000-311 Non Reimbursable Legal	Expenditure		3647 26	1
25-01418	11/17/25	120 pottstown pk-epc, llc land	889.50	01-404-000-311 Non Reimbursable Legal	Expenditure		27	1
			3,392.82					
25-01411	11/17/25	CAMPBANT ANTHONY CAMPBELL telephone reimbursement	50.00	01-413-000-320 Telephone	Expenditure		3647 9	1
25-01411	11/17/25	boot allowance	150.00	01-413-000-200 Supplies	Expenditure		10	1
			200.00					
25-01421	11/17/25	CARMKRES CARMEL KREMSER admin - 3 holiday wreaths	96.00	01-409-003-200 Supplies	Expenditure		3647 28	1
25-01421	11/17/25	pd - 3 holiday wreaths	96.00	01-409-003-200 Supplies	Expenditure		29	1
			192.00					
25-01422	11/17/25	CCHPN005 CCHPN MEMBERSHIP RENEWAL 2026 membership renewal	125.00	01-401-000-420 Dues/Subscriptions/Mem	Expenditure		3647 30	1
25-01423	11/17/25	CELLEBRI CELLEBRITE, INC cco/ccpa training	4,607.50	01-410-000-316 Training/Seminar	Expenditure		3647 31	1
25-01424	11/17/25	CHARLHIG CHARLES A HIGGINS & SONS graphite/byers ballast	1,609.50	01-434-000-450 Contracted Services	Expenditure		3647 32	1
25-01424	11/17/25	graphite/byers dead controller	187.50	01-434-000-450 Contracted Services	Expenditure		33	1
			1,797.00					
25-01425	11/17/25	COLON010 COLONIAL ELECTRIC SUPPLY CO. parking lot lights	762.25	01-454-005-250 Repairs & Maint	Expenditure		3647 34	1
25-01427	11/17/25	COMCA010 COMCAST hp	381.44	01-454-002-450 Contracted Services	Expenditure		3647 35	1
25-01427	11/17/25	twp	795.57	01-409-003-450 Contracted Services	Expenditure		36	1

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	
PO #	Item	Description					Ref Seq	Acct
-----	COMCAST	Continued						
25-01427	3	pw	373.35	01-409-001-450 Contracted Services	Expenditure		37	1
25-01427	4	upland	416.58	01-454-005-450 Contracted Services	Expenditure		38	1
			<u>1,966.94</u>					
11/17/25	DAILY102	THE DAILY LOCAL					3647	
25-01474	1	52 week subscription-digital	343.00	01-400-000-420 Dues/Subscriptions/Mem	Expenditure		133	1
11/17/25	DELA030	DELAWARE VALLEY HEALTH TRUST					3647	
25-01428	1	admin	6,400.26	01-401-000-156 Employee Benefit Expens	Expenditure		39	1
25-01428	2	pd	32,936.68	01-410-000-156 Employee Benefit Expense	Expenditure		40	1
25-01428	3	codes	3,891.28	01-413-000-156 Employee Benefit Expens	Expenditure		41	1
25-01428	4	pw	12,780.97	01-438-000-156 Employee Benefit Expense	Expenditure		42	1
25-01428	5	facilities	3,004.32	01-438-001-156 Employee Benefit Expense	Expenditure		43	1
			<u>59,013.51</u>					
11/17/25	EAGLEKUB	EAGLE POWER KUBOTA					3647	
25-01430	1	fuel filters	40.99	01-438-000-235 Vehicle Maintenance	Expenditure		54	1
11/17/25	EAGLHARD	EAGLE HARDWARE					3647	
25-01429	1	tape & batteries	25.28	01-454-005-250 Repairs & Maint	Expenditure		44	1
25-01429	2	flying insect traps	33.98	01-454-005-250 Repairs & Maint	Expenditure		45	1
25-01429	3	12oz white spray paint	15.58	01-454-001-200 Supplies	Expenditure		46	1
25-01429	4	dish soap for the shop	5.99	01-438-000-200 Supplies	Expenditure		47	1
25-01429	5	hardware	4.68	01-438-000-200 Supplies	Expenditure		48	1
25-01429	6	3/8" clamp connector (5)	4.29	01-438-000-200 Supplies	Expenditure		49	1
25-01429	7	aa & d batteries for bathroom	24.98	01-454-003-250 Maintenance & Repairs	Expenditure		50	1
25-01429	8	heater filter/10w bulbs	14.98	01-454-005-200 Supplies	Expenditure		51	1
25-01429	9	returned	39.99	01-438-000-200 Supplies	Expenditure		52	1
25-01429	10	returned	39.99	01-438-000-200 Supplies	Expenditure		53	1
			<u>129.76</u>					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	
PO #	Item	Description					Ref Seq	Acct
	11/17/25	EDMUN010 EDMUNDS GOVTECH					3647	
25-01431	1	2026 software maintenance-50%	6,361.03	01-407-000-220 Software	Expenditure		55	1
25-01431	2	2026 cloud hosting-50%	6,361.03	01-407-000-220 Software	Expenditure		56	1
			<u>12,722.06</u>					
	11/17/25	ENNISPNT ENNIS-FLINT, INC.					3647	
25-01432	1	pm125wh q60' bd 4" white line	1,562.17	01-438-000-245 Highway Supplies	Expenditure		57	1
	11/17/25	FLEXIBEN FLEXIBLE BENEFIT ADMINISTRATOR					3647	
25-01433	1	september services	56.00	01-410-000-450 Contracted Services	Expenditure		58	1
	11/17/25	GENER010 GENERAL CODE					3647	
25-01434	1	code analysis/composition	1,125.00	01-413-000-450 Contra Svs-MAGNET	Expenditure		59	1
	11/17/25	GERRY ST GERRY STEIN					3647	
25-01435	1	cc historical society event	48.33	01-459-000-200 Supplies	Expenditure		60	1
	11/17/25	GILMO020 GILMORE & ASSOCIATES, INC					3647	
25-01438	1	monthly services ending 10/26	2,400.49	01-408-000-367 General Planning	Expenditure		61	1
25-01438	2	ms4 permit-1004008t	352.85	01-408-000-368 MS4 Expenses	Expenditure		62	1
			<u>2,753.34</u>					
	11/17/25	GREASEBA GREASEBAND, INC					3647	
25-01487	1	deposit - block party	500.00	01-454-001-202 Community Day	Expenditure		147	1
	11/17/25	HAWEI010 H.A. WEIGAND, INC.					3647	
25-01439	1	reface 30" r1-1 & r2-1	420.00	01-433-000-200 Supplies	Expenditure		63	1
25-01439	2	30x30 r1-1 (reserve@eagle hoa)	989.00	01-433-000-200 Supplies	Expenditure		64	1
			<u>1,409.00</u>					
	11/17/25	HEIDELBE HEIDELBERG MATERIALS					3647	
25-01440	1	19mm 15r (police parking lot)	195.63	01-409-003-250 Maintenance & Repairs	Expenditure		65	1
25-01440	2	9.5mm 20r (police parking lot)	430.96	01-409-003-250 Maintenance & Repairs	Expenditure		66	1
25-01440	3	19mm 15r (krauser rd)	393.87	01-438-000-245 Highway Supplies	Expenditure		67	1
			<u>1,020.46</u>					
	11/17/25	HELPNOW HELP-NOW,LLC					3647	
25-01441	1	monthly service tickets	332.50	01-407-000-450 Contracted Services	Expenditure		68	1

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	
PO #	Item	Description					Ref Seq	Acct
		HELPS-NOW, LLC						
25-01441	2	monthly guardian services	4,256.03	01-407-000-450	Expenditure		69	1
				Contracted Services				
			4,588.53					
	11/17/25	ICMA0010 ICMA					3647	
25-01442	1	2026 dues - tony	1,200.00	01-401-000-420	Expenditure		70	1
				Dues/Subscriptions/Mem				
	11/17/25	JONESSTE STEVEN R. JONES					3647	
25-01467	1	psp collision reconstruction	496.83	01-410-000-316	Expenditure		126	1
				Training/Seminar				
	11/17/25	KEENC010 KEEN COMPRESSED GAS COMPANY					3647	
25-01443	1	metabo slicer wheel	16.26	01-438-000-245	Expenditure		71	1
				Highway Supplies				
25-01443	2	cylinder rental	55.29	01-438-000-200	Expenditure		72	1
				Supplies				
			71.55					
	11/17/25	KEYSTCOL KEYSTONE COLLECTIONS GROUP					3647	
25-01444	1	interim re bills aug-sept	131.34	01-403-000-450	Expenditure		73	1
				Contracted Services				
	11/17/25	KIMBALLW KIMBALL MIDWEST					3647	
25-01445	1	wheel (2)	16.56	01-438-000-200	Expenditure		74	1
				Supplies				
25-01445	2	nut/paint/fw/wheel	254.29	01-438-000-200	Expenditure		75	1
				Supplies				
			270.85					
	11/17/25	LEVEN010 LEVENGOOD SEPTIC SERVICE					3647	
25-01446	1	hp-pumped holding tank	301.50	01-454-002-450	Expenditure		76	1
				Contracted Services				
25-01446	2	hp-pumped holding tank	301.50	01-454-002-450	Expenditure		77	1
				Contracted Services				
			603.00					
	11/17/25	LOGODEP LOGO DEPOT, INC					3647	
25-01447	1	2024 tees-mint (15)	277.50	01-454-001-201	Expenditure		78	1
				Park & Rec Special Events				
	11/17/25	LUDWIO10 LUDWIG'S EQUIPMENT, LLC					3647	
25-01449	1	flat & spade shovels	173.75	01-438-000-260	Expenditure		80	1
				Small Tools & Equipment				
	11/17/25	LUDWIO60 LUDWIG'S CORNER SUPPLY CO.					3647	
25-01448	1	pickaxe	48.99	01-438-000-260	Expenditure		79	1
				Small Tools & Equipment				
	11/17/25	MARSH020 MARSH CREEK SIGNS					3647	
25-01450	1	no soliciting clings/residents	154.00	01-410-000-340	Expenditure		81	1
				Public Relations				



Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num
PO #	Item	Description					Ref Seq Acct
11/17/25		MCPAH010 BOWMAN CONSULTING GROUP, LTD					3647
25-01417	1	graphite/byers/lt conest	510.00	01-408-000-311 Traffic Engineering	Expenditure		23 1
25-01417	2	general consult 311430-01-001	3,800.00	01-408-000-311 Traffic Engineering	Expenditure		24 1
25-01417	3	pa100 gateways 314108-01-002	13,286.25	01-408-000-313 Non Reimbursable	Expenditure		25 1
			17,596.25				
11/17/25		MGL00010 MGL PRINTING SOLUTIONS					3647
25-01451	1	twp envelopes	306.00	01-401-000-200 Supplies	Expenditure		82 1
11/17/25		MIDAT010 MID ATLANTIC CONNECTIONS, INC.					3647
25-01452	1	larkins-aed box wiring/install	775.00	01-454-004-250 Maintenance & Repairs	Expenditure		83 1
25-01452	2	twp- replace parking lot led	385.00	01-409-003-250 Maintenance & Repairs	Expenditure		84 1
25-01452	3	pocket park-aed box wiring/ins	885.00	01-409-003-250 Maintenance & Repairs	Expenditure		85 1
25-01452	4	twp-pd parking lot light repar	980.00	01-409-003-250 Maintenance & Repairs	Expenditure		86 1
			3,025.00				
11/17/25		NAPA0010 NAPA AUTO PARTS					3647
25-01453	1	bat/ray core deposit refund	46.00	01-438-000-235 Vehicle Maintenance	Expenditure		87 1
25-01453	2	windshield washer fluid return	78.48	01-438-000-200 Supplies	Expenditure		88 1
25-01453	3	windshield washer fluid	78.48	01-438-000-200 Supplies	Expenditure		89 1
25-01453	4	lit plug	10.02	01-438-000-235 Vehicle Maintenance	Expenditure		90 1
25-01453	5	rainx de-icer	9.58	01-438-000-235 Vehicle Maintenance	Expenditure		91 1
25-01453	6	battery w/core deposit	121.11	01-438-000-235 Vehicle Maintenance	Expenditure		92 1
25-01453	7	rotors/fleet pads/virt kit	592.92	01-438-000-245 Highway Supplies	Expenditure		93 1
25-01453	8	serpentine kit/oil	183.68	01-438-000-245 Highway Supplies	Expenditure		94 1
25-01453	9	alternator w/core deposit	176.64	01-438-000-245 Highway Supplies	Expenditure		95 1
25-01453	10	oil filter/anti freeze	34.68	01-438-000-235 Vehicle Maintenance	Expenditure		96 1
25-01453	11	fuel/air filters	92.78	01-438-000-235 Vehicle Maintenance	Expenditure		97 1
25-01453	12	led 12v lamps	97.96	01-438-000-235 Vehicle Maintenance	Expenditure		98 1
25-01453	13	led 12v lamps	195.92	01-438-000-235 Vehicle Maintenance	Expenditure		99 1
25-01453	14	fuel filters	69.72	01-438-000-235 Vehicle Maintenance	Expenditure		100 1

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num
PO #	Item	Description					Ref Seq Acct
25-01453	15	NAPA AUTO PARTS v ribbed belt	64.76	01-438-000-235 Vehicle Maintenance	Expenditure		101 1
			<u>1,603.77</u>				
25-01454	1	11/17/25 NEWHO010 NEW HOLLAND AUTO GROUP ab adapter	814.20	01-438-000-245 Highway Supplies	Expenditure		3647 102 1
25-01454	2	tail light trk 3	155.25	01-438-000-235 Vehicle Maintenance	Expenditure		103 1
25-01454	3	antifreeze - 10yr/150k f1	29.14	01-438-000-235 Vehicle Maintenance	Expenditure		104 1
			<u>998.59</u>				
25-01455	1	11/17/25 NOVUS NOVUS MAINTENANCE, LLC twp	4,000.00	01-409-003-450 Contracted Services	Expenditure		3647 105 1
25-01455	2	pw	500.00	01-409-001-450 Contracted Services	Expenditure		106 1
25-01455	3	upland	600.00	01-454-005-450 Contracted Services	Expenditure		107 1
25-01455	4	supplies	709.38	01-409-003-450 Contracted Services	Expenditure		108 1
			<u>5,809.38</u>				
25-01456	1	11/17/25 OFFIC020 OFFICE SERVICE COMPANY 4 cases of paper	155.96	01-401-000-200 Supplies	Expenditure		3647 109 1
25-01459	1	11/17/25 PITNEYGL PITNEY BOWES GLOBAL FINANCIAL postage meter lease sep-dec	204.00	01-401-000-215 Postage	Expenditure		3647 111 1
25-01460	1	11/17/25 RGSASSOC RGS ASSOCIATES, INC general planning	1,470.97	01-414-002-367 General Planning	Expenditure		3647 112 1
25-01460	2	ordinance update	6,277.50	01-414-003-366 Ordinance Update	Expenditure		113 1
			<u>7,748.47</u>				
25-01461	1	11/17/25 RHOADS RHOADS ENERGY 144 byers-136 gall oil	477.96	01-409-002-250 Maintenance & Repair	Expenditure		3647 114 1
25-01461	2	144 byers-101 gall oil	355.00	01-409-002-250 Maintenance & Repair	Expenditure		115 1
25-01461	3	pw 850 gal bio ultra	2,484.84	01-409-001-231 Propane & heating - PW bldg	Expenditure		116 1
			<u>3,317.80</u>				
25-01462	1	11/17/25 ROBLITTL ROBERT E. LITTLE, INC. chain loop & bar	59.38	01-438-001-260 Small Tools & Equip - Facilities	Expenditure		3647 117 1

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	
PO #	Item	Description					Ref Seq	Acct
	11/17/25	SEMPERON SEMPERON					3647	
25-01464	1	twp	1,070.49	01-409-003-320 Telephone	Expenditure		119	1
25-01464	2	pw	105.34	01-409-001-320 Telephone	Expenditure		120	1
			<u>1,175.83</u>					
	11/17/25	SMALE010 MBR2 GRAPHIC SERVICES					3647	
25-01465	1	letterhead & envelopes	1,150.00	01-401-000-200 Supplies	Expenditure		121	1
25-01465	2	auto accident card (1000)	188.51	01-410-000-200 Supplies	Expenditure		122	1
25-01465	3	business cards-gathercole	125.00	01-410-000-200 Supplies	Expenditure		123	1
25-01465	4	business cards-mcgrath	150.00	01-401-000-200 Supplies	Expenditure		124	1
			<u>1,613.51</u>					
	11/17/25	SNAPON01 SNAP-ON TOOLS					3647	
25-01466	1	axle nut spanner socket	137.00	01-438-000-260 Small Tools & Equipment	Expenditure		125	1
	11/17/25	STAPLES STAPLES					3647	
25-01468	1	office supplies	310.02	01-401-000-200 Supplies	Expenditure		127	1
	11/17/25	STEPHEQU STEPHENSON EQUIPMENT, INC.					3647	
25-01469	1	tack & tack pump seal kit	132.14	01-438-000-245 Highway Supplies	Expenditure		128	1
	11/17/25	STRATIX STRATIX SYSTEMS, INC					3647	
25-01470	1	copier contract 10/26-1/25/26	347.24	01-401-000-450 Contracted Services	Expenditure		129	1
	11/17/25	STYER010 STYER PROPANE					3647	
25-01471	1	milford-84 gallons	120.69	01-409-004-231 Propane	Expenditure		130	1
	11/17/25	THEPRO20 PAVION					3647	
25-01457	1	replaced panic button & tested	490.25	01-409-003-450 Contracted Services	Expenditure		110	1
	11/17/25	TLT THIN LINE THREADS					3647	
25-01472	1	safety green ls tees	1,199.65	01-438-001-238 Uniforms - Facilities	Expenditure		131	1
25-01472	2	safety green ls tees	595.50	01-438-001-238 Uniforms - Facilities	Expenditure		132	1
			<u>1,795.15</u>					
	11/17/25	TMOBILE T-MOBILE					3647	
25-01475	1	admin	34.84	01-400-000-320 Telephone	Expenditure		134	1

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	
PO #	Item	Description					Ref Seq	Acct
T-MOBILE		Continued						
25-01475	2	pd	313.50	01-410-000-320 Telephone	Expenditure		135	1
25-01475	3	codes	34.84	01-413-000-320 Telephone	Expenditure		136	1
25-01475	4	pw - includes phone purchase	765.64	01-438-000-320 Telephone	Expenditure		137	1
25-01475	5	pw ipad	21.34	01-438-000-322 Ipad Expense	Expenditure		138	1
25-01475	6	routers	108.00	01-410-000-320 Telephone	Expenditure		139	1
			<u>1,278.16</u>					
25-01463	1	11/17/25 TONYSCHE TONY SCHEIVERT telephone reimbursement	100.00	01-400-000-320 Telephone	Expenditure		3647 118	1
25-01477	1	11/17/25 TRAISR TRAISR, LLC september services	2,699.25	01-407-000-220 Software	Expenditure		3647 140	1
25-01478	1	11/17/25 UUTMU010 UUTMA qtr 3 sewer	97.20	01-409-003-360 Utilities	Expenditure		3647 141	1
25-01480	1	11/17/25 VERIZ010 VERIZON milford	359.91	01-409-004-320 Telephone	Expenditure		3647 143	1
25-01480	2	pw	165.43	01-409-001-320 Telephone	Expenditure		144	1
			<u>525.34</u>					
25-01479	1	11/17/25 VERIZFIO VERIZON ff	124.99	01-454-003-320 Telephone	Expenditure		3647 142	1
25-01481	2	11/17/25 WESTV010 WEST VINCENT TOWNSHIP annual fire co comp 9/25-9/26	12,009.37	01-411-000-354 Insurance - Workers Com	Expenditure		3647 145	1
25-01483	1	11/17/25 ZMUID005 DANIEL ZMUIDA boarding 10/1-10/6-dexter	210.00	01-410-000-221 K-9	Expenditure		3647 146	1

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	68	0	176,545.85	0.00
Direct Deposit:	<u>0</u>	<u>0</u>	0.00	0.00
Total:	68	0	176,545.85	0.00

Range of Checking Accts: GENERAL EFTS      to GENERAL EFTS      Range of Check Ids:  
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
11/07/25		BANKAMER BANK OF AMERICA	10,960.17	3636
11/25/25		AQUAP010 AQUA PENNSYLVANIA	8,030.24	3638
11/05/25		WEXBANK WEX BANK	9,005.05	3639
11/03/25		HARTFORD THE HARTFORD	2,974.59	3640
11/17/25		LOWES020 LOWES BUSINESS ACCOUNT	318.78	3641

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	5	0	31,288.83	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	31,288.83	0.00

Range of Checking Accts: GENERAL EFTS to GENERAL EFTS Range of Check Ids:  
Report Type: All Checks Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num
PO #	Item	Description					Ref Seq Acct
	11/07/25	BANKAMER BANK OF AMERICA					3636
25-01399	1	prime	14.99	01-410-000-420 Dues/Subscription/Memb	Expenditure		1 1
25-01399	2	ftd topiary	79.50	01-410-000-340 Public Relations	Expenditure		2 1
25-01399	3	amazon-wall mount clock	59.98	01-410-000-740 Computer/Furniture	Expenditure		3 1
25-01399	4	moto world ent-tie down strap	28.45	01-410-000-260 Small Tools & Equipment	Expenditure		4 1
25-01399	5	bestbuy-tvs	799.96	01-410-000-740 Computer/Furniture	Expenditure		5 1
25-01399	6	montesano-cit class	495.00	01-410-000-316 Training/Seminar	Expenditure		6 1
25-01399	7	amazon-coil keychains	11.98	01-410-000-200 Supplies	Expenditure		7 1
25-01399	8	identisys inc-id printer	3,438.35	01-407-000-222 Hardware	Expenditure		8 1
25-01399	9	msft-(2)	1,253.00	01-407-000-450 Contracted Services	Expenditure		9 1
25-01399	10	adobe (4)	83.56	01-407-000-220 Software	Expenditure		10 1
25-01399	11	independent graphics-newslette	1,756.94	01-400-000-342 Printing	Expenditure		11 1
25-01399	12	ezpass - reload - pd 66%	210.00	01-410-000-317 Parking & travel	Expenditure		12 1
25-01399	13	ezpass - reload - admin 17%	52.50	01-401-000-317 Parking/Travel	Expenditure		13 1
25-01399	14	ezpass - reload - pw 17%	52.50	01-438-000-317 Parking & Travel	Expenditure		14 1
25-01399	15	ezpass - reload 3xs	105.00	01-410-000-317 Parking & travel	Expenditure		15 1
25-01399	16	independence prime (airport)	65.62	01-401-000-316 Training & Seminars	Expenditure		16 1
25-01399	17	cmt charlotte-cab edmunds conf	38.98	01-401-000-317 Parking/Travel	Expenditure		17 1
25-01399	18	mico restaurant-edmunds breakf	64.13	01-401-000-316 Training & Seminars	Expenditure		18 1
25-01399	19	royal cab-edmunds conference	42.00	01-401-000-317 Parking/Travel	Expenditure		19 1
25-01399	20	marriott charlotte-edmunds	1,033.80	01-401-000-316 Training & Seminars	Expenditure		20 1
25-01399	21	amazon-key chain wristbands	11.98	01-454-005-200 Supplies	Expenditure		21 1
25-01399	22	amazon-office supplies	16.27	01-401-000-200 Supplies	Expenditure		22 1
25-01399	23	amazon-hook magnets for barn	9.48	01-454-005-200 Supplies	Expenditure		23 1
25-01399	24	amazon-tape dispenser	7.48	01-401-000-200 Supplies	Expenditure		24 1

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	
PO #	Item	Description					Ref Seq	Acct
<hr/>								
		BANK OF AMERICA Continued						
25-01399	25	amazon-key holder/magnets	21.98	01-454-005-200 Supplies	Expenditure		25	1
25-01399	26	amazon-white binders-finance	37.44	01-401-000-200 Supplies	Expenditure		26	1
25-01399	27	amazon-quickchute deflector	414.59	01-438-001-235 Vehicle Maintenance - Facilities	Expenditure		27	1
25-01399	28	amazon-zombie tombstone	37.99	01-454-001-201 Park & Rec Special Events	Expenditure		28	1
25-01399	29	amazon-kitchen supplies	51.36	01-409-001-200 Township properties - supplies	Expenditure		29	1
25-01399	30	amazon-combination locks (2)	40.02	01-454-003-250 Maintenance & Repairs	Expenditure		30	1
25-01399	31	amazon-disposable trash cans	107.99	01-454-001-200 Supplies	Expenditure		31	1
25-01399	32	united refridg-browning vbelt	15.97	01-409-001-250 Maint & Repair	Expenditure		32	1
25-01399	33	gardners landscape-mums/house	66.68	01-454-005-200 Supplies	Expenditure		33	1
25-01399	34	dunkin-ewaste event	19.59	01-455-000-450 EAC - Contracted Services	Expenditure		34	1
25-01399	35	psats-fall seminar/anthony	125.00	01-413-000-316 Training/Seminar	Expenditure		35	1
25-01399	36	liberty union-fundraiser/golf	146.09	01-400-000-340 Public Relations	Expenditure		36	1
25-01399	37	greco pizza-staff lunch	97.50	01-401-000-200 Supplies	Expenditure		37	1
25-01399	38	oriental trading-foam pumpkins	46.52	01-454-001-201 Park & Rec Special Events	Expenditure		38	1
			<hr/> 10,960.17					
	11/25/25	AQUAP010 AQUA PENNSYLVANIA					3638	
25-01401	1	31 hydrants	1,003.78	01-411-000-451 Hydrant expenses-Aqua	Expenditure		1	1
25-01401	2	217 hydrants	7,026.46	01-411-000-451 Hydrant expenses-Aqua	Expenditure		2	1
			<hr/> 8,030.24					
	11/05/25	WEXBANK WEX BANK					3639	
25-01402	1	pd	5,258.74	01-410-000-230 Gasoline & Oil	Expenditure		1	1
25-01402	2	admin	215.19	01-401-000-230 Gasoline & Oil	Expenditure		2	1
25-01402	3	codes	327.22	01-413-000-230 Gasoline & Oil	Expenditure		3	1
25-01402	4	pw	2,552.25	01-438-000-230 Gasoline & Oil	Expenditure		4	1
25-01402	5	facilities	491.85	01-438-001-230 Gasoline & Oil - Facilities	Expenditure		5	1
25-01402	6	municipal authority gasoline	159.80	01-495-000-000 Expense Reclass	Expenditure		6	1
			<hr/> 9,005.05					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Seq	Num Acct
PO #	Item	Description						
11/03/25		HARTFORD THE HARTFORD						3640
25-01403	1	admin	381.36	01-401-000-156 Employee Benefit Expens	Expenditure		1	1
25-01403	2	pd	1,736.82	01-410-000-156 Employee Benefit Expense	Expenditure		2	1
25-01403	3	codes	200.35	01-413-000-156 Employee Benefit Expens	Expenditure		3	1
25-01403	4	pw	482.69	01-438-000-156 Employee Benefit Expense	Expenditure		4	1
25-01403	5	facilities	173.37	01-438-001-156 Employee Benefit Expense	Expenditure		5	1
			2,974.59					
11/17/25		LOWES020 LOWES BUSINESS ACCOUNT						3641
25-01404	1	5 gallon bucket	13.98	01-438-000-200 Supplies	Expenditure		1	1
25-01404	2	key lock box	37.99	01-454-005-200 Supplies	Expenditure		2	1
25-01404	3	aed box materials	70.66	01-409-003-250 Maintenance & Repairs	Expenditure		3	1
25-01404	4	misc items	196.15	01-454-005-250 Repairs & Maint	Expenditure		4	1
			318.78					
Report Totals								
		Paid	Void	Amount Paid	Amount	Void		
	Checks:	5	0	31,288.83	0.00			
	Direct Deposit:	0	0	0.00	0.00			
	Total:	5	0	31,288.83	0.00			



Range of Checking Accts: SOLID WASTE to SOLID WASTE      Range of Check Ids:  
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
11/17/25		AJBLO010 A.J. BLOENSKI	90,016.20		3646
11/17/25		BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	3,292.50		3646
11/17/25		CCSWA010 CCSWA	24,901.75		3646
11/17/25		PATSPACK PATRICIA SPACKMAN	4,649.40		3646
11/17/25		TOTALREC TOTAL RECYCLE	4,316.63		3646

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	5	0	127,176.48	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	127,176.48	0.00

Batch Id: BABMAAS Batch Type: C Batch Date: 11/17/25 Checking Account: SOLID WASTE G/L Credit: Expenditure G/L Credit  
Generate Direct Deposit: N

Check No.	Check Date	Vendor # Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct
PO #	Enc Date	Item Description		Description					
	11/17/25	AJBL0010 A.J. BLOSENSKI		PO BOX 525233					
25-01409	11/17/25	1 november trash service	60,952.50	05-427-000-450	Expenditure	Aprv	1	1	
				Contracted Services					
25-01409	11/17/25	2 november recycling service	29,063.70	05-427-000-460	Expenditure	Aprv	2	1	
				Contracted Services - Recycling					
			90,016.20						
	11/17/25	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI		118 W. MARKET STREET					
25-01419	11/17/25	1 delinquent trash collections	3,292.50	05-427-000-314	Expenditure	Aprv	3	1	
				Legal Fees					
			3,292.50						
	11/17/25	CCSWA010 CCSWA		P. O. BOX 476					
25-01420	11/17/25	1 sw-10/8-10/14	5,678.85	05-427-000-700	Expenditure	Aprv	4	1	
				Tipping Fees					
25-01420	11/17/25	2 sw-10/16-10/22	7,807.73	05-427-000-700	Expenditure	Aprv	5	1	
				Tipping Fees					
25-01420	11/17/25	3 sw-10/27-10/28	5,130.68	05-427-000-700	Expenditure	Aprv	6	1	
				Tipping Fees					
25-01420	11/17/25	4 sw-11/3-11/5	6,284.49	05-427-000-700	Expenditure	Aprv	7	1	
				Tipping Fees					
			24,901.75						
	11/17/25	PATSPACK PATRICIA SPACKMAN		565 FELLOWSHIP ROAD					
25-01426	11/17/25	1 refund trash pmts 2010-present	4,649.40	05-495-000-000	Expenditure	Aprv	8	1	
				Expense Reclass					
			4,649.40						
	11/17/25	TOTALREC TOTAL RECYCLE		PO BOX 7250					
25-01476	11/17/25	1 october services	4,316.63	05-427-000-725	Expenditure	Aprv	9	1	
				Tipping Fees - Recycling					
			4,316.63						

	<u>Count</u>	<u>Line Items</u>	<u>Amount</u>
checks:	5	9	127,176.48

There are NO errors or warnings in this listing.

Range of Checking Accts: STORM WATER MGT to STORM WATER MGT    Range of Check Ids:  
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
11/17/25		CMGLANDS CMG LANDSCAPING	2,763.00	3645
11/17/25		GILMO020 GILMORE & ASSOCIATES, INC	322.00	3645
11/17/25		PIPEL020 SC PIPELINE PLASTICS, LLC.	1,253.77	3645

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	3	0	4,338.77	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	3	0	4,338.77	0.00

There are NO errors or warnings in this listing.

Range of Checking Accts: CAPITAL to CAPITAL      Range of Check Ids:  
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
11/17/25		AXONENTE AXON ENTERPRISE, INC	39,049.87	3644
11/17/25		GILMO020 GILMORE & ASSOCIATES, INC	194.25	3644
11/17/25		THOMKEYE THOMAS G KEYES, INC.	550.00	3644
11/17/25		YSM      YSM	1,587.50	3644

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	4	0	41,381.62	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	4	0	41,381.62	0.00

Batch Id: BABMAAS Batch Type: C Batch Date: 11/17/25 Checking Account: CAPITAL G/L Credit: Expenditure G/L Credit  
Generate Direct Deposit: N

Check No.	Check Date	Vendor # Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct
PO #	Enc Date	Item Description		Description					
	11/17/25	AXONENTE AXON ENTERPRISE, INC		PO BOX 29661					
25-01414	11/17/25	1 taser - credit 8/24/24	323.43-	30-410-000-700	Expenditure	Aprv	1	1	
				Capital Purchases - Police					
25-01414	11/17/25	2 6 bay dock & core- 8/15/24	306.18-	30-410-000-700	Expenditure	Aprv	2	1	
				Capital Purchases - Police					
25-01414	11/17/25	3 6 bay dock & core- 8/27/24	899.67-	30-410-000-700	Expenditure	Aprv	3	1	
				Capital Purchases - Police					
25-01414	11/17/25	4 taser program-year 4	10,411.12	30-410-000-700	Expenditure	Aprv	4	1	
				Capital Purchases - Police					
25-01414	11/17/25	5 taser supplies - 3/1/25	1,824.96	30-410-000-700	Expenditure	Aprv	5	1	
				Capital Purchases - Police					
25-01414	11/17/25	6 taser program-year 3	13,781.19	30-410-000-700	Expenditure	Aprv	6	1	
				Capital Purchases - Police					
25-01414	11/17/25	7 fleet ant - credit 7/9/25	99.58-	30-410-000-700	Expenditure	Aprv	7	1	
				Capital Purchases - Police					
25-01414	11/17/25	8 fleet 3 bundle-11/1/25	3,359.51	30-410-000-700	Expenditure	Aprv	8	1	
				Capital Purchases - Police					
25-01414	11/17/25	9 fleet 3 basic-11/1/25	11,854.25	30-410-000-700	Expenditure	Aprv	9	1	
				Capital Purchases - Police					
25-01414	11/17/25	10 taser-credit 4/17/25	552.30-	30-410-000-700	Expenditure	Aprv	10	1	
				Capital Purchases - Police					
			39,049.87						
	11/17/25	GILMO020 GILMORE & ASSOCIATES, INC		65 E. BULTER AVENUE, SUITE 100					
25-01436	11/17/25	1 144/128 byers rd site eval	194.25	30-409-002-625	Expenditure	Aprv	11	1	
				Capital Construction - 128 Byers Road					
			194.25						
	11/17/25	THOMKEYE THOMAS G KEYES, INC.		PO BOX 817					
25-01473	11/17/25	1 inspect well equipment	550.00	30-409-002-625	Expenditure	Aprv	12	1	
				Capital Construction - 128 Byers Road					
			550.00						
	11/17/25	YSM YSM		19 S. NEWBERRY STREET					
25-01482	11/17/25	1 hp project 21uut-02	1,587.50	30-454-001-600	Expenditure	Aprv	13	1	
				Capital Construction - Hickory					
			1,587.50						

	<u>Count</u>	<u>Line Items</u>	<u>Amount</u>
checks:	4	13	41,381.62

There are NO errors or warnings in this listing.

Range of Checking Accts: DEV ESCROW to DEV ESCROW      Range of Check Ids:  
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
11/17/25		ARROC010 ARRO CONSULTING, INC.	525.00	3643
11/17/25		BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	1,128.50	3643
11/17/25		CHRISFRA CHRISTOPHER FRANTZ	180.00	3643
11/17/25		GILMO020 GILMORE & ASSOCIATES, INC	4,812.81	3643
11/17/25		MCMAH010 BOWMAN CONSULTING GROUP, LTD	3,373.00	3643

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	5	0	10,019.31	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	10,019.31	0.00

Batch Id: BABMAAS Batch Type: C Batch Date: 11/17/25 Checking Account: DEV ESCROW G/L Credit: Expenditure G/L Credit  
Generate Direct Deposit: N

Check No.	Check Date	Vendor # Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct
PO #	Enc Date	Item Description		Description					
	11/17/25	ARRO010 ARRO CONSULTING, INC.		108 WEST AIRPORT ROAD					
25-01484	11/17/25	1 preserve @mc	138.00	248-035	Project	Aprv	1	1	
				THE PRESERVE @ MARSH CREEK SEW					
25-01484	11/17/25	2 preserve phase 2-toll bros	387.00	248-2-035	Project	Aprv	2	1	
				PMC SEWER PHASE III					
			525.00						
	11/17/25	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI		118 W. MARKET STREET					
25-01486	11/17/25	1 preserve - mckee	22.00	248-1-035	Project	Aprv	5	1	
				THE PRESERVE @ MARSH CREEK CON					
25-01486	11/17/25	2 rockhill/500 pottstown	952.50	248-051	Project	Aprv	6	1	
				ROCKHILL REAL ESTATE ENTERPRIS					
25-01486	11/17/25	3 hat trick/199 fellowship	154.00	248-059	Project	Aprv	7	1	
				HAT TRICK PROPERTIES LLC					
			1,128.50						
	11/17/25	CHRISFRA CHRISTOPHER FRANTZ		PO BOX 557					
25-01489	11/17/25	1 preserve-mckee	180.00	248-035	Project	Aprv	8	1	
				THE PRESERVE @ MARSH CREEK SEW					
			180.00						
	11/17/25	GILMO020 GILMORE & ASSOCIATES, INC		65 E. BULTER AVENUE, SUITE 100					
25-01490	11/17/25	1 hat trick/199 fellowship	419.72	248-059	Project	Aprv	9	1	
				HAT TRICK PROPERTIES LLC					
25-01490	11/17/25	2 prosperity 5c 2b	2,304.15	248-046	Project	Aprv	10	1	
				Prosperity Byers 5C 2B					
25-01490	11/17/25	3 rockhill/500 pottstown	1,236.82	248-051	Project	Aprv	11	1	
				ROCKHILL REAL ESTATE ENTERPRIS					
25-01490	11/17/25	4 behrndt/127 st andrews	602.22	248-058	Project	Aprv	12	1	
				BEHRNDT					
25-01490	11/17/25	5 eagleview lot 1a	249.90	248-049	Project	Aprv	13	1	
				EAGLEVIEW LOT 1A					
			4,812.81						
	11/17/25	MCAH010 BOWMAN CONSULTING GROUP, LTD		P.O. BOX 748548					
25-01485	11/17/25	1 hat trick/199 fellowship	2,243.00	248-059	Project	Aprv	3	1	
				HAT TRICK PROPERTIES LLC					
25-01485	11/17/25	2 rockhill-500 pottstown	1,130.00	248-051	Project	Aprv	4	1	
				ROCKHILL REAL ESTATE ENTERPRIS					
			3,373.00						

	<u>Count</u>	<u>Line Items</u>	<u>Amount</u>
checks:	5	13	10,019.31

There are NO errors or warnings in this listing.



Range of Checking Accts: PAYROLL EFTS to PAYROLL EFTS      Range of Check Ids:  
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
1	11/17/25	AFLAC010 AFLAC	820.94	3637

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	1	0	820.94	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	820.94	0.00

Range of Checking Accts: PAYROLL EFTS to PAYROLL EFTS Range of Check Ids:  
Report Type: All Checks Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor				Reconciled/Void	Ref Num
PO #	Item	Description	Amount Paid	Charge Account	Account Type	Contract	Ref Seq Acct
	11/17/25	AFLAC010 AFLAC					3637
25-01400	1	payroll benefit deduction	760.54	01-221-000-000	Expenditure		1 1
				Benefit Deduction- Aflac (AFL)			
25-01400	2	payroll benefit deduction	60.40	01-221-000-100	Expenditure		2 1
				Aflac After Tax			
			820.94				

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	820.94	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	820.94	0.00



## UPPER UWCHLAN TOWNSHIP

### MEMORANDUM

TO: BOARD OF SUPERVISORS  
FROM: Jill Bukata, Township Treasurer  
RE: Status Update  
DATE: November 17, 2025

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#### Finance has worked on the following items during the month

- Received and processed 105 trash and 1,408 sewer payments (10/16/2025 to 11/12/2025)

#### Highlights of the October, 2025 financial statements

- The balance sheet remains strong with cash of nearly **\$12.4 million** - of that amount **approximately \$6.9 million** is not available for the routine operations of the Township as it is reserved for specific purposes, ie. Liquid Fuels and Act 209 for highways, Turf Field for replacement of the Turf Field, Capital Projects for capital improvements etc.
- Combined revenue and expense status (General Fund & Solid Waste Fund):
  - Percentage through the year 83.3%
  - YTD revenues \$ 9,287,125 91.0%
  - YTD expenses \$ 8,100,642 80.8%
  - YTD net income \$ 1,186,483 (before transfers)
  - YTD transfers out \$ 860,000
  - **YTD net income (after transfers) \$ 326,483**
  - Budgeted 2025 net income/(loss) \$ 175,367 (before transfers)
  - Budgeted 2025 net income (after) \$ (870,633) (after transfers)
- Earned income taxes received as of October 31 were nearly \$141,000 higher than at the same time last year and as of November 12, the Township has exceeded the 2025 budget by \$241,000.
- The closing of the 2025 Bonds is reflected in the October financial statements – cash balances and debt (Capital Fund). The amount transferred between the General Fund and Capital Fund to pay for the purchase of 128/144 Byers Road was returned to the General Fund in October.

# Upper Uwchlan Township

## Treasurer's Report

### Cash Balances As of October 31, 2025

#### General Fund

Meridian Bank	\$ 3,134,104
Meridian Bank - Payroll	117,890
Meridian Bank - ARPA Funds	-
Meridian Bank MMA - restricted	41,657
Meridian Bank-restricted-Meadow Creek	1,118,123
First Resource Bank	1,792,553
Fulton Bank	-
First Resource Bank - Turf Field	335,435
Petty cash	300
Total General Fund	6,540,062

Certificate of Deposit - 1/2/2026 (First Resource)	309,106
Certificate of Deposit - Fulton	279,072
	588,178

**Total General Fund \$ 7,128,240**

#### Solid Waste Fund

Meridian Bank - Solid Waste	331,848
First Resource Bank	659,536
Fulton Bank - Solid Waste	-
Total Solid Waste Funds	991,384

**Total Solid Waste Fund 991,384**

#### Liquid Fuels Fund

First Resource Bank/Fulton	307,121
Certificate of Deposit -	556,632
	863,753

**Total Liquid Fuels Fund 863,753**

#### Capital Projects Fund

First Resource Bank	114,224
PSDLAF	5,110
First Resource Bank-Bond Proceeds 2025	1,447,890
	1,567,224

**Total Capital Projects Fund 1,567,224**

#### Act 209 Impact Fund

First Resource Bank	59,208
Certificate of Deposit - First Resource	1,122,890
	1,182,098

**Total Act 209 Impact Fund 1,182,098**

#### Water Resource Protection Fund

First Resource/Fulton	518,994
	518,994

**Total Water Resource Protection Fund 518,994**

#### Sewer Fund

PSDLAF	84
First Resource Bank/Fulton Bank	115,797
	115,881

**Total Sewer Fund 115,881**

<b>Total - Upper Uwchlan Township</b>	<b>\$ 12,367,573</b>
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<b>Municipal Authority</b>	<b>\$ 11,451,466</b>
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<b>Developer's Escrow Fund</b>	<b>\$ 282,122</b>
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Upper Uwchlan Township  
Schedule of Investments

As of October 31, 2025

	Institution	Amount Invested	Type of Investment	Maturity Date	Interest Rate	Market Value
<u>General Fund</u>						
General Fund	First Resource Bank	250,000.00	Certificate of Deposit	1/2/2026	4.980%	250,000.00
		46,788.88	Interest accrued			46,788.88
	Accrued interest - YTD	12,316.70				12,316.70
		<u>309,105.58</u>				<u>309,105.58</u>
General Fund	Fulton Bank	250,000.00	Certificate of Deposit	5/19/2026	3.100%	250,000.00
		19,092.72				19,092.72
	Accrued interest - YTD	9,978.90	Interest accrued			9,978.90
		<u>279,071.62</u>				<u>279,071.62</u>
<u>Liquid Fuels Fund</u>						
Liquid Fuels	Presence Bank	500,000.00	Certificate of Deposit	4/18/2026	3.580%	500,000.00
		35,680.07				35,680.07
	Accrued interest - YTD	21,041.70	Interest accrued			21,041.70
		<u>556,721.77</u>				<u>556,721.77</u>
<u>Act 209 Fund</u>						
Act 209	First Resource Bank	1,047,633.90	Certificate of Deposit	4/28/2026	3.900%	1,047,633.90
		33,266.36				33,266.36
	Accrued interest - YTD	40,900.00	Interest accrued			40,900.00
		<u>1,121,800.26</u>				<u>1,121,800.26</u>
<u>Sewer Fund - General Obligation Bonds (2014 Bonds)</u>						
Sewer Fund	PSDLAF	83.59	MAX account (MMF)			83.59
	PSDLAF	-	MAX account (MMF)	-	0.02%	-
		<u>83.59</u>				<u>83.59</u>
<u>Capital Fund</u>						
Capital Fund	PSDLAF	5,109.71	Collateralized CD Pool		0.100%	5,109.71
		<u>5,109.71</u>				<u>5,109.71</u>
	Fulton Bank - 2019	0.55				0.55
		<u>0.55</u>				<u>0.55</u>
Total Capital Fund		<u>5,110.26</u>				<u>5,110.26</u>

Upper Uwchlan Township  
Accounts Receivable  
As of October 31, 2025

Engineering and Legal Receivables - 01-145-000-200 and 300  
Reimbursable CU Fees - 01-145-000-021

	Total Amount Due 10/31/2025	Total Amount Due 9/30/2025	Less than 30 days	31 - 60	61 - 90	Over 90 days	Over 180 days	Total
Alpha Phylte Fitness	827.55	827.55	-	-	-	827.55	-	827.55
Chester Co./Struble	279.50	2,722.00	-	-	-	279.50	-	279.50
Musuku	1,147.06	-	1,147.06	-	-	-	-	1,147.06
Montesano	-	-	-	-	-	-	-	-
Toll Brothers - Greenbridge Rd	-	-	-	-	-	-	-	-
Natural Lands Trust	-	-	-	-	-	-	-	-
Michaela Kolbe	58.00	58.00	-	58.00	-	-	-	58.00
Moser	642.50	642.50	-	-	-	642.50	-	642.50
Joshua Verner	-	-	-	-	-	-	-	-
Balance at October 31, 2025	<u>\$ 2,954.61</u>	<u>\$ 4,250.05</u>	<u>\$ 1,147.06</u>	<u>\$ 58.00</u>	<u>\$ -</u>	<u>\$ 1,749.55</u>	<u>\$ -</u>	<u>\$ 2,954.61</u>

Upper Uwchlan Township  
Accounts Receivable  
As of October 31, 2025

Turf and Field Fees Receivable - Account 01-145-000-080 and 085

	Total Amount 10/31/2025	Total Amount 9/30/2025	Less than 30 days	31 - 60	61 - 90	Over 90 days	Over 180 days	Total
GEYA Soccer	-	-	-	-	-	-		-
Next Level Sports	40.00	40.00	-	-	-	40.00		40.00
Downingtown Dawgs Lacrose	220.00	220.00	-	-	-	220.00		220.00
Kirk Oates	50.00	50.00	-	-	-	50.00		50.00
Freedom LAX	-	-	-	-				-
Downingtown Rugby	385.00	385.00	-	385.00				385.00
Balance at October 31, 2025	<u>\$ 695.00</u>	<u>\$ 695.00</u>	<u>\$ -</u>	<u>\$ 385.00</u>	<u>\$ -</u>	<u>\$ 310.00</u>	<u>\$ -</u>	<u>\$ 695.00</u>

Upper Uwchlan Township  
Accounts Receivable  
As of October 31, 2025

Misc Accounts Receivable - Account 01-145-000-095

	Amount 10/31/2025	Amount 9/30/2025	Aging					Total
			Less than 30 days	30 days	60 days	90 days	180 days & over	
Franchise fees	45,000.00	-	45,000.00	-	-			45,000.00
Inspira	-	-	-	-				-
Chester County cell tower	2,000.00	6,000.00	2,000.00	-				2,000.00
Balance at October 31, 2025	<u>\$ 47,000.00</u>	<u>\$ 6,000.00</u>	<u>47,000.00</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>47,000.00</u>



**Upper Uwchlan Township**  
**General Fund**  
**Balance Sheet**  
**As of October 31, 2025**

**ASSETS**

**Cash**

01-100-000-150	General Checking - First Resource Bank	\$	1,792,553.35
01-100-000-200	Meridian Bank		3,134,103.98
01-100-000-210	Meridian Bank - Payroll		117,890.43
01-100-000-220	Meridian Bank MMA - restricted		41,657.02
01-100-000-230	Meridian Bank - ARPA		-
01-100-000-250	Fulton Bank - Turf Field		-
01-100-000-255	First Resource Bank - Turf Field		335,434.86
01-100-000-260	Meridian Bank - Meadow Creek Lane		1,118,122.77
01-100-000-300	Petty Cash		300.00
	Total Cash		<u>6,540,062.41</u>

**Investments**

01-120-000-100	Certificate of Deposit - First Resource		309,105.58
01-120-000-110	Certificate of Deposit - Fulton		279,071.62
01-120-000-120	Certificate of Deposit - Meadow Creek		-
01-120-000-130	Certificate of Deposit - ARPA		-
			<u>588,177.20</u>

**Accounts Receivable**

01-145-000-020	Engineering Fees Receivable		852.50
01-145-000-021	Engineering Fees Receivable-CU		617.55
01-145-000-030	Legal Fees Receivable		-
01-145-000-040	R/E Taxes Receivable		-
01-145-000-050	Hydrant Tax Receivable		-
01-145-000-060	Domestic Relations Receivable		-
01-145-000-080	Field Fees Receivables		695.00
01-145-000-085	Turf Field Receivables		-
01-145-000-086	EIT Receivable		9,489.62
01-145-000-090	RE Transfer Tax Receivable		48,610.96
01-145-000-095	Misc accounts receivable		47,000.00
01-145-000-096	Traffic Signals Receivable		-
01-145-000-097	Advertising Fees Reimbursable		-
	Total Accounts Receivable		<u>107,265.63</u>

**Other Current Assets**

01-130-000-001	Due From Municipal Authority		37,588.50
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		(7,053.48)
01-130-000-006	Due from Solid Waste Fund		6,717.09
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		-
01-131-000-000	Suspense Account		-
	Total Other Current Assets		<u>37,252.11</u>

**Prepaid Expense**

01-155-000-000	Prepaid expenses		7,986.00
	Total Prepaid Expense		<u>7,986.00</u>

<b>Total Assets</b>	<b>\$</b>	<b>7,280,743.35</b>
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Upper Uwchlan Township  
General Fund  
Balance Sheet  
As of October 31, 2025

**LIABILITIES AND FUND BALANCE**

Accounts Payable

01-200-000-000	Accounts Payable	-
01-252-000-001	Deferred Revenues	-
	Total Accounts Payable	-

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	5,374.43
01-214-000-000	Non-Uniform Pension	-
01-214-000-100	NU Pension Plan #2	-
01-215-000-000	Police Pension Withheld	-
01-216-000-000	Domestic Relation W/H	-
01-217-000-000	State Tax Withheld	-
01-218-000-000	Police Association Dues	5,400.00
01-219-000-000	LST Tax Withheld	10.00
01-220-000-000	State Unemployment W/H	264.28
01-221-000-000	Benefit Deduction-Aflac	282.79
01-221-000-100	Benefit Deduction-Aflac After Tax	30.20
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	-
01-239-000-002	Due to MA Capital Fund	-
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	1,065.00
01-239-000-006	Due to Solid Waste Fund	6,695.49
01-239-000-007	Due to Water Resource Protection Fund	2,182.00
01-239-000-008	Due to Developer's Escrow Fund	-
01-258-000-000	Accrued Expenses	125,601.18
	Total Other Current Liabilities	146,905.37

<b>Total Liabilities</b>	<b>\$</b>	<b>146,905.37</b>
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EQUITY

01-272-000-000	Opening Balance Equity	812,921.60
01-272-000-001	Retained Earnings	6,519,396.17
	Current Period Net Income (Loss)	(198,479.79)
	Total Equity	7,133,837.98

<b>Total Fund Balance</b>	<b>\$</b>	<b>7,133,837.98</b>
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<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>7,280,743.35</b>
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**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended October 31, 2025**

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
01-301-000-010	Current Real Estate Taxes	\$ 1,108,521.90	\$ 1,222,603.00	\$ (114,081.10)	90.7%
01-301-000-013	Real Estate Tax Refunds	-	(3,000.00)	3,000.00	0.0%
01-301-000-030	Delinquent Real Estate Taxes	34,533.45	30,000.00	4,533.45	115.1%
01-301-000-071	Hydrant Tax	67,460.99	68,000.00	(539.01)	99.2%
01-301-000-072	Delinquent Hydrant Taxes	-	500.00	(500.00)	0.0%
01-310-000-010	Real Estate Transfer Taxes	541,468.73	695,000.00	(153,531.27)	77.9%
01-310-000-020	Earned Income Taxes	4,388,810.20	4,750,000.00	(361,189.80)	92.4%
01-310-000-021	EIT commissions paid	(52,445.01)	(64,600.00)	12,154.99	81.2%
01-320-000-010	Building Permits	296,509.73	475,000.00	(178,490.27)	62.4%
01-320-000-011	Building Permits - credit card fees	(993.77)	-	(993.77)	#DIV/0!
01-320-000-020	Use & Occupancy Permit	10,060.00	12,000.00	(1,940.00)	83.8%
01-320-000-030	Sign Permits	-	100.00	(100.00)	0.0%
01-320-000-040	Contractors Permit	1,650.00	2,000.00	(350.00)	82.5%
01-320-000-050	Refinance Certification Fees	1,530.00	3,000.00	(1,470.00)	51.0%
01-321-000-080	Cable TV Franchise Fees	134,113.60	186,000.00	(51,886.40)	72.1%
01-331-000-010	Vehicle Codes Violation	55,819.89	75,000.00	(19,180.11)	74.4%
01-331-000-011	Reports/Fingerprints	1,025.00	2,000.00	(975.00)	51.3%
01-331-000-012	Solicitation Permits	610.00	500.00	110.00	122.0%
01-331-000-013	Donations for Police Department	19,200.00	1,000.00	18,200.00	1920.0%
01-331-000-050	Reimbursable Police Wages	3,786.80	5,000.00	(1,213.20)	75.7%
01-341-000-001	Interest Earnings	211,513.79	230,601.00	(19,087.21)	91.7%
01-342-000-001	Rental Property Income	20,000.00	24,000.00	(4,000.00)	83.3%
01-354-000-010	County Grants	-	-	-	#DIV/0!
01-354-000-020	State Grants	-	-	-	#DIV/0!
01-354-000-030	Police Grants	-	-	-	#DIV/0!
01-354-000-035	Other Grants	-	-	-	#DIV/0!
01-355-000-001	PURTA	-	6,500.00	(6,500.00)	0.0%
01-355-000-004	Alcoholic Beverage Tax	1,800.00	800.00	1,000.00	225.0%
01-355-000-005	State Aid, Police Pension	277,799.70	122,000.00	155,799.70	227.7%
01-355-000-006	State Aid, Non-Uniform Pension	75,480.75	60,000.00	15,480.75	125.8%
01-355-000-007	Foreign Fire Insurance Tax	125,601.18	110,000.00	15,601.18	114.2%
01-360-000-010	Vehicle Storage Fees	-	1,000.00	(1,000.00)	0.0%
01-361-000-030	Zoning/SubDivision Land Development	8,650.00	6,000.00	2,650.00	144.2%
01-361-000-032	Fees from Engineering	(3,794.37)	40,000.00	(43,794.37)	-9.5%
01-361-000-033	Admin Fees from Engineering	(115.22)	4,000.00	(4,115.22)	-2.9%
01-361-000-035	Admin Fees from Legal	-	1,000.00	(1,000.00)	0.0%
01-361-000-036	Legal Services Fees	66.00	30,000.00	(29,934.00)	0.2%
01-361-000-038	Sale of Maps & Books	95.00	250.00	(155.00)	38.0%
01-361-000-039	Fire Inspection Fees	-	2,000.00	(2,000.00)	0.0%
01-361-000-040	Fees from Engineering - CU	725.75	5,000.00	(4,274.25)	14.5%
01-361-000-041	Property Inspection Fees	-	8,000.00	(8,000.00)	0.0%
01-361-000-042	Copies	2.50	100.00	(97.50)	2.5%
01-361-000-043	Fees from Traffic Signals Reimbursables	-	500.00	(500.00)	0.0%
01-361-000-044	Fees from Advertising Reimbursables	489.80	-	489.80	#DIV/0!
01-367-000-010	Recreation Donations	-	-	-	#DIV/0!
01-367-000-014	Pavillion Rental	730.00	500.00	230.00	146.0%
01-367-000-020	Tennis Fees	-	-	-	#DIV/0!
01-367-000-021	Field Programs	23,840.00	35,000.00	(11,160.00)	68.1%
01-367-000-025	Turf Field Fees	30,710.00	50,000.00	(19,290.00)	61.4%
01-367-000-030	Community Events Donations	18,500.00	20,000.00	(1,500.00)	92.5%
01-367-000-040	History Book Revenue	135.00	200.00	(65.00)	67.5%
01-367-000-045	Upland Farms Barn Rental Fees	26,410.00	35,000.00	(8,590.00)	75.5%
01-367-000-089	Donations for Park Equipment	-	-	-	#DIV/0!
01-380-000-001	Miscellaneous Revenue	37,088.18	20,000.00	17,088.18	185.4%
01-380-000-010	Insurance Reimbursement	1,100.00	10,000.00	(8,900.00)	11.0%

**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended October 31, 2025**

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
01-392-000-008	Municipal Authority Reimbursement	257,572.57	272,195.00	(14,622.43)	94.6%
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!
<b>Total Revenue</b>		<b>\$ 7,726,062.14</b>	<b>\$ 8,554,749.00</b>	<b>\$ (828,686.86)</b>	<b>90.3%</b>
<b>GENERAL GOVERNMENT</b>					
01-400-000-113	Supervisors Wages	\$ 9,750.00	\$ 9,750.00	-	100.0%
01-400-000-150	Payroll Tax Expense	745.92	746.00	(0.08)	100.0%
01-400-000-320	Telephone	1,522.82	2,000.00	(477.18)	76.1%
01-400-000-340	Public Relations	2,810.64	2,000.00	810.64	140.5%
01-400-000-341	Advertising	2,322.18	7,500.00	(5,177.82)	31.0%
01-400-000-342	Printing	9,072.76	5,000.00	4,072.76	181.5%
01-400-000-344	Community Notice	-	2,000.00	(2,000.00)	0.0%
01-400-000-350	Insurance-Bonding	2,807.00	3,166.00	(359.00)	88.7%
01-400-000-352	Insurance-Liability	25,813.60	25,814.00	(0.40)	100.0%
01-400-000-420	Dues/Subscriptions/Memberships	2,583.00	3,100.00	(517.00)	83.3%
01-400-000-460	Meeting & Conferences	6,228.50	6,000.00	228.50	103.8%
01-400-000-461	Bank Fees	185.00	2,000.00	(1,815.00)	9.3%
01-400-000-463	Misc expenses	11,970.76	2,000.00	9,970.76	598.5%
01-400-000-464	Wallace Twp. Tax Agreement	-	4,700.00	(4,700.00)	0.0%
		75,812.18	75,776.00	36.18	100.0%
<b>EXECUTIVE</b>					
01-401-000-100	Administration Wages	539,633.14	641,362.00	(101,728.86)	84.1%
01-401-000-150	Payroll Tax Expense	41,350.52	49,064.00	(7,713.48)	84.3%
01-401-000-151	PSATS Unemployment Compensation	630.01	542.00	88.01	116.2%
01-401-000-156	Employee Benefit Expense	59,019.63	83,677.00	(24,657.37)	70.5%
01-401-000-157	ACA Fees	343.33	326.00	17.33	105.3%
01-401-000-159	Employer HSA Contribution	11,550.00	11,550.00	-	100.0%
01-401-000-160	Non-Uniform Pension	59,832.28	59,832.00	0.28	100.0%
01-401-000-165	Employer 457 Match	-	12,000.00	(12,000.00)	0.0%
01-401-000-174	Tuition Reimbursements	-	5,000.00	(5,000.00)	0.0%
01-401-000-181	Longevity Pay	7,050.00	9,150.00	(2,100.00)	77.0%
01-401-000-183	Overtime Wages	3,358.03	5,000.00	(1,641.97)	67.2%
01-401-000-200	Supplies	14,906.12	15,000.00	(93.88)	99.4%
01-401-000-205	Meals & Meal Allowances	-	200.00	(200.00)	0.0%
01-401-000-215	Postage	3,979.32	4,500.00	(520.68)	88.4%
01-401-000-230	Gasoline & Oil	1,636.17	2,200.00	(563.83)	74.4%
01-401-000-235	Vehicle Maintenance	543.93	1,000.00	(456.07)	54.4%
01-401-000-252	Repair & Maintenance	-	2,000.00	(2,000.00)	0.0%
01-401-000-316	Training & Seminars	7,910.33	8,000.00	(89.67)	98.9%
01-401-000-317	Parking/Travel	287.30	1,200.00	(912.70)	23.9%
01-401-000-322	Ipad Expenses	-	600.00	(600.00)	0.0%
01-401-000-352	Insurance - Liability	289.00	289.00	-	100.0%
01-401-000-353	Insurance-Vehicle	540.88	541.00	(0.12)	100.0%
01-401-000-354	Insurance-Workers Compensation	915.48	796.00	119.48	115.0%
01-401-000-420	Dues/Subscriptions/Memberships	3,297.89	5,100.00	(1,802.11)	64.7%
01-401-000-450	Contracted Services	11,495.71	61,685.00	(50,189.29)	18.6%
		768,569.07	980,614.00	(212,044.93)	78.4%

**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended October 31, 2025**

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
<b>AUDIT</b>					
01-402-000-450	Contracted Services	30,300.00	30,300.00	-	100.0%
		30,300.00	30,300.00	-	100.0%
<b>TAX COLLECTION</b>					
01-403-000-110	Deputy Treasurer Expense	12,427.00	13,000.00	(573.00)	95.6%
01-403-000-200	Supplies	-	-	-	#DIV/0!
01-403-000-215	Postage	-	-	-	#DIV/0!
01-403-000-350	Insurance-Bonding	-	-	-	#DIV/0!
01-403-000-450	Contracted Services	-	-	-	#DIV/0!
		12,427.00	13,000.00	(573.00)	95.6%
<b>LEGAL</b>					
01-404-000-305	Reimbursable Legal Fees - CU	1,837.70	500.00	1,337.70	367.5%
01-404-000-310	Reimbursable Legal Fees	3,430.00	9,500.00	(6,070.00)	36.1%
01-404-000-311	Non Reimbursable Legal	20,648.25	65,200.00	(44,551.75)	31.7%
01-404-000-450	Contracted Services	13,039.00	5,000.00	8,039.00	260.8%
		38,954.95	80,200.00	(41,245.05)	48.6%
<b>MUNICIPAL AUTHORITY ADMINISTRATOR</b>					
01-406-000-100	Administrator Wages	73,851.43	86,400.00	(12,548.57)	85.5%
01-406-000-101	Employee Cost Transferred to MA	(76,293.92)	(93,100.00)	16,806.08	81.9%
01-406-000-150	Payroll Tax Expense	2,352.49	6,610.00	(4,257.51)	35.6%
01-406-000-151	PSATS Unemployment Compensation	90.00	90.00	-	100.0%
		(0.00)	-	(0.00)	#DIV/0!
<b>TECHNOLOGY</b>					
01-407-000-200	Supplies	-	2,000.00	(2,000.00)	0.0%
01-407-000-220	Software	51,376.97	88,748.00	(37,371.03)	57.9%
01-407-000-222	Hardware	-	12,000.00	(12,000.00)	0.0%
01-407-000-240	Web Page	17,544.82	7,000.00	10,544.82	250.6%
01-407-000-450	Contracted Services	59,020.30	65,000.00	(5,979.70)	90.8%
		127,942.09	174,748.00	(46,805.91)	73.2%
<b>ENGINEERING</b>					
01-408-000-305	Reimbursable Conditional Use	-	25,000.00	(25,000.00)	0.0%
01-408-000-310	Reimbursable Engineering	1,169.25	75,000.00	(73,830.75)	1.6%
01-408-000-311	Traffic Engineering	20,434.75	25,000.00	(4,565.25)	81.7%
01-408-000-313	Non Reimbursable Engineering	50,537.04	30,000.00	20,537.04	168.5%
01-408-000-365	Act 209	-	-	-	-
01-408-000-366	Ordinance Update	-	4,500.00	(4,500.00)	0.0%
01-408-000-367	General Planning	27,424.32	10,000.00	17,424.32	274.2%
01-408-000-368	MS4 Expenses	17,255.53	-	17,255.53	#DIV/0!
01-408-000-369	Reimbursable Traffic Signals	-	-	-	#DIV/0!
01-408-000-370	Reimbursable Advertising	-	-	-	#DIV/0!
		116,820.89	169,500.00	(52,679.11)	68.9%
<b>TOWNSHIP PROPERTIES</b>					
<u>Public Works Building</u>					
01-409-001-200	Supplies	1,652.49	2,000.00	(347.51)	82.6%
01-409-001-231	Propane & heating - PW bldg	12,517.34	15,000.00	(2,482.66)	83.4%
01-409-001-250	Maint & Repair	10,156.53	20,500.00	(10,343.47)	49.5%
01-409-001-320	Telephone	2,809.40	4,000.00	(1,190.60)	70.2%
01-409-001-351	Insurance - property	33,251.52	33,252.00	(0.48)	100.0%
01-409-001-360	Utilities	8,534.26	10,000.00	(1,465.74)	85.3%
01-409-001-450	Contracted Services	11,378.09	12,000.00	(621.91)	94.8%

**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended October 31, 2025**

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
<u>128/144 Byers Road Property</u>					
01-409-002-200	Supplies	-	-	-	#DIV/0!
01-409-002-250	Maint & Repair	94.76	-	94.76	#DIV/0!
01-409-000-351	Insurance - property	-	-	-	#DIV/0!
01-409-002-360	Utilities	371.12	-	371.12	#DIV/0!
01-409-002-450	Contracted Services	-	-	-	#DIV/0!
<u>Township Building</u>					
01-409-003-101	Employee Cost Allocated	-	-	-	#DIV/0!
01-409-003-200	Supplies	1,700.38	4,000.00	(2,299.62)	42.5%
01-409-003-231	Propane & Heating Oil	-	5,000.00	(5,000.00)	0.0%
01-409-003-250	Maintenance & Repairs	4,697.91	3,000.00	1,697.91	156.6%
01-409-003-320	Telephone	10,457.44	7,000.00	3,457.44	149.4%
01-409-003-351	Insurance Property	38,793.44	38,793.00	0.44	100.0%
01-409-003-360	Utilities	21,815.95	25,000.00	(3,184.05)	87.3%
01-409-003-450	Contracted Services	40,732.44	40,000.00	732.44	101.8%
<u>Milford Road</u>					
01-409-004-200	Supplies	-	500.00	(500.00)	0.0%
01-409-004-231	Propane	(1,344.35)	2,000.00	(3,344.35)	-67.2%
01-409-004-250	Maintenance & Repairs	3,540.00	5,000.00	(1,460.00)	70.8%
01-409-004-320	Telephone	2,917.76	3,000.00	(82.24)	97.3%
01-409-004-351	Insurance - property	5,541.92	5,542.00	(0.08)	100.0%
01-409-004-360	Utilities	1,288.89	2,000.00	(711.11)	64.4%
01-409-004-450	Contracted Services	2,702.32	5,000.00	(2,297.68)	54.0%
		213,609.61	242,587.00	(28,977.39)	88.1%
<b>POLICE EXPENSES</b>					
01-410-000-100	Police Wages	1,661,745.57	2,009,903.00	(348,157.43)	82.7%
01-410-000-105	Police Wages - Part time	37,440.25	45,000.00	(7,559.75)	83.2%
01-410-000-110	Police Wages - WC reimbursement	-	-	-	#DIV/0!
01-410-000-150	Payroll Tax Expense	138,677.61	157,200.00	(18,522.39)	88.2%
01-410-000-151	PSATS Unemployment Compensation	1,800.00	1,800.00	-	100.0%
01-410-000-156	Employee Benefit Expense	354,126.21	401,259.00	(47,132.79)	88.3%
01-410-000-158	Medical Expense Reimbursements	5,962.69	12,000.00	(6,037.31)	49.7%
01-410-000-159	Employer HSA Contribution	52,250.00	52,250.00	-	100.0%
01-410-000-160	Pension Expense	418,854.99	418,855.00	(0.01)	100.0%
01-410-000-161	Pension Expense - Non Uniform	2,718.89	2,719.00	(0.11)	100.0%
01-410-000-165	Employer 457 Match	-	36,000.00	(36,000.00)	0.0%
01-410-000-174	Tuition Reimbursment	4,011.00	12,000.00	(7,989.00)	33.4%
01-410-000-181	Longevity Pay	27,100.00	34,100.00	(7,000.00)	79.5%
01-410-000-182	Education incentive	6,250.00	5,750.00	500.00	108.7%
01-410-000-183	Overtime - Patrol Functions	31,691.94	45,000.00	(13,308.06)	70.4%
01-410-000-184	Overtime - Shift Coverage	18,271.38	38,000.00	(19,728.62)	48.1%
01-410-000-185	Overtime - Holiday Worked	29,614.66	35,236.00	(5,621.34)	84.0%
01-410-000-186	PD Overtime Reimbursement	6,026.77	-	6,026.77	#DIV/0!
01-410-000-187	Courttime Wages	13,047.19	14,000.00	(952.81)	93.2%
01-410-000-190	ARPA - COVID Pay	-	-	-	#DIV/0!
01-410-000-191	Uniform/Boot Allowances	17,375.00	17,550.00	(175.00)	99.0%
01-410-000-200	Supplies	6,592.00	12,000.00	(5,408.00)	54.9%
01-410-000-215	Postage	25.90	750.00	(724.10)	3.5%
01-410-000-221	K-9	23,487.88	10,000.00	13,487.88	234.9%
01-410-000-230	Gasoline & Oil	47,946.68	50,000.00	(2,053.32)	95.9%
01-410-000-235	Vehicle Maintenance	35,292.41	20,000.00	15,292.41	176.5%
01-410-000-238	Clothing/Uniforms	19,552.65	17,000.00	2,552.65	115.0%
01-410-000-250	Maintenance & Repairs	-	-	-	#DIV/0!

**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended October 31, 2025**

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
01-410-000-260	Small Tools & Equipment	2,141.00	17,000.00	(14,859.00)	12.6%
01-410-000-270	Tactical Supplies	11,140.43	-	11,140.43	#DIV/0!
01-410-000-311	Non-Reimbursable-Legal	-	-	-	#DIV/0!
01-410-000-316	Training/Seminar	16,258.28	28,838.00	(12,579.72)	56.4%
01-410-000-317	Parking & travel	2,314.82	1,000.00	1,314.82	231.5%
01-410-000-320	Telephone	6,576.77	7,000.00	(423.23)	94.0%
01-410-000-322	Ipad Expense	-	-	-	#DIV/0!
01-410-000-327	Radio Equipment M & R	949.35	1,000.00	(50.65)	94.9%
01-410-000-340	Public Relations	9,628.15	10,000.00	(371.85)	96.3%
01-410-000-342	Police Accreditation	2,010.00	4,000.00	(1,990.00)	50.3%
01-410-000-352	Insurance - Liability	15,511.00	15,511.00	-	100.0%
01-410-000-353	Insurance - Vehicles	2,649.00	2,649.00	-	100.0%
01-410-000-354	Insurance - Workers Compensation	57,674.60	50,155.00	7,519.60	115.0%
01-410-000-420	Dues/Subscriptions/Memberships	1,650.17	1,000.00	650.17	165.0%
01-410-000-450	Contracted Services	21,334.07	53,064.00	(31,729.93)	40.2%
01-410-000-740	Computer/Furniture	3,758.02	7,000.00	(3,241.98)	53.7%
		3,113,457.33	3,646,589.00	(533,131.67)	85.4%
<b>FIRE/AMBULANCE</b>					
01-411-000-354	Insurance - Workers Compensation	32,525.28	7,100.00	25,425.28	458.1%
01-411-000-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-411-000-450	Contracted Services	-	-	-	#DIV/0!
01-411-000-451	Hydrant expenses-Aqua	77,655.67	70,000.00	7,655.67	110.9%
01-411-001-001	Ludwigs	99,196.00	99,196.00	-	100.0%
01-411-001-002	Lionville	99,360.00	99,360.00	-	100.0%
01-411-001-003	Lionville Capital	-	-	-	100.0%
01-411-001-004	Glenmoore	11,435.00	11,435.00	-	100.0%
01-411-001-005	E. Brandywine	23,139.50	46,279.00	(23,139.50)	50.0%
01-411-001-006	Reimbursement - Uwchlan Township	-	2,300.00	(2,300.00)	0.0%
01-411-001-007	Reimbursement - East Brandywine Twp.	-	1,000.00	(1,000.00)	0.0%
01-411-002-530	Contributions-Fire Relief	125,601.18	110,000.00	15,601.18	114.2%
		468,912.63	446,670.00	22,242.63	105.0%
<b>AMBULANCE</b>					
01-412-000-540	Uwchlan Ambulance	85,000.00	85,000.00	-	100.0%
01-412-000-544	Uwchlan Ambulance - Capital	30,000.00	-	30,000.00	#DIV/0!
		115,000.00	85,000.00	30,000.00	135.3%
<b>CODES ADMINISTRATION</b>					
01-413-000-100	Code Administrator Wages	237,729.66	287,140.00	(49,410.34)	82.8%
01-413-000-150	Payroll Tax Expenses	18,439.92	21,966.00	(3,526.08)	83.9%
01-413-000-151	PSATS Unemployment Compensation	270.00	270.00	-	100.0%
01-413-000-156	Employee Benefit Expense	41,199.90	51,338.00	(10,138.10)	80.3%
01-413-000-159	Employer HSA Contribution	8,250.00	8,250.00	-	100.0%
01-413-000-160	Pension	32,357.40	32,357.00	0.40	100.0%
01-413-000-165	Employer 457 Match	-	6,000.00	(6,000.00)	0.0%
01-413-000-181	Longevity Pay	6,000.00	6,750.00	(750.00)	88.9%
01-413-000-183	Overtime	-	2,000.00	(2,000.00)	0.0%
01-413-000-200	Supplies	2,136.95	2,000.00	136.95	106.8%
01-413-000-230	Gasoline & Oil	2,872.16	3,600.00	(727.84)	79.8%
01-413-000-235	Vehicle Maintenance	-	1,200.00	(1,200.00)	0.0%
01-413-000-316	Training/Seminar	1,338.00	3,000.00	(1,662.00)	44.6%
01-413-000-317	Parking/Travel	-	400.00	(400.00)	0.0%
01-413-000-320	Telephone	968.82	3,100.00	(2,131.18)	31.3%
01-413-000-322	Ipad Expense	-	-	-	#DIV/0!
01-413-000-352	Insurance - Liability	289.00	289.00	-	100.0%

Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended October 31, 2025

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
01-413-000-353	Insurance - Vehicle	540.88	541.00	(0.12)	100.0%
01-413-000-354	Insurance - Workers Compensation	915.48	796.00	119.48	115.0%
01-413-000-420	Dues/Subscriptions/Memberships	290.00	3,000.00	(2,710.00)	9.7%
01-413-000-450	Contracted Services	2,680.00	3,000.00	(320.00)	89.3%
01-413-000-460	Meetings & Conferences	-	1,000.00	(1,000.00)	0.0%
		356,278.17	437,997.00	(81,718.83)	81.3%
<b>PLANNING &amp; ZONING</b>					
01-414-001-116	Compensation	-	-	-	#DIV/0!
01-414-001-200	Supplies	-	500.00	(500.00)	0.0%
01-414-001-301	Court Reporter	400.00	1,500.00	(1,100.00)	26.7%
01-414-001-315	Legal Fees	-	3,000.00	(3,000.00)	0.0%
01-414-001-365	Comp Plan Update	14,551.72	25,000.00	(10,448.28)	58.2%
01-414-001-366	Ordinance Update	-	20,000.00	(20,000.00)	0.0%
01-414-001-367	General Planning	-	3,000.00	(3,000.00)	0.0%
01-414-001-368	Advertising	3,581.96	500.00	3,081.96	716.4%
01-414-001-451	ACT 209	-	-	-	#DIV/0!
		18,533.68	53,500.00	(34,966.32)	34.6%
<b>VILLAGE CONCEPT</b>					
01-414-002-367	General Planning	19,488.48	1,000.00	18,488.48	1948.8%
		19,488.48	1,000.00	18,488.48	1948.8%
<b>ZONING</b>					
01-414-003-100	Compensation	-	800.00	(800.00)	0.0%
01-414-003-301	Court Reporter	1,221.75	2,000.00	(778.25)	61.1%
01-414-003-315	Legal Fees	2,915.64	6,000.00	(3,084.36)	48.6%
01-414-003-366	Ordinance Update	5,078.10	-	5,078.10	#DIV/0!
01-414-003-450	Contracted Services	1,605.22	1,000.00	605.22	160.5%
		10,820.71	9,800.00	1,020.71	110.4%
<b>EMERGENCY OPERATIONS</b>					
01-415-000-200	Supplies	7,505.99	3,100.00	4,405.99	242.1%
01-415-000-260	Small Tools & Equipment	3,393.03	23,500.00	(20,106.97)	14.4%
01-415-000-316	Training/Seminar	1,659.08	1,250.00	409.08	132.7%
01-415-000-317	Parking/Travel	1,150.06	500.00	650.06	230.0%
01-415-000-320	Telephone	-	250.00	(250.00)	0.0%
01-415-000-330	Other Services/Charges	-	350.00	(350.00)	0.0%
01-415-000-420	Dues/subscriptions/memberships	442.00	250.00	192.00	176.8%
01-415-000-450	Contracted Services	35.99	500.00	(464.01)	7.2%
01-415-000-740	Computer/Office Equipment	1,028.80	750.00	278.80	137.2%
		15,214.95	30,450.00	(15,235.05)	50.0%
<b>ANIMAL CONTROL/OTHER</b>					
01-422-000-530	Contributions - SPCA	12,870.80	9,200.00	3,670.80	139.9%
01-422-000-601	Contributions - DARC	24,189.00	25,398.00	(1,209.00)	95.2%
01-422-000-603	Downingtown Senior Center	-	2,000.00	(2,000.00)	0.0%
01-422-000-605	Natural Lands Trust	-	-	-	
		37,059.80	36,598.00	461.80	101.3%
<b>SIGNS</b>					
01-433-000-200	Supplies	2,610.70	8,000.00	(5,389.30)	32.6%
01-433-000-450	Contracted Services	-	1,000.00	(1,000.00)	0.0%
		2,610.70	9,000.00	(6,389.30)	29.0%



**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended October 31, 2025**

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
<b>SIGNALS</b>					
01-434-000-450	Contracted Services	7,958.30	64,200.00	(56,241.70)	12.4%
		7,958.30	64,200.00	(56,241.70)	12.4%
<b>PUBLIC WORKS</b>					
01-438-000-100	Public Works Wages	469,235.11	573,611.00	(104,375.89)	81.8%
01-438-000-101	Employee Cost Allocated	(19,387.94)	(24,988.00)	5,600.06	77.6%
01-438-000-150	Payroll Tax Expense	38,091.21	43,881.00	(5,789.79)	86.8%
01-438-000-151	PSATS Unemployment Compensation	764.62	720.00	44.62	106.2%
01-438-000-156	Employee Benefit Expense	139,533.13	183,658.00	(44,124.87)	76.0%
01-438-000-159	Employer HSA Contribution	24,750.00	21,450.00	3,300.00	115.4%
01-438-000-160	Pension	42,924.08	42,924.00	0.08	100.0%
01-438-000-165	Employer 457 Match	-	16,000.00	(16,000.00)	0.0%
01-438-000-181	Longevity	6,300.00	7,350.00	(1,050.00)	85.7%
01-438-000-183	Overtime Wages	24,542.08	26,000.00	(1,457.92)	94.4%
01-438-000-200	Supplies	42,470.52	40,000.00	2,470.52	106.2%
01-438-000-205	Meals & Meal Allowances	-	600.00	(600.00)	0.0%
01-438-000-230	Gasoline & Oil	28,616.43	45,000.00	(16,383.57)	63.6%
01-438-000-235	Vehicle Maintenance	41,536.65	30,000.00	11,536.65	138.5%
01-438-000-238	Uniforms	5,056.20	6,000.00	(943.80)	84.3%
01-438-000-245	Highway Supplies	24,671.49	35,000.00	(10,328.51)	70.5%
01-438-000-260	Small Tools & Equipment	7,306.14	16,000.00	(8,693.86)	45.7%
01-438-000-316	Training/Seminar	4,216.84	7,500.00	(3,283.16)	56.2%
01-438-000-317	Parking & travel	251.85	800.00	(548.15)	31.5%
01-438-000-320	Telephone	920.90	4,300.00	(3,379.10)	21.4%
01-438-000-322	Ipad Expense	245.99	1,200.00	(954.01)	20.5%
01-438-000-341	Advertising	354.30	-	354.30	#DIV/0!
01-438-000-342	Accreditation	-	5,000.00	(5,000.00)	0.0%
01-438-000-352	Insurance - Liability	1,513.60	1,514.00	(0.40)	100.0%
01-438-000-353	Vehicle Insurance	2,163.52	2,164.00	(0.48)	100.0%
01-438-000-354	Insurance - Workers Compensation	16,478.48	14,330.00	2,148.48	115.0%
01-438-000-420	Dues and Subscriptions	410.00	500.00	(90.00)	82.0%
01-438-000-450	Contracted Services	15,994.98	87,100.00	(71,105.02)	18.4%
01-438-000-463	Miscellaneous	-	-	-	#DIV/0!
01-438-000-720	Road Resurfacing	-	10,000.00	(10,000.00)	0.0%
		918,960.18	1,197,614.00	(278,653.82)	76.7%
<u>Public Works - Facilities Division</u>					
01-438-001-100	Wages	226,294.80	266,399.00	(40,104.20)	84.9%
01-438-001-101	Employee Costs Allocated	(198,445.78)	(242,429.00)	43,983.22	81.9%
01-438-001-150	Payroll Tax Expense	18,412.50	20,380.00	(1,967.50)	90.3%
01-438-001-151	PSATS Unemployment Compensation	783.06	630.00	153.06	124.3%
01-438-001-156	Employee Benefit Expense	25,793.61	45,839.00	(20,045.39)	56.3%
01-438-001-159	Employer HSA Contribution	9,900.00	8,250.00	1,650.00	120.0%
01-438-001-160	Pension Expense	16,808.36	16,808.00	0.36	100.0%
01-438-001-165	Employer 457 Match	-	6,000.00	(6,000.00)	0.0%
01-438-001-174	Tuition Reimbursement	-	-	-	#DIV/0!
01-438-001-181	Longevity	4,050.00	4,050.00	-	100.0%
01-438-001-183	Overtime Wages	9,792.94	8,000.00	1,792.94	122.4%
01-438-001-200	Supplies	2,658.82	2,500.00	158.82	106.4%
01-438-001-230	Gasoline & Oil	9,360.82	18,000.00	(8,639.18)	52.0%
01-438-001-235	Vehicle Maintenance	11,281.86	15,000.00	(3,718.14)	75.2%
01-438-001-238	Uniforms	-	1,500.00	(1,500.00)	0.0%
01-438-001-260	Small Tools & Equipment	518.11	500.00	18.11	103.6%
01-438-001-316	Training & Seminars	-	1,600.00	(1,600.00)	0.0%

**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended October 31, 2025**

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
01-438-001-352	Insurance - Liability	1,513.60	1,514.00	(0.40)	100.0%
01-438-001-353	Insurance - Vehicles	2,163.52	2,164.00	(0.48)	100.0%
01-438-001-354	Insurance - Workers Compensation	10,985.64	9,553.00	1,432.64	115.0%
01-438-001-450	Contracted Services	70.00	-	70.00	#DIV/0!
		151,941.86	186,258.00	(34,316.14)	81.6%
<b>ROAD CONSTRUCTION</b>					
01-439-000-752	East West Link	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
<b>PARK &amp; RECREATION</b>					
<i>Parks - General</i>					
01-454-000-150	Scholarships for Youth Groups	-	-	-	#DIV/0!
01-454-001-101	Park wages allocation	198,445.78	242,429.00	(43,983.22)	81.9%
01-454-001-200	Supplies	8,301.64	18,000.00	(9,698.36)	46.1%
01-454-001-201	Park & Rec Special Events	5,540.49	21,000.00	(15,459.51)	26.4%
01-454-001-202	Community Day	26,257.97	30,000.00	(3,742.03)	87.5%
01-454-001-230	Gasoline & Oil	-	-	-	#DIV/0!
01-454-001-235	Vehicle Maintenance	-	1,500.00	(1,500.00)	0.0%
01-454-001-250	Maintenance & Repairs	1,007.65	1,000.00	7.65	100.8%
01-454-001-260	Small Tools & Equipment	38.69	6,500.00	(6,461.31)	0.6%
01-454-001-316	Training/Seminars	-	1,000.00	(1,000.00)	0.0%
01-454-001-340	Public Relations	-	-	-	#DIV/0!
01-454-001-354	Insurance - Workers Compensation	4,577.32	3,981.00	596.32	115.0%
01-454-001-420	Dues/Subscriptions/Memberships	-	300.00	(300.00)	0.0%
01-454-001-427	Waste Disposal	-	1,500.00	(1,500.00)	0.0%
01-454-001-450	Contracted Services	500.00	-	500.00	#DIV/0!
		244,669.54	327,210.00	(82,540.46)	74.8%
<b>HICKORY PARK</b>					
01-454-002-200	Supplies-Hickory	2,888.04	6,000.00	(3,111.96)	48.1%
01-454-002-231	Propane	1,139.03	2,000.00	(860.97)	57.0%
01-454-002-250	Maintenance & Repairs	9,427.16	8,000.00	1,427.16	117.8%
01-454-002-312	Engineering Fees	-	-	-	#DIV/0!
01-454-002-351	Insurance-Property	11,083.84	11,084.00	(0.16)	100.0%
01-454-002-360	Utilities	2,704.57	5,000.00	(2,295.43)	54.1%
01-454-002-450	Contracted Services	35,852.76	38,000.00	(2,147.24)	94.3%
		63,095.40	70,084.00	(6,988.60)	90.0%
<b>FELLOWSHIP FIELDS</b>					
01-454-003-200	Supplies	46.03	3,000.00	(2,953.97)	1.5%
01-454-003-250	Maintenance & Repairs	913.80	10,000.00	(9,086.20)	9.1%
01-454-003-312	Engineering Fees	-	-	-	#DIV/0!
01-454-003-320	Telephone	1,249.90	2,500.00	(1,250.10)	50.0%
01-454-003-351	Insurance Property	11,083.84	11,084.00	(0.16)	100.0%
01-454-003-360	Utilities	7,411.57	12,000.00	(4,588.43)	61.8%
01-454-003-450	Contracted Services	34,086.50	20,000.00	14,086.50	170.4%
		54,791.64	58,584.00	(3,792.36)	93.5%
<b>LARKINS FIELD</b>					
01-454-004-200	Supplies-Larkins	-	500.00	(500.00)	0.0%
01-454-004-250	Maintenance & Repair	151.28	500.00	(348.72)	30.3%
01-454-004-312	Engineering Fee-Larkins	-	-	-	#DIV/0!
01-454-004-450	Contracted Services	4,687.00	3,000.00	1,687.00	156.2%
		4,838.28	4,000.00	838.28	121.0%

Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended October 31, 2025

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
<b>UPLAND FARMS</b>					
01-454-005-200	Supplies	3,656.60	7,500.00	(3,843.40)	48.8%
01-454-005-231	Propane & Heating Oil	3,197.77	2,500.00	697.77	127.9%
01-454-005-250	Repairs & Maintenance	12,457.58	20,000.00	(7,542.42)	62.3%
01-454-005-351	Insurance - Building	11,083.84	11,084.00	(0.16)	100.0%
01-454-005-360	Utilities	19,555.67	25,000.00	(5,444.33)	78.2%
01-454-005-450	Contracted Services	17,307.80	25,000.00	(7,692.20)	69.2%
01-454-005-513	Engineering Fees	-	-	-	#DIV/0!
		67,259.26	91,084.00	(23,824.74)	73.8%
	<b>Total Parks and Recreation</b>	<b>434,654.12</b>	<b>550,962.00</b>	<b>(116,307.88)</b>	<b>78.9%</b>
<b>LIBRARY and EAC</b>					
01-455-000-450	EAC Contracted Services	7,753.81	10,000.00	(2,246.19)	77.5%
01-456-000-530	Library Contributions	-	5,000.00	(5,000.00)	0.0%
		7,753.81	15,000.00	(7,246.19)	51.7%
<b>HISTORICAL COMMISSIONS</b>					
01-459-000-200	Supplies	811.42	2,500.00	(1,688.58)	32.5%
01-459-000-320	Telephone	-	250.00	(250.00)	0.0%
01-459-000-450	Contracted Services	650.00	14,500.00	(13,850.00)	4.5%
		1,461.42	17,250.00	(15,788.58)	8.5%
	<b>Total Expenditures Before Operating Transfers</b>	<b>7,064,541.93</b>	<b>8,554,613.00</b>	<b>(1,490,071.07)</b>	<b>82.6%</b>
	<b>Excess of Revenues over Expenses Before Operating Transfers</b>	<b>661,520.21</b>	<b>136.00</b>	<b>661,384.21</b>	<b>486411.9%</b>
<b>OPERATING TRANSFERS</b>					
	Transfer from Turf Field Cash account	-	-	-	#DIV/0!
01-492-000-030	Transfer to Capital Projects Fund	860,000.00	860,000.00	-	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	-	186,000.00	(186,000.00)	0.0%
		860,000.00	1,046,000.00	(186,000.00)	82.2%
	<b>Total Expenditures after Operating Transfers</b>	<b>7,924,541.93</b>	<b>9,600,613.00</b>	<b>(1,676,071.07)</b>	<b>82.5%</b>
<b>EXCESS OF REVENUES OVER EXPENSES</b>					
		<b>\$ (198,479.79)</b>	<b>\$ (1,045,864.00)</b>	<b>\$ 847,384.21</b>	<b>19.0%</b>

**Upper Uwchlan Township**  
**Liquid Fuels Fund**  
**Balance Sheet**  
**As of October 31, 2025**

**ASSETS**

Cash		
04-100-000-100	Cash - First Resource Bank	307,120.88
	Total Cash	307,120.88
Investments		
04-120-000-100	Certificate of Deposit - Presence Bank	556,631.77
	Total Certificates of Deposit	556,631.77
Other Current Assets		
04-130-000-001	Due from General Fund	-
04-130-000-002	Due from Capital Fund	-
04-132-000-000	Other Assets	-
	Total Other Current Assets	-
<b>Total Assets</b>		<b>\$ 863,752.65</b>

**LIABILITIES AND FUND BALANCE**

Accounts Payable		
04-200-000-000	Accounts Payable	-
04-258-000-000	Accrued Expenses	464,287.21
	Total Accounts Payable	464,287.21
Other Current Liabilities		
	Other Liabilities	
04-230-000-010	Due To General Fund	-
04-252-000-000	Deferred Revenues	-
	Total Other Current Liabilities	-
<b>Total Liabilities</b>		<b>464,287.21</b>
Equity		
04-272-000-001	Opening Balance Equity	192,790.66
04-272-000-002	Retained Earnings	914,013.60
04-272-000-003	Transfer from Other Funds	-
	Unrestricted Net Assets	-
	Current Period Net Income (Loss)	(243,051.61)
	Total Equity	863,752.65
<b>Total Fund Balance</b>		<b>\$ 863,752.65</b>
<b>Total Liabilities &amp; Fund Balance</b>		<b>\$ 1,328,039.86</b>

Upper Uwchlan Township  
Liquid Fuels Fund  
Statement of Revenues and Expenditures  
For the Period Ending October 31, 2025

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
04-341-000-000	Interest Earnings	\$ 48,514.30	\$ 50,000.00	(1,485.70)	97%
04-355-000-002	Motor Fuel Vehicle Taxes	404,743.94	390,888.00	13,855.94	104%
04-389-000-001	Winter Snow Agreement	410.77	600.00	(189.23)	68%
04-389-000-002	Turnback Maintenance	14,520.00	14,520.00	-	100%
	<b>Total Revenues</b>	<b>\$ 468,189.01</b>	<b>\$ 456,008.00</b>	<b>\$ 12,181.01</b>	<b>369%</b>
<b>EXPENDITURES</b>					
<b>Equipment</b>					
04-400-000-074	Equipment Purchases	146,657.00	245,000.00	(98,343.00)	60%
	<b>Total Equipment</b>	<b>146,657.00</b>	<b>245,000.00</b>	<b>(98,343.00)</b>	<b>60%</b>
<b>Snow</b>					
04-432-000-239	Snow & Ice Supplies	85,546.40	77,250.00	8,296.40	111%
04-432-000-250	Vehicle Maintenance & Repair	-	4,120.00	(4,120.00)	0%
04-432-000-450	Snow & Ice Contracted Services	14,750.00	24,720.00	(9,970.00)	60%
	<b>Total Snow</b>	<b>100,296.40</b>	<b>106,090.00</b>	<b>(5,793.60)</b>	<b>170%</b>
<b>Road Projects</b>					
04-438-000-239	Road Project Supplies	-	31,930.00	(31,930.00)	0%
04-438-000-450	Road Project Contracted Services	-	-	-	#DIV/0!
	<b>Total Road Projects</b>	<b>-</b>	<b>31,930.00</b>	<b>(31,930.00)</b>	<b>#DIV/0!</b>
<b>Highway Construction</b>					
04-439-001-250	Resurfacing	464,287.22	565,813.00	(101,525.78)	82%
04-439-002-250	Base Repairs - Pa. Drive	-	6,180.00	(6,180.00)	0%
	<b>Total Highway Construction</b>	<b>464,287.22</b>	<b>571,993.00</b>	<b>(107,705.78)</b>	<b>0.82</b>
	<b>Total Expenditures</b>	<b>\$ 711,240.62</b>	<b>\$ 955,013.00</b>	<b>\$ (243,772.38)</b>	<b>74%</b>
	<b>Excess of Revenues over Expenditures</b>	<b>\$ (243,051.61)</b>	<b>\$ (499,005.00)</b>	<b>\$ 255,953.39</b>	<b>49%</b>

**Upper Uwchlan Township**  
**Solid Waste Fund**  
**Balance Sheet**  
**As of October 31, 2025**

**ASSETS**

Cash

05-100-000-010	Meridian Bank	\$ 331,847.74
05-100-000-120	Cash - First Resources	659,536.04
	Total Cash	<u>991,383.78</u>

Accounts Receivable

05-130-000-045	WIPP Receivable from MA	156,301.14
05-145-000-010	Solid Waste Receivable	104,584.83
05-145-000-095	Misc. Receivable	-
		<u>260,885.97</u>

Other Current Assets

05-130-000-010	Due from General Fund	6,695.49
05-130-000-020	Due from Capital Fund	-
05-130-000-050	Due from Municipal Authority	2,414.33
05-155-000-010	Prepaid Attorney Fees	-
	Other Assets	-
	Total Other Current Assets	<u>9,109.82</u>

<b>Total Assets</b>	<b>\$ 1,261,379.57</b>
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**LIABILITIES AND FUND BALANCE**

Accounts Payable

05-200-000-020	Accounts Payable	-
05-258-000-000	Accrued Expenses	-
	Total Accounts Payable	<u>-</u>

Other Current Liabilities

05-239-000-010	Due To General Fund	6,717.09
05-239-000-020	Due To Capital Fund	-
05-239-000-030	Due to Liquid Fuels Fund	-
05-239-000-040	Due to Act 209 Fund	-
05-239-000-050	Due to Municipal Authority	-
05-239-000-055	Due to Water Resource Protection Fund	-
05-252-000-010	Deferred Revenues	77,668.23
	Total Other Current Liabilities	<u>84,385.32</u>

<b>Total Liabilities</b>	<b>84,385.32</b>
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Equity

05-272-000-001	Opening Balance Equity	984,603.98
05-272-000-004	Unrestricted Net Assets	(288,318.91)
	Current Period Net Income (Loss)	480,709.18
	Total Equity	<u>1,176,994.25</u>

<b>Total Fund Balance</b>	<b>\$ 1,176,994.25</b>
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<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,261,379.57</b>
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Upper Uwchlan Township  
Solid Waste Fund  
Statement of Revenues and Expenditures  
For the Period Ending October 31, 2025

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
05-341-000-000	Interest Earnings	\$ 36,302.98	\$ 36,161.00	141.98	100%
05-364-000-010	Solid Waste Income	1,549,097.71	1,583,776.00	(34,678.29)	98%
05-364-000-015	Resident Refunds	(1,308.71)	(2,000.00)	691.29	65%
05-364-000-020	Recycling Income	52,788.38	5,000.00	47,788.38	1056%
05-364-000-025	Hazardous Waste Event	1,911.26	2,000.00	(88.74)	96%
05-364-000-030	Leaf Bags Sold	118.00	500.00	(382.00)	24%
05-364-000-032	Mattress Tags Sold	1,890.00			
05-364-000-035	Scrap Metal Sold	198.80	500.00	(301.20)	40%
	Equipment Purchase Grant (Pa.)	-	-	-	#DIV/0!
05-364-000-040	Performance Grant	-	25,000.00	(25,000.00)	0%
05-380-000-000	Misc Income	6,695.49	-	6,695.49	#DIV/0!
	<b>Total Revenues</b>	<b>\$ 1,647,693.91</b>	<b>\$ 1,650,937.00</b>	<b>\$ (5,133.09)</b>	<b>#DIV/0!</b>
<b>EXPENDITURES</b>					
<b>Operations</b>					
05-427-000-101	Employee Cost Allocation	19,387.94	24,988.00	(5,600.06)	78%
05-427-000-150	Bank Fees	-	200.00	(200.00)	0%
05-427-000-200	Supplies	300.00	2,000.00	(1,700.00)	15%
05-427-000-210	Utility Billing Expenses	2,547.04	3,000.00	(452.96)	85%
05-427-000-220	Postage	3,160.51	2,300.00	860.51	137%
05-427-000-230	Toters	6,529.00	36,069.00	(29,540.00)	18%
05-427-000-314	Legal Fees	3,219.19	10,000.00	(6,780.81)	32%
05-427-000-316	Training & Seminars	-	500.00	(500.00)	0%
05-427-000-420	Dues/Subscriptions/Memberships	-	200.00	(200.00)	0%
05-427-000-450	Contracted Services - Solid Waste	587,672.50	702,563.00	(114,890.50)	84%
05-427-000-460	Contracted Services - Recycling	279,318.70	334,888.00	(55,569.30)	83%
05-427-000-700	Tipping Fees	227,640.24	280,000.00	(52,359.76)	81%
05-427-000-725	Tipping Fees - Recycling	34,632.94	60,000.00	(25,367.06)	58%
05-427-000-800	Recycling Disposal	-	9,000.00	(9,000.00)	0%
05-427-000-805	Electronic Waste Event	-	8,000.00	(8,000.00)	0%
05-427-000-810	Hazardous Waste Event	2,576.67	2,000.00	576.67	129%
	<b>Total Operations</b>	<b>1,166,984.73</b>	<b>1,475,708.00</b>	<b>(308,723.27)</b>	<b>79%</b>
<b>Operating Transfers</b>					
05-492-000-030	Transfer to Capital Fund	-	-	-	#DIV/0!
	Transfer to General Fund	-	-	-	#DIV/0!
	<b>Total Operating Transfers</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
	<b>Total Expenditures</b>	<b>\$ 1,166,984.73</b>	<b>\$ 1,475,708.00</b>	<b>\$ (308,723.27)</b>	<b>79%</b>
	<b>Excess of Revenues over Expenditures</b>	<b>\$ 480,709.18</b>	<b>\$ 175,229.00</b>	<b>\$ 303,590.18</b>	<b>274%</b>

**Upper Uwchlan Township**  
**Water Resource Protection Fund**  
**Balance Sheet**  
**As of October 31, 2025**

**ASSETS**

Cash

08-100-000-200	Cash - First Resources	\$ 518,994.17
	Total Cash	<u>518,994.17</u>

Other Current Assets

08-130-000-010	Due from General Fund	-
08-130-000-020	Due from Municipal Authority	-
08-130-000-030	Due from Solid Waste Fund	-
08-145-000-095	Misc. Receivable	-
	Total Other Current Assets	<u>-</u>

<b>Total Assets</b>	<b>\$</b>	<b>518,994.17</b>
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**LIABILITIES AND FUND BALANCE**

Accounts Payable

08-200-000-000	Accounts Payable	-
08-258-000-000	Accrued Expenses	-
	Total Accounts Payable	<u>-</u>

Other Current Liabilities

08-230-000-010	Due To General Fund	-
08-230-000-020	Due to Municipal Authority	-
08-230-000-030	Due to Capital Fund	-
	Deferred Revenues	-
	Total Other Current Liabilities	<u>-</u>

<b>Total Liabilities</b>	<b>\$</b>	<b>-</b>
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Equity

08-272-000-100	Unrestricted Net Assets	677,739.14
08-272-000-200	Restricted Net Assets	(153,468.80)
	Current Period Net Income (Loss)	(5,276.17)
	Total Equity	<u>518,994.17</u>

<b>Total Fund Balance</b>	<b>\$</b>	<b>518,994.17</b>
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<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>518,994.17</b>
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Upper Uwchlan Township  
Water Resource Protection Fund  
Statement of Revenues and Expenditures  
For the Period Ending October 31, 2025

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
08-341-000-010	Interest Earnings	\$ 19,306.87	\$ 12,500.00	6,806.87	154%
08-351-000-010	Federal Grants	-	-	-	#DIV/0!
08-354-000-010	County Grants	-	-	-	#DIV/0!
08-354-000-020	State Grants	-	275,000.00	(275,000.00)	0%
08-361-000-100	Water Resource Protection Fees	-	186,000.00	(186,000.00)	0%
08-392-000-010	Transfer from the General Fund	-	-	-	#DIV/0!
08-392-000-020	Transfer from Municipal Authority	-	-	-	#DIV/0!
08-395-000-000	Refund of Prior Year Expenditures	-	-	-	#DIV/0!
	Miscellaneous Revenue	-	-	-	#DIV/0!
<b>Total Revenues</b>		<b>\$ 19,306.87</b>	<b>\$ 473,500.00</b>	<b>\$ (454,193.13)</b>	<b>4%</b>
<b>EXPENDITURES</b>					
<b>Operations</b>					
08-404-000-310	Wage Allocation	-	-	-	#DIV/0!
08-404-000-311	Legal Fees	-	-	-	#DIV/0!
08-406-000-010	Grant Application Fees	-	-	-	#DIV/0!
08-406-000-340	Public Relations	-	-	-	#DIV/0!
08-408-000-010	Engineering	40.25	5,000.00	(4,959.75)	1%
08-408-000-020	Feasibility Studies	-	-	-	#DIV/0!
08-420-000-035	Permits	2,500.00	-	2,500.00	#DIV/0!
08-420-000-260	Small Tools & Equipment	1,678.08	1,500.00	178.08	112%
08-446-000-101	Allocated Wages	-	-	-	#DIV/0!
08-446-000-200	Supplies	1,439.17	27,112.00	(25,672.83)	5%
08-446-000-230	Gasoline & Oil	-	2,400.00	(2,400.00)	0%
08-446-000-235	Vehicle maintenance	7,972.41	10,000.00	(2,027.59)	80%
08-446-000-250	Maintenance & Repair	7,890.74	25,600.00	(17,709.26)	31%
08-446-000-316	Training & Seminars	-	2,000.00	(2,000.00)	0%
08-446-000-450	Contracted Services	3,062.39	20,000.00	(16,937.61)	15%
08-446-000-600	Construction	-	-	-	#DIV/0!
08-446-004-600	Construction - Upland Farms	-	-	-	#DIV/0!
08-446-005-600	Construction - Marsh Creek	-	-	-	#DIV/0!
08-446-001-250	Maintenance & Repair - MA	-	-	-	#DIV/0!
08-446-001-600	Construction - MA	-	-	-	#DIV/0!
<b>Total Operations</b>		<b>24,583.04</b>	<b>93,612.00</b>	<b>(69,028.96)</b>	<b>26%</b>
<b>Operating Transfers</b>					
Transfer to General Fund		-	-	-	#DIV/0!
<b>Total Operating Transfers</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
<b>Total Expenditures</b>		<b>\$ 24,583.04</b>	<b>\$ 93,612.00</b>	<b>\$ (69,028.96)</b>	<b>26%</b>
<b>Excess of Revenues over Expenditures</b>		<b>\$ (5,276.17)</b>	<b>\$ 379,888.00</b>	<b>\$ (385,164.17)</b>	<b>-1%</b>

**Upper Uwchlan Township**  
**Act 209 Fund**  
**Balance Sheet**  
**As of October 31, 2025**

**ASSETS**

Cash		
09-100-000-020	Cash - First Resources	\$ 59,208.07
	Total Cash	59,208.07
Investments		
09-120-000-100	Certificate of Deposit	1,122,890.25
	Total Certificates of Deposit	1,122,890.25
Other Current Assets		
09-130-000-000	Due from General Fund	-
09-130-000-001	Due from Capital Fund	-
09-191-000-000	Other Assets	-
	Reserve - Accounts Receivable	-
	Total Other Current Assets	-
<b>Total Assets</b>		<b>\$ 1,182,098.32</b>

**LIABILITIES AND FUND BALANCE**

Accounts Payable		
09-200-000-000	Accounts Payable	-
09-258-000-000	Accrued Expenses	-
	Total Accounts Payable	-
Other Current Liabilities		
09-297-000-000	Other Liabilities	-
09-297-000-001	Due To General Fund	-
09-297-000-002	Due To Capital Fund	-
	Total Other Current Liabilities	-
<b>Total Liabilities</b>		<b>\$ -</b>
Equity		
09-272-000-001	Opening Balance Equity	299,600.19
09-272-000-002	Permanently Restricted Net Assets	-
09-272-000-003	Retained Earnings	587,060.08
09-272-000-004	Temporarily Restricted Net Assets	-
09-272-000-005	Unrestricted Net Assets	251,305.53
	Current Period Net Income (Loss)	44,132.52
	Total Equity	1,182,098.32
<b>Total Fund Balance</b>		<b>\$ 1,182,098.32</b>
<b>Total Liabilities &amp; Fund Balance</b>		<b>\$ 1,182,098.32</b>

Upper Uwchlan Township  
Act 209 Fund  
Statement of Revenues and Expenditures  
For the Period Ended October 31, 2025

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
09-341-000-000	Interest Income	\$ 44,132.52	\$ 40,000.00	\$ 4,132.52	110.3%
09-354-000-030	Grant Revenue - Federal	-	-	-	#DIV/0!
09-354-000-140	Grant Revenue - State (ARLE)	-	-	-	#DIV/0!
09-379-000-010	Transportation Impact Fees	-	-	-	#DIV/0!
09-379-000-020	Transportation Impact Fees - Reserve	-	-	-	#DIV/0!
09-380-000-000	Misc Revenue	-	-	-	#DIV/0!
09-395-000-100	Transfer from General Fund	-	-	-	#DIV/0!
09-395-000-200	Transfer from Capital Fund	-	-	-	#DIV/0!
<b>Total Revenue</b>		<b>44,132.52</b>	<b>40,000.00</b>	<b>4,132.52</b>	<b>#DIV/0!</b>
09-427-000-150	Bank Fees	-	150.00	-	-
09-489-000-000	Arle Grant - Act 209	-	-	-	#DIV/0!
09-489-000-010	Engineering Fees	-	-	-	#DIV/0!
09-489-000-020	Construction	-	-	-	#DIV/0!
09-489-000-045	Contracted Services	-	-	-	#DIV/0!
09-489-000-600	Capital Construction	-	-	-	#DIV/0!
<b>Total Expenditures</b>		<b>-</b>	<b>150.00</b>	<b>-</b>	<b>#DIV/0!</b>
<b>Excess of Revenues over Expenditures</b>		<b>\$ 44,132.52</b>	<b>\$ 39,850.00</b>	<b>\$ 4,132.52</b>	<b>#DIV/0!</b>

## Upper Uwchlan Township

## Sewer Fund

## Balance Sheet

As of October 31, 2025

## ASSETS

## Cash

15-100-000-110	Cash - First Resource Bank	\$	115,796.93
15-100-000-200	Cash - Construction Fund (PSDLAF)		83.59
	Total Cash		115,880.52

## Other Current Assets

15-130-000-001	Due from General Fund	-
15-130-000-002	Due from Municipal Authority	-
15-136-000-100	Interest Receivable	-
	Other Assets	-
	Total Other Current Assets	-

## Long-Term Assets

15-130-000-005	Due from Municipal Authority - 2019 Bonds	5,205,556.07
15-130-000-010	Due from Municipal Authority - 2025 Bonds	5,402,890.62
15-161-000-100	Sewer Easements	-
15-163-000-100	Capital Assets - Plant	26,452,253.00
15-163-000-110	Construction in Progress	-
15-163-000-200	Capital Assets - Expansion	116,592.00
15-163-000-500	Accumulated Depreciation	(6,365,336.08)
15-157-000-100	Discount on Bonds - Series of 2019	24,042.35
15-157-000-110	OID Amortization - Series of 2019	(4,818.91)
		30,831,179.05

<b>Total Assets</b>	<b>\$</b>	<b>30,947,059.57</b>
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## LIABILITIES AND FUND BALANCE

## Current Liabilities

15-200-000-000	Accounts Payable	-
15-230-000-001	Due To General Fund	-
15-230-000-002	Due to Municipal Authority	-
15-258-000-000	Accrued Expenses	-
15-258-000-045	Retainage Payable	-
15-258-000-100	Interest Payable on Bonds - 2014	-
15-258-000-105	Interest Payable on Bonds - 2019	84,705.65
15-258-000-110	Interest Payable on Bonds - Series A of 2019	46,323.00
	Total Accounts Payable	131,028.65

## Long Term Liabilities

15-261-000-100	General Obligation Bonds- Series of 2014	-
15-261-000-105	General Obligation Bonds- Series of 2019	5,115,000.00
15-261-000-110	General Obligation Bonds- Series A of 2019	4,015,000.00
15-261-000-115	General Obligation Bonds- Series of 2025	5,175,345.00
15-261-000-200	Premium on Bonds - Series of 2014	76,705.65
15-261-000-210	Premium on Bonds - Series A of 2019	139,547.90
15-261-000-215	Premium on Bonds - Series of 2025	310,811.45
15-261-000-250	Accrued Amortization on Bond Premium - 2014	-
15-261-000-260	Accrued Amortiz on Bond Premium - Series of 2019	(41,532.14)
		14,790,877.86

<b>Total Liabilities</b>	<b>14,921,906.51</b>
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## Equity

15-272-000-100	Unrestricted Net Assets	16,206,969.26
	Current Period Net Income (Loss)	(181,816.20)
	Total Equity	16,025,153.06

<b>Total Fund Balance</b>	<b>\$</b>	<b>16,025,153.06</b>
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<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>30,947,059.57</b>
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Upper Uwchlan Township  
Sewer Fund  
Statement of Revenues and Expenditures  
For the Period Ending October 31, 2025

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
15-341-000-000	Interest Earnings	\$ 4,002.16	\$ 7,000.00	(2,997.84)	57%
15-342-000-200	Operations Mgmt Agreement Fees - 2019 bonds	101,591.70	238,294.00	(136,702.30)	43%
15-342-000-300	Operations Mgmt Agreement Fees - Series A of 2019 (MA)	55,554.49	331,175.00	(275,620.51)	17%
<b>Total Revenues</b>		<b>\$ 161,148.35</b>	<b>\$ 576,469.00</b>	<b>\$ (415,320.65)</b>	<b>117%</b>
<b>EXPENDITURES</b>					
<b>General</b>					
15-400-000-461	Bank Fees	1,000.00	1,000.00	-	100%
15-400-000-463	Misc Expenses	-	1,000.00	(1,000.00)	0%
15-404-000-100	Legal Fees	-	-	-	#DIV/0!
		1,000.00	2,000.00	(1,000.00)	1.00
<b>Bond expenses</b>					
15-472-000-105	Bond Interest Expense - Series of 2019	169,268.70	203,294.00	(34,025.30)	83%
15-472-000-110	Bond Interest Expense - Series A of 2019	92,337.91	111,175.00	(18,837.09)	83%
15-472-000-200	Bond Issuance Costs	83,265.83	-	83,265.83	#DIV/0!
15-472-000-300	Bond Amortization Expense - 2014 Bonds	-	-	-	#DIV/0!
15-472-000-305	Bond Amortization Expense - 2019 Bonds	414.68	829.00	(414.32)	50%
15-472-000-310	Bond Amortization Expense - 2019A Bonds	(3,322.57)	(6,645.00)	3,322.43	50%
Total Debt Expenses		341,964.55	308,653.00	30,403.44	#DIV/0!
<b>Other</b>					
15-493-000-083	Depreciation	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
<b>Total Expenditures before Transfers</b>		<b>\$ 342,964.55</b>	<b>\$ 310,653.00</b>	<b>\$ 29,403.44</b>	<b>110%</b>
<b>Transfers</b>					
15-492-000-010	Transfer to Municipal Authority	-	-	-	#DIV/0!
Total Transfers		-	-	-	#DIV/0!
<b>Total Expenditures and Transfers</b>		<b>342,964.55</b>	<b>310,653.00</b>	<b>29,403.44</b>	<b>#DIV/0!</b>
<b>Excess of Revenues over Expenditures</b>		<b>\$ (181,816.20)</b>	<b>\$ 265,816.00</b>	<b>\$ (444,724.09)</b>	<b>-68%</b>

**Upper Uwchlan Township**  
**Capital Projects Fund**  
**Balance Sheet**  
**As of October 31, 2025**

**ASSETS**

Cash		
30-100-000-015	Cash - First Resource Bank	\$ 114,223.63
30-100-000-020	PSDLAF	5,109.71
30-110-000-100	Fulton Bank - 2019 Bond Proceeds	
30-110-000-200	Fulton Bank - 2019 Bond Proceeds - ICS	0.55
30-110-000-300	First Resource Bank - 2025 Bond Proceeds	1,447,890.35
	Total Cash	<u>1,567,224.24</u>

Accounts Receivable		
30-130-000-001	Due from General Fund	42,194.00
30-130-000-002	Due From Municipal Authority	-
30-130-000-003	Due from Escrow Fund	-
30-130-000-004	Due from Solid Waste Fund	-
30-130-000-005	Due From Liquid Fuels Fund	-
30-130-000-006	Due from Act 209 Fund	-
30-130-000-007	Due from Water Resource Protection Fund	-
30-130-000-008	Due from MA Capital Fund	-
	Total Accounts Receivable	<u>42,194.00</u>

Other Current Asset		
30-155-000-000	Prepaid Expenses	33,280.00
30-191-000-000	Other Assets	-
	Total Other Current Asset	<u>33,280.00</u>

<b>Total Assets</b>	<b>\$</b>	<b>1,642,698.24</b>
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**LIABILITIES AND FUND BALANCE**

Accounts Payable		
30-200-000-000	Accounts Payable	-
30-258-000-000	Accrued Expenses	-
30-258-000-100	Interest Payable - 2019 Bonds	71,333.25
30-258-000-110	Interest Payable - 2025 Bonds	-
30-261-000-100	General Obligation Bonds - Series of 2019	4,495,000.00
30-261-000-110	General Obligation Bonds - Series of 2025	2,874,655.00
30-261-000-150	Premium on GO Bonds - Series of 2019	247,103.30
30-261-000-160	Accrued Amortization - Series of 2019	(74,130.97)
30-261-000-170	Premium on GO Bonds - Series of 2025	172,640.80
	Total Accounts Payable	<u>7,786,601.38</u>

Long Term Liabilities		
30-297-000-000	Other Liabilities	-
	Total Long Term Liabilities	<u>-</u>

Other Current Liabilities		
30-230-000-000	Due to General Fund	34,375.52
30-230-000-001	Due To Liquid Fuels	-
30-230-000-002	Due to Act 209	-
30-230-000-003	Due to Solid Waste Fund	-
30-230-000-004	Due to Municipal Authority	-
30-230-000-005	Due To Escrow Fund	-
30-230-000-006	Due to MA Capital Fund	931.98
	Total Other Current Liabilities	<u>35,307.50</u>

<b>Total Liabilities</b>	<b>\$</b>	<b>7,821,908.88</b>
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Equity		
30-272-000-001	Opening Balance Equity	948,398.39
30-272-000-004	Unrestricted Net Assets	(5,501,743.23)
	Current Period Net Income (Loss)	(1,625,865.80)
	Total Equity	<u>(6,179,210.64)</u>

<b>Total Fund Balance</b>	<b>\$</b>	<b>(6,179,210.64)</b>
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<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>1,642,698.24</b>
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Upper Uwchlan Township  
Capital Projects Fund  
Statement of Revenues and Expenditures  
For the Period Ending October 31, 2025

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
30-341-000-000	Interest Earnings	\$ 7,239.04	10,000.00	(2,760.96)	72%
30-354-000-010	Grant Revenue - County		-	-	#DIV/0!
30-354-000-020	Grant Revenue - State	183,749.64	100,000.00	83,749.64	184%
30-354-000-030	Grant Revenue - Federal		-	-	#DIV/0!
30-354-000-040	Grant Revenue - Other		5,800.00	(5,800.00)	0%
30-391-000-100	Sale of Fixed Assets	41,494.00	5,000.00	36,494.00	830%
30-392-000-001	Transfer from General Fund	860,000.00	860,000.00	-	100%
30-392-000-005	Transfer from Solid Waste Fund		-	-	#DIV/0!
30-392-000-020	Transfer from Act 209 Fund	-	-	-	#DIV/0!
30-392-000-030	Transfer from the Municipal Authority	-	-	-	#DIV/0!
30-393-000-000	Capital Income	-	-	-	#DIV/0!
30-393-000-020	Proceeds from Long Term Debt	-	-	-	#DIV/0!
30-393-000-400	Other financing sources	-	-	-	#DIV/0!
		1,092,482.68	980,800.00	111,682.68	111%

<b>Total Revenues</b>	<b>\$ 1,092,482.68</b>	<b>\$ 980,800.00</b>	<b>\$ 111,682.68</b>	<b>111%</b>
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**CAPITAL EXPENSES**

<b>Township Properties</b>					
30-409-000-700	Capital Purchases-General	20.00	-	20.00	#DIV/0!
30-409-001-700	Capital Purchases-Executive	32,975.00	40,000.00	(7,025.00)	82%
30-409-002-600	Capital Construction - Township Bldg	25,146.52	-	25,146.52	#DIV/0!
30-409-002-610	Township Bldg Expansion 2018-2020	-	-	-	#DIV/0!
30-409-002-625	Capital Construction - 128 Byers Road	1,601,944.92		1,601,944.92	#DIV/0!
30-409-002-700	Capital Purchases - Twp Bldg	-	-	-	#DIV/0!
30-409-003-600	Capital Construction - PW Bldg	-	-	-	#DIV/0!
30-409-003-700	Capital Purchases - PW Bldg	-	-	-	#DIV/0!
30-409-004-600	Capital Construction - Milford Rd.	-	-	-	#DIV/0!
30-409-004-700	Capital Purchases - Milford Rd.	-	-	-	#DIV/0!
	Total Township	1,660,086.44	40,000.00	1,620,086.44	4150%

<b>Police</b>					
30-410-000-700	Capital Purchases- Police	137,053.35	119,500.00	17,553.35	115%
	Future Purchase	-	-	-	#DIV/0!
		137,053.35	119,500.00	17,553.35	115%

<b>Codes</b>					
30-413-000-700	Capital Purchases	-	-	-	#DIV/0!
		-	-	-	#DIV/0!

<b>Emergency Management</b>					
30-415-000-700	Capital Purchases	-	-	-	#DIV/0!
		-	-	-	#DIV/0!

<b>Public Works</b>					
30-438-000-700	Capital Purchases-Vehicles	-	-	-	#DIV/0!
30-438-000-701	Capital Purchases - Equipment	245,074.80	278,000.00	(32,925.20)	88%
	Total Public Works	245,074.80	278,000.00	(32,925.20)	#DIV/0!

<b>Roads</b>					
30-439-000-100	Traffic Signals	430,476.79	11,093.00	419,383.79	3881%
	Little Conestoga Road Crosswalk	-	-	-	#DIV/0!
	Lyndell Road Bridge	-	-	-	#DIV/0!
		430,476.79	11,093.00	419,383.79	3881%

**Upper Uwchlan Township**  
**Capital Projects Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ending October 31, 2025**

<b>Parks</b>					
<b>All Parks</b>					
30-454-000-700	Capital Purchases - All Parks	26,525.00	-	26,525.00	#DIV/0!
<b>Hickory Park</b>					
30-454-001-600	Capital Construction - Hickory	21,877.45	-	21,877.45	#DIV/0!
30-454-001-700	Capital Purchases - Hickory	-	-	-	#DIV/0!
<b>Fellowship Fields</b>					
30-454-002-600	Capital Construction - Fellowship	-	-	-	#DIV/0!
30-454-002-700	Capital Purchases - Fellowship	-	-	-	#DIV/0!
<b>Larkins Field</b>					
30-454-003-600	Capital Construction - Larkins	-	-	-	#DIV/0!
30-454-003-700	Capital Purchases - Larkins	-	-	-	#DIV/0!
<b>Upland Farms</b>					
30-454-004-600	Capital Construction - Upland	-	-	-	#DIV/0!
30-454-004-610	Fund Raising - Upland	-	-	-	#DIV/0!
30-454-004-700	Capital Purchases - Upland	15,102.96	-	15,102.96	#DIV/0!
<b>Village of Eagle Pocket Park</b>					
30-506-000-100	Design	-	-	-	#DIV/0!
30-506-000-600	Capital Construction	-	-	-	#DIV/0!
30-506-000-700	Capital Purchases	-	-	-	#DIV/0!
	Total Parks Capital	63,505.41	-	63,505.41	#DIV/0!
<b>Trails</b>					
30-455-000-650	Grant-Trails/Bridge - Struble Trail	-	-	-	#DIV/0!
30-455-000-651	Phase IV-Pk Rd Trail	-	250,000.00	(250,000.00)	0%
30-455-000-652	Side Path Project	-	-	-	#DIV/0!
	Total Trails	-	250,000.00	(250,000.00)	0%
<b>Debt Service</b>					
30-472-000-100	Interest Expense - Series of 2019	142,079.10	171,200.00	(29,120.90)	83%
30-472-000-200	Cost of Issuance - Series of 2019	-	-	-	#DIV/0!
30-472-000-210	Cost of Issuance - Series of 2025	46,250.17	-	46,250.17	#DIV/0!
30-472-000-300	Bond Amortization Expense - Series of 2019	(6,177.58)	(12,355.00)	6,177.42	50%
30-500-471-003	Capital Lease - Principal	-	-	-	#DIV/0!
30-500-472-003	Capital Lease - Interest	-	-	-	#DIV/0!
	Total Debt Service	182,151.69	158,845.00	23,306.69	115%
<b>Village Concept</b>					
30-506-000-100	Design - Village of Eagle	-	-	-	#DIV/0!
30-506-000-600	Construction - Village of Eagle	-	-	-	#DIV/0!
30-507-000-010	Misc Expenses	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
<b>Total Expenditures before Operating Transfers</b>		<b>\$ 2,718,348.48</b>	<b>\$ 857,438.00</b>	<b>\$ 1,860,910.48</b>	<b>317%</b>
<b>Operating Transfers</b>					
30-505-000-010	Transfers to the General Fund	-	-	-	#DIV/0!
30-505-000-020	Transfers to the Solid Waste Fund	-	-	-	#DIV/0!
30-505-000-030	Transfers to the Act 209 Fund	-	-	-	#DIV/0!
	Total Operating Transfers	-	-	-	#DIV/0!
<b>Excess of Revenues over Expenditures and Operating Transfers</b>		<b>\$ (1,625,865.80)</b>	<b>\$ 123,362.00</b>	<b>\$ (1,749,227.80)</b>	<b>-1317.96%</b>



**Upper Uwchlan Township  
Developers Escrow Fund  
Balance Sheet  
As of October 31, 2025**

**ASSETS**

Cash		
40-100-000-200	Cash - First Resource Bank	282,122.13
	Total Cash	282,122.13
Other Current Assets		
40-130-000-010	Due from General Fund	2,219.00
40-130-000-020	Due from Solid Waste Fund	-
40-130-000-030	Due from Municipal Authority	340.00
	Total Other Current Assets	2,559.00
<b>Total Assets</b>		<b>\$ 284,681.13</b>

**LIABILITIES AND FUND BALANCE**

Accounts Payable		
40-200-000-000	Accounts Payable	-
	Total Accounts Payable	-
Other Current Liabilities		
40-230-000-010	Due To General Fund	-
40-230-000-020	Due to Solid Waste Fund	-
40-230-000-030	Due to Municipal Authority	-
	<u>Due to Developers:</u>	
40-248-000-001	Toll Brothers	-
40-248-000-004	Columbia Gas Transmission LLC	8,150.24
40-248-000-005	Chester County - Radio Tower	-
40-248-000-006	Executive Land Holdings	-
40-248-000-007	Park Road Townhomes	-
40-248-000-009	Open Community Corp.	(20,197.91)
40-248-000-010	Sunoco Reed Road	4,147.14
40-248-000-011	McHugh	-
40-248-000-012	Marsh Lea	-
40-248-000-013	Eagle Pointe	-
40-248-000-014	Grashof	-
40-248-000-015	McKee Fetters	-
40-248-000-017	Vantage Point Retirement	-
40-248-000-018	CarSense	-
40-248-000-019	Village at Byers	-
40-248-000-020	Milford Rd. Associates	-
40-248-000-021	Townes at Chester Springs	-
40-248-000-022	Eagle Village Parking	-
40-248-000-023	Fish Eye	21,894.72
40-248-000-024	Jankowski	-
40-248-000-025	Eagleview Lot 1C	2,089.08
40-248-000-026	Lot 1B Maintenance Area	4,425.88
40-248-000-027	122 Oscar Way	-
40-248-000-028	Commercial 5C	-
40-248-000-030	Profound Technologies	-
40-248-000-031	Windsor Baptist Church	4,328.64
40-248-000-032	Eagle Village Parking Expansion	-
40-248-000-033	Chester Springs Crossing	8.81
40-248-000-034	Starbucks @ Eaglepoint Village	-
40-248-000-035	The Preserve at Marsh Creek SD	(11,488.97)
40-248-000-036	McKee Toll Traffic Impact Fee	63.75
40-248-000-500	Gunner Properties Performance	-
40-248-000-038	Enclave at Chester Springs	3,012.46

**Upper Uwchlan Township**  
**Developers Escrow Fund**  
**Balance Sheet**  
**As of October 31, 2025**

40-248-000-039	164 Byers Rd QBD	-
40-248-000-040	Aurora Greenridge	-
40-248-000-041	Aurora Greenridge	-
40-248-000-042	DeWees 363 Byers Road	-
40-248-000-043	Black Horse Farm	-
40-248-000-044	Aecom Technology	-
40-248-000-045	11 Senn Drive Parking	434.18
40-248-000-046	Byers Station Parcel 5C Lot 2B	(7,775.47)
40-248-000-047	461 Font Road	-
40-248-000-048	301 Park Road	4,883.91
40-248-000-049	Eagleview Lot 1A	7,334.14
40-248-000-050	Eagle Animal Hospital	3,366.64
40-248-000-051	Rockhill Real Estate Enterprises	(13,919.62)
40-248-000-052	100 Greenridge Road	2,452.16
40-248-000-053	J Downend Landscaping	-
40-248-000-054	241 Park Road	-
40-248-000-055	Rotelle Development Co.	2,382.87
40-248-000-056	RDS Enterprises	5,045.10
40-248-000-057	31-37 Pottstown Pike	7,054.36
40-248-000-058	BERHNDT	4,898.73
40-248-000-059	Hat Trick Properties	5,019.96
40-248-001-017	VP Maintenance Bond	7,847.09
40-248-001-019	Villages Dedication	26,168.65
40-248-001-032	Gunner Parking Exp Construction	-
40-248-001-033	Crossings Dedication	-
40-248-001-035	The Preserve at Marsh Creek Sewer	63,314.92
40-248-001-038	Enclave at Chester Springs site	48,737.91
40-248-001-046	Celebree Construction	-
40-248-001-054	241 PR Partners Traffic Impact	82,205.64
40-248-002-035	PMC Sewer Phase III	(788.00)
40-248-002-038	Enclave Station Blvd Improvements	21,015.47
40-248-003-035	PMC Construction Phase III	(1,431.35)
		-

	<div style="border-top: 1px solid black; display: inline-block; width: 100%;"></div> <b>284,681.13</b>
<b>Total Other Current Liabilities</b>	

40-258-000-000	Accrued Expenses	-
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<b>Total Liabilities</b>	<b>\$ 284,681.13</b>
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**Equity**

40-279-000-000	Opening Balance Equity	-
	Current Period Net Income (Loss)	-
	<b>Total Equity</b>	-

<b>Total Fund Balance</b>	<b>\$ -</b>
---------------------------	-------------

<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 284,681.13</b>
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Upper Uwchlan Township  
Developers Escrow Fund  
Statement of Revenues and Expenditures  
For the Period Ended October 31, 2025

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
40-341-000-000	Interest Income	\$ 6,646.31	\$ -	\$ 6,646.31	-
40-341-000-010	Interest Income - allocated to Developers	(6,646.31)	-	(6,646.31)	-
40-392-000-100	Transfer from General Fund	-	-	-	-
		-	-	-	-
<b>Total Revenue</b>		-	-	-	-
40-400-000-461	Bank Fees	-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
<b>Total Expenditures</b>		-	-	-	-
<b>Excess of Revenues over Expenditures</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>



# *Holiday* **FOOD DRIVE**

JOIN US TO SUPPORT THE CHESTER COUNTY  
FOOD BANK THIS HOLIDAY SEASON!

## **Most Needed Food Items:**

- Pasta/Pasta Sauce
- Proteins (Canned/Pouch Chicken and/or Tuna)
- Breakfast/Granola Bars
- Cereal

To view a list of more items needed,  
please visit Chester County Food Bank's  
website at [chestercountyfoodbank.org](https://chestercountyfoodbank.org)  
or scan the QR code.



## **Where to Donate:**

Please drop off your items from  
October 29 - November 25, 2025 to the:

**Upper Uwchlan Township Building**  
140 Pottstown Pike, Chester Springs, PA  
(Mon. - Thurs.: 7:30 AM - 5:00 PM  
Friday: 7:30 AM - 1:00 PM)







# Toys for Tots Drive

**OCTOBER 1 - DECEMBER 6**

**DROP OFF YOUR DONATIONS\* AT:**

Upper Uwchlan Township  
140 Pottstown Pike  
Chester Springs, PA 19425

**Monday to Thursday  
7:30 AM to 5:00 PM**

**Friday  
7:30 AM - 1:00 PM**

***\*Accepting new, unwrapped toys***

*Light Up Upper Uwchlan*



**9<sup>TH</sup> ANNUAL TREE LIGHTING  
AT UPLAND FARM PARK**

**NOVEMBER 29, 2025 STARTING AT 4 PM**



TREE LIGHTING AT DUSK



A VISIT FROM SANTA



COOKIES & HOT COCOA



FIREWORKS AT 6:30 PM



...AND SO MUCH MORE!



[UPPERUWCHLAN-PA.GOV/LIGHTUP](http://UPPERUWCHLAN-PA.GOV/LIGHTUP)





Upper Uwchlan Township Historical Commission Lecture Series

# THE EARLY PENNSYLVANIA IRON INDUSTRY

**Lecture: Wednesday, December 3, 2025 at 7 pm**

**Location: Upland Farm Barn**

*(301 Pottstown Pike, Chester Springs)*

**Speaker: Author & Historian, Daniel A. Graham**

**FREE EVENT | LIMITED SEATING**

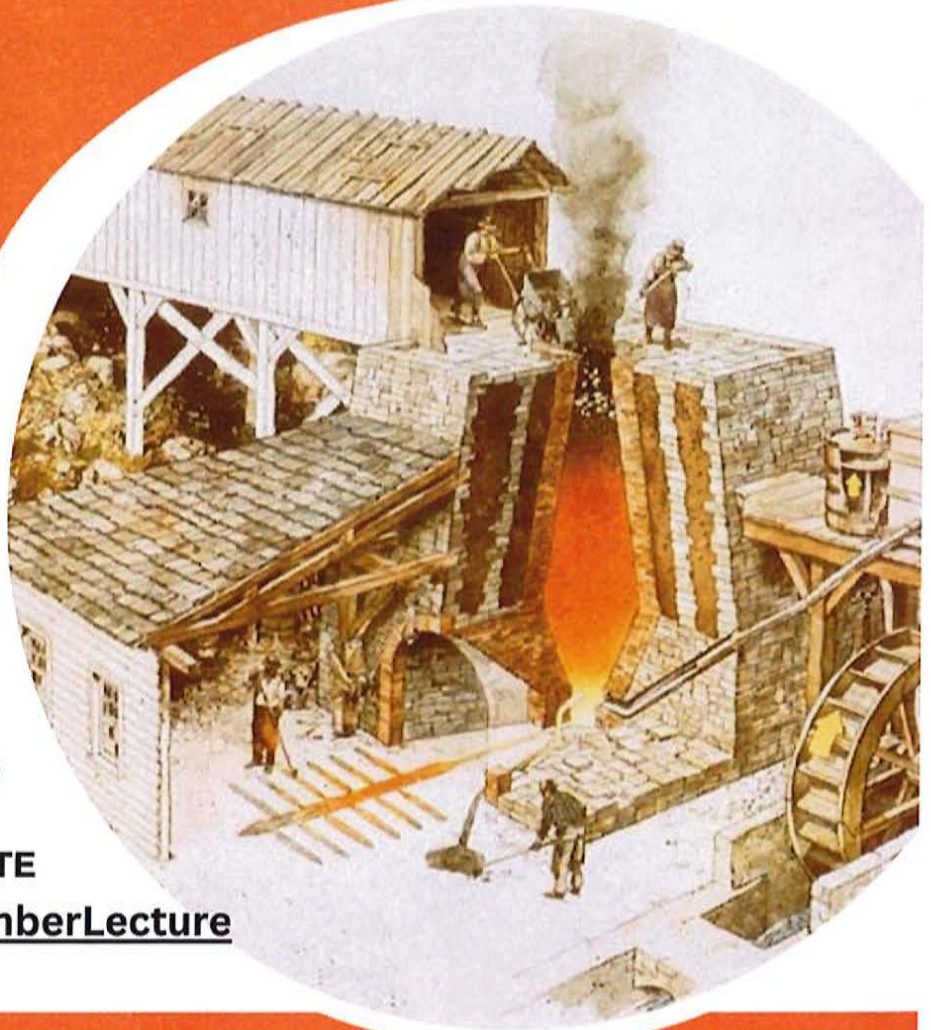


**SCAN TO REGISTER**

**REGISTRATION REQUIRED**

**REGISTRATION WEBSITE**

**<https://bit.ly/UUT2025DecemberLecture>**





GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

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**ENGINEER'S REPORT – UPPER UWCHLAN TOWNSHIP**

---

**Date:** November 13, 2025

**To:** Tony Scheivert - Township Manager  
Board of Supervisors

**From:** David Leh, P.E.

---

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

**199 Fellowship Road / 480 Pottstown Pike** – The sketch plan application which was submitted proposing a 70,632 SF indoor active recreation facility has been withdrawn.

**Byers Station (Parcel 5C – Lot 2B)- [Commercial]** – We have received Letter of Credit Reduction Request No. 1 for this project and have offered our recommendation under separate cover.

**Construction continues at the following developments with no significant issues:**

- Preserve at Marsh Creek
- Byers Station (Parcel 5C – Lot 2B)- [Commercial]
- Eagleview Lot 1A (Temporarily paused)





GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

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## **DEVELOPMENT UPDATE – UPPER UWCHLAN TOWNSHIP**

---

**Date:** November 13, 2025

**To:** Board of Supervisors

**From:** David Leh, P.E.

---

**Bold items have been additions since our last report.**

**100 Greenridge Road (Toll)** – The Board granted approval for the Conditional Use for a 64-home subdivision at their October 11<sup>th</sup>, 2022, meeting. Toll Brothers has now submitted Preliminary Land Development Plans for the project. Consistent with the conditional use approval, 64 homes are proposed. The Planning Commission accepted the plans at their April 13, 2023 meeting. The plans have been reviewed by the Township Consultants, and a review letter has been issued. The Zoning Hearing Board's decision regarding the disturbance of Prohibitive Steep Slopes has been appealed.

**199 Fellowship Road / 480 Pottstown Pike** – A sketch plan application has been received proposing a 70,632 SF indoor active recreation facility with associated improvements. The project will require conditional use due to the size of the proposed building. The plan is under review by the consultants and will be formally reviewed by the Planning Commission at their November 13<sup>th</sup> meeting. **The Applicant has withdrawn the application.**

**301 Park Road (PJ Reilly)** - A preliminary land development plan has been submitted by PJ Reilly Contractors for a new 8,400 SF office and equipment storage facility. The plan was reviewed by the consultants and the Planning Commission at their December 8<sup>th</sup> meeting. No action was taken. Revised plans were reviewed by The Planning Commission at their April 13, 2023 meeting, no action was taken. The applicant sought and received zoning relief from the Zoning Hearing Board at their August 30, 2023 meeting. Updated land development plans were reviewed by the Planning Commission at their May 9<sup>th</sup> Meeting. No action was taken. The Applicant attended the Planning Commission's June 13<sup>th</sup>, 2024 meeting to obtain further input prior to revising their plans. The Applicant has provided an MPC Clock extension until January 31, 2026 for plan resubmission and consideration by the Board.

Reference: Development Update

File No. 9991080

November 13, 2025

**500 Pottstown Pike (Rockhill Real Estate Enterprises)** – The Applicant has submitted a conditional use application for a 415-space service and storage facility. The Board granted approval for the conditional use at their July 15<sup>th</sup>, 2024 meeting. Land development plans have been submitted for this application and reviewed by the consultants. The Applicant has elected to revise the plans to address the consultants' comments prior to appearing before the Planning Commission. Revised land development plans were reviewed by the Planning Commission at their May 8<sup>th</sup> meeting, no action was requested or taken. The Planning Commission reviewed the revised Preliminary plans at their August 14<sup>th</sup> meeting and recommended approval. The Applicant has now submitted Final Plans which the Planning Commission recommended for approval at their October 9<sup>th</sup> meeting. The Board granted Preliminary / Final Approval at their October 20<sup>th</sup> meeting.

**Byers Station (Parcel 5C – Lot 2B)- [Commercial]** – The Board granted approval for this application at their May 20<sup>th</sup>, 2024 Meeting. Plans have been recorded, and construction has commenced. A "Phase 2" which had been submitted for this site which proposed an additional 10,500 SF commercial building on the north end of the property has been formally withdrawn. The plans were reviewed by the consultants and by the Planning Commission at their July 10<sup>th</sup> meeting where a recommendation of plan approval was received. The application was before the Board at the August 12<sup>th</sup> meeting; no action was taken. The Phase 2 application has now been formally withdrawn.

**Eagleview Lot 1A** – Hankin has submitted a Preliminary / Final Land Development Application for a one-story, 60,600 SF Flex Use office / warehouse building to be located along Arrowhead Drive. The plan was reviewed by the Planning Commission at their March 9<sup>th</sup> meeting. No action was taken with regard to plan approval; however, the Planning Commission did recommend the granting of several waivers. The Board granted the requested waivers at their March 20, 2023 meeting. Revised land development plans have been submitted and reviewed by the consultants. The Board granted Preliminary / Final Approval to the application at their June 19, 2023 meeting. Plans have now been recorded, and construction has commenced. Site work is temporarily paused presumably until a specific tenant has been determined.

**Preserve at Marsh Creek (Fetters Property)** - The Board granted Final Land Development Approval at their October 16<sup>th</sup>, 2017, meeting. Site construction continues in all 3 phases. (i.e.- The entire development) We have received grading permit applications for **367** of the 376 building units to date. Phases 1 and 2 are

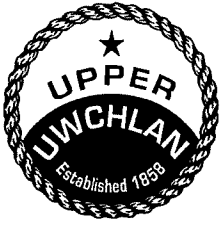
Reference: Development Update

File No. 9991080

November 13, 2025

nearing completion and as such, we are in the process of generating punchlists for the site improvements. **Final paving of Phase 1 has now commenced.**

**Struble Trail Extension** – Chester County has submitted an application to reopen the Conditional Use Hearing as well as land development plans 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 Planning Commission reviewed the application at their June 13<sup>th</sup>, 2019, and July 11<sup>th</sup>, 2019, meetings and recommended Conditional Use Approval as well as Preliminary Land Development approval. The County has submitted revised land development plans which have been reviewed by the consultants. The Planning Commission reviewed the application at their June 8<sup>th</sup> meeting and recommended conditional use as well as Preliminary / Final Land Development Approval. The Board granted conditional Use and land development approval at their July 17<sup>th</sup> Meeting. The design engineer has advised us they are still working through the Pa-DOT approval process.




# UPPER UWCHLAN TOWNSHIP

## MEMORANDUM

### ADMINISTRATION

**TO:** The Board of Supervisors

**FROM:** Kathi McGrath   
Administrative Assistant

**RE:** Building/Codes Department Activity Report

**DATE:** November 4, 2025

=====

Attached, please find the Building Department Activity Report for the month of October, 2025.

Attachments:  
Activity Report

/km

UPPER UWCHLAN TOWNSHIP  
Permit Analysis  
2022-2025

	2022				2023				2024				2025			
	# 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	83	\$ 88,198.96	83	\$ 88,198.96	39	\$16,560.04	39	\$16,560.04	65	\$46,474.10	65	\$46,474.10	44	\$ 9,598.00	44	\$ 9,598.00
Feb	39	\$ 25,249.00	122	\$ 113,447.96	58	\$115,689.00	97	\$132,249.04	53	\$29,120.38	118	\$75,594.48	42	\$29,544.00	86	\$ 39,142.00
Mar	77	\$ 52,822.55	199	\$ 166,270.51	72	\$ 32,216.00	169	\$164,465.04	56	\$ 46,201.34	174	\$ 121,795.82	72	\$72,825.00	158	\$ 111,967.90
Apr	84	\$ 63,858.84	283	\$ 230,129.35	51	\$ 37,396.20	220	\$201,864.24	57	\$ 48,358.00	231	\$ 170,153.82	43	\$18,396.00	201	\$ 130,363.90
May	65	\$ 44,000.00	348	\$ 274,129.35	82	\$ 38,301.00	302	\$240,165.24	66	\$ 27,447.00	297	\$ 197,600.82	65	\$25,225.00	266	\$ 155,588.90
Jun	96	\$ 28,606.00	444	\$ 302,735.35	66	\$ 26,909.50	368	\$267,074.74	62	\$ 38,947.57	359	\$ 236,548.39	62	\$34,038.28	328	\$ 189,627.18
Jul	68	\$ 37,917.72	512	\$ 340,653.07	77	\$127,398.14	445	\$394,472.88	62	\$ 18,548.38	421	\$ 255,096.77	70	\$34,169.00	398	\$ 223,796.18
Aug	68	\$112,113.82	580	\$ 452,766.89	65	\$ 68,299.92	510	\$462,772.80	73	\$ 29,601.00	494	\$ 284,697.77	58	\$21,628.00	456	\$ 252,424.18
Sept	73	\$ 46,052.92	653	\$ 498,819.91	52	\$ 20,696.00	562	\$483,468.80	68	\$ 94,664.42	562	\$ 379,362.19	59	\$38,102.12	515	\$ 290,526.63
Oct	54	\$ 42,196.00	707	\$ 541,015.91	59	\$ 35,511.00	621	\$518,979.80	96	\$ 72,313.59	658	\$ 451,675.78	86	\$36,852.93	601	\$ 327,379.60
Nov	45	\$ 21,304.00	752	\$ 562,319.91	57	\$ 32,429.00	678	\$551,408.80	56	\$ 24,214.95	714	\$ 475,890.73				
Dec	47	\$22,295.00	799	\$584,614.91	27	\$ 11,076.28	705	\$562,485.08	36	\$ 26,840.00	750	\$ 502,730.79				



## **OCTOBER 2025 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 last month.**

**Tracking of work orders through Traisr: 185**

- **Municipal Authority & PA 1-calls**
  - **83 Work orders completed**
- **Parks**
  - **6 Work orders completed**
- **Public Works**
  - **33 Work orders completed**
- **Solid Waste**
  - **47 Work orders completed**
- **Vehicles and Equipment (All Depts.)**
  - **16 Work orders completed**
- **Alpha Space Control completed line painting in the township on October 10, 2025.**
- **Milling and paving completed in Eagle Hunt and Byers Station.**
- **Prepared and submitted MS-4 Report to Gilmore Associates.**
- **Prepared Public Works and Solid Waste Budget for 2026.**
- **Repaired a stone wall over a culvert that was hit by a delivery truck on St. Andrews Road.**

- Crack sealing performed on Graphite Mine Road and other township roads as needed.
- Built and Installed AED stands at Larkins Field and Eagle Crossroads Park.
- Dug a trench for electrical repairs at the Police Station.
- Assisted with the E-Waste and Shred Event on October 11, 2025
- Assisted with set-up and worked the Public Works Halloween display during Trunk or Treat on October 25, 2025.
- Removed old fence and brush from around the lagoon at 1120 Sunderland Ave. for the Municipal Authority.
- Continue road mowing throughout the township.
- Repaired multiple potholes throughout the Township.
- Collected trash, recycling and yard waste that was missed by the haulers.
- Minor maintenance issues were handled at the Township Building.
- Tree trimming for sight distance at intersections and along roadways where trees are hanging into the road.
- Sign replacements at various locations.
- Cleared inlets on multiple roadways throughout the Township.
- Toter swaps and deliveries were done as requested.
- Preventive maintenance, repairs, and Pa State Inspections.
- Serviced Police vehicles.
- PA 1-Calls were responded to as they came in.

#### **Workforce**

- Brad Thornton attended Flagger Training.

Respectfully submitted,

Michael Esterlis  
Public Works Director  
Upper Uwchlan Township



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

November 4, 2025

File No. 03-0434T7

Tony Scheivert  
Upper Uwchlan Township Manager  
140 Pottstown Pike  
Chester Springs, PA 19425

Reference: Prosperity Property Investments (aka – Byers Station Parcel 5C / Lot 2B)  
Letter of Credit Reduction Request No. 1

Dear Tony:

Gilmore & Associates, Inc. has reviewed Prosperity Property Investments October 20, 2025 request associated with the reduction of the letter of credit for the above-referenced project. Based upon our review of the submitted request, we recommend a reduction of **\$387,596.25**. Following this release, there will be \$349,868.56 remaining in escrow.

Also enclosed is one (1) copy of the Escrow Status Report summary spreadsheet for this project for the Board's review and consideration. If you have any questions, please do not hesitate to contact me.

Sincerely,

*David N. Leh*

David N. Leh, P.E.  
Vice President  
Gilmore & Associates, Inc.

cc: Board of Supervisors  
Gwen Jonik – Township Secretary  
Gary Large – Eco Developers (via e-mail only)  
Kristin Camp BBM&M (via e-mail only)



ESCROW STATUS REPORT											GILMORE & ASSOCIATES, INC. 184 WEST MAIN STREET SUITE 300 TRAPPE, PA 19426		
PROJECT NAME: BYERS STATION PARCEL 5C / LOT 2B					SUMMARY OF ESCROW ACCOUNT								
PROJECT NUMBER:					TOTAL CONSTRUCTION (100%) = \$		670,422.55						
					TOWNSHIP SECURITY (10%) = \$		67,042.26						
PROJECT SPONSOR: PROSPERITY PROPERTY INVESTMENT:													
MUNICIPALITY: UPPER UWCHLAN TOWNSHIP													
					GRAND TOTAL ESCROWED = \$		737,464.81						
					RELEASE NO.: 1								
					REQUEST DATE: October 20, 2025								
</													

**ESCROW STATUS REPORT**

GILMORE & ASSOCIATES, INC.  
184 WEST MAIN STREET  
SUITE 300  
TRAPPE, PA 19426

**PROJECT NAME: BYERS STATION PARCEL 5C / LOT 2B**

**SUMMARY OF ESCROW ACCOUNT**

PROJECT NUMBER:

TOTAL CONSTRUCTION (100%) = \$ 670,422.55  
TOWNSHIP SECURITY (10%) = \$ 67,042.26

PROJECT SPONSOR: PROSPERITY PROPERTY INVESTMENT  
MUNICIPALITY: UPPER UWCHLAN TOWNSHIP

GRAND TOTAL ESCROWED = \$ **737,464.81**

RELEASE NO.: 1  
REQUEST DATE: October 20, 2025

ESCROW TABULATION						CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE
ITEM	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT
<b>E. PAVING &amp; CURBING</b>												
1.	5" 2A MODIFIED	SY	3,445	\$6.00	\$ 20,670.00	3445	\$ 20,670.00	3,445	\$ 20,670.00	0	\$ -	100%
2.	6" 25MM BASE	SY	3,445	\$21.00	\$ 72,345.00	3445	\$ 72,345.00	3,445	\$ 72,345.00	0	\$ -	100%
3.	3" 19MM BINDER	SY	3,445	\$14.25	\$ 49,091.25	3445	\$ 49,091.25	3,445	\$ 49,091.25	0	\$ -	100%
4.	CLEAN & TACK	SY	3,445	\$1.00	\$ 3,445.00		\$ -		\$ -	3,445	\$ 3,445.00	0%
5.	1.5" 9.5MM WEARING	SY	3,445	\$9.50	\$ 32,727.50		\$ -		\$ -	3,445	\$ 32,727.50	0%
6.	DUMPSTER PAD	SF	812	\$8.00	\$ 6,496.00	812	\$ 6,496.00	812	\$ 6,496.00	0	\$ -	100%
7.	CONCRETE CURB	LF	1,727	\$20.00	\$ 34,540.00	1727	\$ 34,540.00	1,727	\$ 34,540.00	0	\$ -	100%
8.	CONCRETE SIDEWALK	SF	6,474	\$10.00	\$ 64,740.00	3884	\$ 38,840.00	3884	\$ 38,840.00	2,590	\$ 25,900.00	60%
9.	ADA Ramps / DWS	EA	10	\$1,000.00	\$ 10,000.00	10	\$ 10,000.00	10	\$ 10,000.00	0	\$ -	100%
10.	STAMPED ASPHALT	SF	911	\$5.00	\$ 4,555.00		\$ -		\$ -	911	\$ 4,555.00	0%
	<b>SUBTOTAL ITEM E</b>				\$ 298,609.75		\$ 231,982.25		\$ 231,982.25		\$ 66,627.50	78%
<b>F. SANITARY SEWER</b>												
1.	LATERAL TEE / WYE CONNECTIONS	EA	6	\$135.00	\$ 810.00	6	\$ 810.00	6.00	\$ 810.00	0	\$ -	100%
2.	SANITARY CONNECTION EXCAVATION AND INSTALLATION	CY	36	\$100.00	\$ 3,600.00	36	\$ 3,600.00	36	\$ 3,600.00	0	\$ -	100%
3.	SANITARY CLEAN OUTS	EA	6	\$300.00	\$ 1,800.00	6	\$ 1,800.00	6	\$ 1,800.00	0	\$ -	100%
4.	SANITARY VENT	EA	2	\$300.00	\$ 600.00	2	\$ 600.00	2	\$ 600.00	0	\$ -	
5.	6" PVC	LF	487	\$32.00	\$ 15,584.00	487	\$ 15,584.00	487	\$ 15,584.00	0	\$ -	
6.	OBSERVATION AND TESTING	EA	1	\$1,000.00	\$ 1,000.00	1	\$ 1,000.00	1	\$ 1,000.00	0	\$ -	
	<b>SUBTOTAL ITEM F</b>				\$ 23,394.00		\$ 23,394.00		\$ 23,394.00		\$ -	100%
<b>G. LANDSCAPING</b>												
1.	SHADE TREES	EA	45	\$600.00	\$ 27,000.00		\$ -		\$ -	45	\$ 27,000.00	
2.	EVERGREEN TREES	EA	62	\$380.00	\$ 23,560.00		\$ -		\$ -	62	\$ 23,560.00	
3.	ORNIMENTAL TREES	EA	36	\$375.00	\$ 13,500.00		\$ -		\$ -	36	\$ 13,500.00	
4.	EVERGREEN SHRUBS AND DECIDIOUS (18"-24")	EA	126	\$55.00	\$ 6,930.00		\$ -		\$ -	126	\$ 6,930.00	
5.	EVERGREEN SHRUBS AND DECIDIOUS (24"-30")	EA	254	\$65.00	\$ 16,510.00		\$ -		\$ -	254	\$ 16,510.00	
6.	EVERGREEN SHRUBS AND DECIDIOUS (30"-36")	EA	5	\$70.00	\$ 350.00		\$ -		\$ -	5	\$ 350.00	
7.	EVERGREEN SHRUBS AND DECIDIOUS (3'-4')	EA	65	\$85.00	\$ 5,525.00		\$ -		\$ -	65	\$ 5,525.00	
8.	ORNIMENTAL GRASSES	EA	17	\$12.00	\$ 204.00		\$ -		\$ -	17	\$ 204.00	
	<b>SUBTOTAL ITEM G</b>				\$ 93,579.00		\$ -		\$ -		\$ 93,579.00	0%
<b>H. MISCELLANEOUS</b>												
1.	STREET LIGHTS (Single LED)	EA	8	\$5,300.00	\$ 42,400.00		\$ -		\$ -	8	\$ 42,400.00	
2.	STREET LIGHTS (Double LED)	EA	1	\$6,500.00	\$ 6,500.00		\$ -		\$ -	1	\$ 6,500.00	0%
3.	DECORATIVE ARM - MOUNTED LUMINAIRE	EA	5	\$6,500.00			\$ -		\$ -	5	\$ -	
4.	SIGNS	EA	16	\$225.00	\$ 3,600.00		\$ -		\$ -	16	\$ 3,600.00	0%
5.	PAVEMENT MARKINGS	LS	1	\$5,000.00	\$ 5,000.00		\$ -		\$ -	1	\$ 5,000.00	0%
6.	ASBUILT PLANS	LS	1	\$10,000.00	\$ 10,000.00		\$ -		\$ -	1	\$ 10,000.00	
7.	MONUMENTATION	EA	10	\$250.00	\$ 2,500.00		\$ -		\$ -	10	\$ 2,500.00	0%
8.	6" PVC FENCING	LF	289	\$49.00	\$ 14,161.00		\$ -		\$ -	289	\$ 14,161.00	0%
	<b>SUBTOTAL ITEM H</b>				\$ 84,161.00		\$ -		\$ -		\$ 84,161.00	0%

ESCROW STATUS REPORT											GILMORE & ASSOCIATES, INC. 184 WEST MAIN STREET SUITE 300 TRAPPE, PA 19426		
PROJECT NAME: BYERS STATION PARCEL 5C / LOT 2B						SUMMARY OF ESCROW ACCOUNT							
PROJECT NUMBER:						TOTAL CONSTRUCTION (100%) = \$		670,422.55					
						TOWNSHIP SECURITY (10%) = \$		67,042.26					
PROJECT SPONSOR: PROSPERITY PROPERTY INVESTMENT: MUNICIPALITY: UPPER UWCHLAN TOWNSHIP						GRAND TOTAL ESCROWED = \$		737,464.81					
						RELEASE NO.:		1					
						REQUEST DATE:		October 20, 2025					
ESCROW TABULATION						CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE	
ITEM	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT	
	TOTAL IMPROVEMENTS - ITEMS A-H				\$ 670,422.55		\$ 387,596.25		\$ 387,596.25		\$ 282,826.30	58%	
I.	RETAINAGE (10%)						\$ (38,759.63)		\$ (38,759.63)		\$ 38,759.63		
J.	TOWNSHIP SECURITY (10%)				\$ 67,042.26		\$ 38,759.63		\$ 38,759.63		\$ 28,282.63	58%	
NET CONSTRUCTION RELEASE							\$ 387,596.25		\$ 387,596.25		\$ 349,868.56		
SURETY AMOUNT							\$ 737,464.81						



**UPPER UWCHLAN TOWNSHIP**  
**CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE \_\_\_\_\_**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF UPPER UWCHLAN TOWNSHIP  
ENACTING A LOCAL SERVICES TAX PURSUANT TO THE AUTHORITY IN THE LOCAL  
TAX ENABLING ACT, 53 P.S. § 6924.101 ET SEQ. ESTABLISHING THE RATE OR  
AMOUNT THEREOF, PROVIDING FOR ITS COLLECTION AND USES, AND IMPOSING  
PENALTIES FOR NONCOMPLIANCE**

IT IS HEREBY ENACTED AND ORDAINED by the Upper Uwchlan Township Board of Supervisors, Chester County, Pennsylvania, as follows:

**SECTION 1:** The following Ordinance titled, “Upper Uwchlan Township Local Services Tax” is hereby adopted:

**“LOCAL SERVICES TAX**

**§1–1. Title.**

This Ordinance shall be known and may be cited as the “Upper Uwchlan Township Local Services Tax Ordinance.”

**§1–2. Authority.**

This Ordinance is enacted under the authority of the Local Tax Enabling Act, 53 P.S. § 6924.101 *et seq.*, as amended from time to time.

**§ 1–3. Purpose.**

The purpose of this Ordinance is to provide revenue for emergency services, fire services, police services, road construction and maintenance; reduction of property taxes; and for such other purposes as may be specified for such tax from time to time by the laws of the Commonwealth of Pennsylvania.

**§1–4. Definitions.**

The following words and phrases, when used in this Ordinance, shall have the meanings ascribed to them in this section, except where the context or language clearly indicates or requires a different meaning:

**POLITICAL SUBDIVISION**

The area within the corporate limits of Upper Uwchlan Township, Chester County, Pennsylvania.

**COLLECTOR**

The person, public employee or private agency designated by the political subdivision to collect and administer the tax herein imposed.

**DCED**

The Department of Community and Economic Development of the Commonwealth of Pennsylvania.

**EARNED INCOME**

Compensation as this term is defined in the Local Tax Enabling Act, 53 P.S. § 6924.301 which cross references 53 P.S. § 6924.501, as amended.

**EMPLOYER**

An individual, partnership, association, limited liability corporation, limited liability partnership, corporation, governmental body, agency or other entity employing one or more persons on a salary, wage, commission or other compensation basis, including a self-employed person.

**HE, HIS, or HIM**

Indicates the singular and plural number, as well as male, female and neuter genders.

**INDIVIDUAL**

Any person, male or female, engaged in any occupation, trade or profession within the corporate limits of the political subdivision.

**NET PROFITS**

The net income from the operation of a business, profession, or other activity, as this term is defined in the Local Tax Enabling Act and regulations related thereto. The term does not include income which is not paid for services provided and which is in the nature of earnings from an investment. For taxpayers engaged in the business, profession or activity of farming, the terms shall not include (a) any interest generated from monetary accounts or investment instruments of the farming business, (b) any gain on the sale of farming machinery, (c) any gain on the sale of livestock held 12 months or more for draft, breeding or dairy purposes, or (d) any gain on the sale of other capital assets of the farm.

**OCCUPATION**

Any trade, profession, business or undertaking of any type, kind or character, including services, domestic or other, earned on or performed within the corporate limits of the political subdivision for which compensation is charged or received; whether by means of salary, wages, commission or fees for services rendered.

**TAX**

The local services tax levied under this Ordinance.

**TAX YEAR**

The period from January 1 until December 31 in any year; a calendar year.

**§ 1-5. Levy of tax.**

For specific revenue purposes, an annual tax is hereby levied and assessed, commencing January 1, 2026, upon the privilege of engaging in an occupation with a primary place of employment within Upper Uwchlan Township during the tax year. Each natural person who exercises such privilege for any length

of time during any tax year shall pay the tax for that year in the amount of \$52.00, assessed on a pro rata basis, in accordance with the provisions of this Ordinance. This tax may be used solely for following purposes as the same may be allocated by the Township Board of Supervisors from time to time: (1) emergency services, which shall include emergency medical services, police services and/or fire services; (2) road construction and/or maintenance; (3) reduction of property taxes; or (4) property tax relief through implementation of a homestead and farmstead exclusion in accordance with 53 Pa.C.S. Ch. 85, Subch. F, as amended from time to time (relating to homestead property exclusion). The political subdivision shall use no less than twenty-five percent (25%) of the funds derived from the tax for emergency services. This tax is in addition to all other taxes of any kind or nature heretofore levied by the political subdivision. The tax shall be no more than \$52.00 on each person for each calendar year, irrespective of the number of political subdivisions within which person maybe employed.

## **§ 1-6. Exemption and refunds.**

### **A. Exemption.**

Any person whose total earned income and net profits from all sources within the political subdivision is less than twelve thousand (\$12,000) dollars for any calendar year in which the tax is levied is exempt from the payment of the tax for that calendar year. In addition, the following persons are exempt from payment of the tax:

- (1) Any person who has served in any war or armed conflict in which the United States was engaged and is honorably discharged or released under honorable circumstances from active service if, as a result of military service, the person is blind, paraplegic or a double or quadruple amputee or has a service-connected disability declared by the United States Veterans' Administration or its successor to be a total one hundred percent disability.
- (2) Any person who serves as a member of a reserve component of the armed forces and is called to active duty at any time during the taxable year. For the purposes of this subparagraph, "reserve component of the armed forces" shall mean the United States Army Reserve, United States Navy Reserves, United States Marine Corps Reserve, United States Coast Guard Reserve, United States Air Force Reserve, the Pennsylvania Army National Guard or the Pennsylvania Air National Guard.

### **B. Procedure to Claim Exemption**

- (1) A person seeking to claim an exemption from the local services tax may annually file an exemption certificate with the political subdivision and with the person's employer affirming that the person reasonably expects to receive earned income and net profits from all sources within the political subdivision of less than twelve thousand dollars (\$12,000) in the calendar year for which the exemption certificates is filed. In the event the political subdivision utilizes a tax collection officer, it shall provide a copy of the exemption certificate to that officer. The exemption certificate shall have attached to it a copy of all the employee's last pay stubs or W-2 forms from employment within the political subdivision for the year prior to the fiscal year for which the employee is requesting to be exempted from the tax. Upon receipt of the exemption certificate and until otherwise instructed by the political subdivision or except as required by clause (2), the employer shall not withhold the tax from the person during the calendar year or the remainder of the calendar year for which the exemption certificate applies. Employers shall

ensure that the exemption certificate forms are readily available to employees at all times and shall furnish each new employee with a form at time of hiring. The exemption certificate form shall be the uniform form provided by the political subdivision.

- (2) With respect to a person who claimed an exemption for a given calendar year from the tax, upon notification to an employer by the person or by the political subdivision that the person has received earned income and net profits from all sources within the political subdivision equal to or in excess of twelve thousand dollars (\$12,000) in that calendar year or that the person is otherwise ineligible for the tax exemption for that calendar year, or upon an employer's payment to the person of earned income within the municipality in an amount equal to or in excess of twelve thousand dollars (\$12,000) in that calendar year, an employer shall withhold the local services tax from the person under clause (3).
- (3) If a person who claimed an exemption for a given calendar year from the tax becomes subject to the tax for the calendar year under clause (2), the employer shall withhold the tax for the remainder of that calendar year. The employer shall withhold from the person, for the first payroll period after receipt of the notification under clause (2), a lump sum equal to the amount of tax that was not withheld from the person due to the exemption claimed by the person under this subsection, plus the per payroll amount due for that first payroll period. The amount of tax withheld per payroll period for the remaining payroll periods in that calendar year shall be the same amount withheld for other employees. In the event the employment of a person subject to withholding of the tax under this clause is subsequently severed in that calendar year, the person shall be liable for any outstanding balance of tax due, and the political subdivision may pursue collection under this article.
- (4) Except as provided in clause (2), it is the intent of this subsection that employers shall not be responsible for investigating exemption certificates, monitoring tax exemption eligibility or exempting any employee from the local services tax.

#### C. Refunds.

The Township Board of Supervisors, in consultation with the Collector and DCED, shall establish procedures for the processing of refund claims for any tax paid by any person who is eligible for exemption, which procedures shall be in accord with provisions of the general municipal law relating to refunds of overpayments and interest on overpayments. Refunds made within seventy- five days of a refund request or seventy- five days after the last day the employer is required to remit the tax for the last quarter of the calendar year, whichever is later, shall not be subject to interest. No refunds shall be made for amounts overpaid in a calendar year that do not exceed one dollar (\$1). The Township Board of Supervisors or the Collector shall determine eligibility for exemption and provide refunds to exempt persons.

#### § 1-7. **Duty of employers to collect.**

- A. Each employer within the political subdivision, as well as those employers situated outside the political subdivision but who engage in business within the political subdivision, is hereby charged with the duty of collecting the tax from each of his employees engaged by him or performing for him within the political subdivision and making a return and payment thereof to the Collector. Further, each employer is hereby authorized to deduct this tax for each employee, whether said employee is

paid by salary, wage or commission and whether or not all such services are performed within the political subdivision.

- B. A person subject to the tax shall be assessed by the employer a pro rata share of the tax for each payroll period in which the person is engaging in an occupation. The pro rata share of the tax assessed on the person for a payroll period shall be determined by dividing the rate of the tax levied for the calendar year by the number of payroll periods established by the employer for the calendar year. For purposes of determining the pro rata share, an employer shall round down the amount of the tax collected each payroll period to the nearest one-hundredth of a dollar. Collection of the tax shall be made on a payroll period basis for each payroll period in which the person is engaging in an occupation, except as provided in Paragraph D of this section. For purposes of this paragraph, combined rate shall mean the aggregate annual rate of the tax levied by the school district and the political subdivision.
- C. No person shall be subject to the payment of the local services tax by more than one political subdivision during each payroll period.
- D. In the case of concurrent employment, an employer shall refrain from withholding the tax if the employee provides a recent pay statement from a principal employer that includes the name of the employer, the length of the payroll period and the amount of the tax withheld and a statement from the employee that the pay statement is from the employee's principal employer and the employee will notify other employers of a change in principal place of employment within two weeks of its occurrence. The employee's statement shall be provided on the form approved by DCED.
- E. The tax shall be no more than fifty-two dollars (\$52.00) on each person for each calendar year, irrespective of the number of political subdivisions within which a person may be employed. The political subdivision shall provide a taxpayer a receipt of payment upon request by the taxpayer.
- F. No employer shall be held liable for failure to withhold the tax or for the payment of the withheld tax money to the political subdivision if the failure to withhold taxes arises from incorrect information submitted by the employee as to the employee's place or places of employment, the employee's principal office or where the employee is principally employed. Further, an employer shall not be liable for payment of the local services tax in an amount exceeding the amount withheld by the employer if the employer complies with the provisions of Paragraph B of this Section of this Ordinance and this section and remits the amount so withheld in accordance with this Ordinance.
- G. Employers shall be required to remit the local services taxes thirty (30) days after the end of each quarter of a calendar year.

#### **§ 1- 8. Returns.**

Each employer shall prepare and file a return showing a computation of the tax on forms to be supplied to the employer by the Collector. If an employer fails to file the return and pay the tax, whether or not the employer makes collection thereof from the salary, wages or commissions paid by him or her to an employee, except as provided hereafter in this Ordinance, the employer shall be responsible for the payment of the tax in full as though the tax had been originally levied against the employer.



### **§ 1-9. Dates for determining tax liability and payment.**

In each tax year, each employer shall use his or her employment records to determine the number of employees from whom such tax shall be deducted and paid over to the Collector on or before the thirtieth day following the end of each calendar quarter of each such tax year.

### **§ 1-10. Self-employed individuals.**

Each self-employed individual who performs services of any type or kind or engages in any occupation or profession with a primary place of employment within the political subdivision shall be required to comply with this Ordinance and pay the pro rata portion of the tax due to the Collector on or before the thirtieth day following the end of each quarter.

### **§ 1-11. Individuals engaged in more than one occupation or employed in more than one political subdivision.**

A. The situs of the tax shall be the place of employment on the first day the person becomes subject to the tax during each payroll period. In the event a person is engaged in more than one occupation, that is, concurrent employment, or an occupation, which requires the person working in more than one political subdivision during a payroll period, the priority of claim to collect the local services tax shall be in the following order:

- (1) First, the political subdivision in which a person maintains his or her principal office or is principally employed;
- (2) Second, the political subdivision in which the person resides and works if the tax is levied by that political subdivision;
- (3) Third, the political subdivision in which a person is employed and which imposes the tax: nearest in miles to the person's home.

In case of dispute, a tax receipt of the taxing authority for that calendar year declaring that the taxpayer has made prior payment constitutes prima facie certification of payment to all other political subdivisions.

### **§ 1-12. Nonresidents subject to tax.**

All employers and self-employed individuals residing or having their places of business outside of the political subdivision but who perform services of any type or kind or engage in any occupation or profession within the political subdivision do, by virtue thereof, agree to be bound by and subject themselves to the provisions, penalties and regulations promulgated under this Ordinance with the same force and effect as though they were residents of the political subdivision. Further, any individual engaged in an occupation within the political subdivision and an employee of a nonresidential employer may, for the purpose of this article, be considered a self-employed person, and in the event his or her tax is not paid, the political subdivision shall have the option of proceeding against the employer or employee for the collection of this tax as hereinafter provided.

### **§ 1-13. Administration of tax.**

- A. The Collector shall be appointed by resolution of the political subdivision. It shall be the duty of the Collector to accept and receive payments of this tax and to keep a record thereof showing the amount received by him from each employer of self- employed person, together with the date the tax received.
- B. The Collector is hereby charged with the administration and enforcement of this Ordinance and is hereby charged and empowered, subject to municipal approval, to proscribe, adopt and promulgate rules and regulations relating to any matter pertaining to the administration and enforcement of this Ordinance, including provisions for the examination of payroll records of any employer subject to this article, the examination and correction of any return made in compliance with this Ordinance and any payment alleged or found to be incorrect or as to which overpayment is claimed or found to have occurred. Any person aggrieved by any decision of the Collector shall have the right to appeal consistent with Local Taxpayers Bill of Rights under Act 50 of 1998.
- C. The Collector is hereby authorized to examine the books and payroll records of any employer in order to verify the accuracy of any return made by an employer or, if no return was made, to ascertain the tax due. Each employer is hereby directed and required to give the Collector the means, facilities and opportunity for such examination.

### **§ 1-14. Suits for collection.**

- A. In the event that any tax under this Ordinance remains due or unpaid 30 days after the due dates above set forth, the Collector may sue for the recovery of any such tax due or unpaid under this Ordinance, together with interest and penalty.
- B. If for any reason the tax is not paid when due, interest at the rate of six percent (6%) on the amount of such tax shall be calculated beginning with the due date of the tax and a penalty of five percent (5%) shall be added to the flat rate of such tax for nonpayment thereof. Where suit is brought for the recovery of this tax or other appropriate remedy undertaken, the individual liable therefor shall, in addition, be responsible and liable for the costs of collection.

### **§ 1-15. Violations and penalties.**

Whoever makes any false or untrue statement on any return required by this Ordinance, whoever refuses inspection of the books, records or accounts in his or her custody and control setting forth the number of employees subject to this tax who are in his or her employment, or whoever fails or refuses to file any return required by this Ordinance shall be guilty of a violation and, upon conviction thereof, shall be sentenced to pay a fine of not more than \$600 and costs of prosecution, and, in default of payment of such fine and costs, to imprisonment for not more than thirty (30) days. The action to enforce the penalty herein described may be instituted against any person in charge of the business of any employer who shall have failed or who refuses to file a return required by this Ordinance.

### **§ 1- 16. Interpretation.**

- A. Nothing contained in this Ordinance shall be construed to empower the political subdivision to levy and collect the tax hereby imposed on any occupation not within the taxing power of the political

subdivision under the Constitution of the United States and the laws of the Commonwealth of Pennsylvania.

- B. If the tax hereby imposed under the provisions of this Ordinance shall be held by any court of competent jurisdiction to be in violation of the Constitution of the United States or of the laws of the Commonwealth of Pennsylvania as to any individual, the decision of the court shall not affect or impair the right to impose or collect said tax or the validity of the tax so imposed on other persons or individuals as herein provided.”

**SECTION 2:** Except as set forth hereafter, all ordinances or parts of ordinances inconsistent herewith are hereby repealed. Nothing herein shall be construed to repeal the imposition and collection of any other tax imposed by the Township.

**SECTION 3:** The tax imposed by this Ordinance shall be effective on January 1, 2026 and all calendar years thereafter unless repealed or modified by Ordinance of the Upper Uwchlan Township Board of Supervisors.

ENACTED AND ORDAINED this 17<sup>th</sup> day of November, 2025.

**Attest:**

**UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Gwen A. Jonik, Secretary

By: \_\_\_\_\_  
Jennifer F. Baxter, Chair

By: \_\_\_\_\_  
Andrew P. Durkin, Vice-Chair

By: \_\_\_\_\_  
Sandra M. D’Amico, Supervisor

**UPPER UWCHLAN TOWNSHIP**  
**CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE 2025 - \_\_\_\_\_**

**AN ORDINANCE OF THE TOWNSHIP OF UPPER UWCHLAN, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 200 OF THE UPPER UWCHLAN TOWNSHIP CODE TITLED “ZONING” SECTION 200-77 TITLED “SCREENING” AND SECTION 200-78 TITLED “LANDSCAPING”; AND AMENDING CHAPTER 162 OF THE UPPER UWCHLAN TOWNSHIP CODE TITLED “SUBDIVISION AND LAND DEVELOPMENT”, SECTION 162-5 TITLED “DEFINITIONS AND WORD USAGE” TO DELETE AND AMEND CERTAIN DEFINITIONS RELATED TO LANDSCAPING AND TREES; SECTION 162-55 TITLED “NATURAL AND HISTORIC FEATURES CONSERVATION” AND 162-57 TITLED “LANDSCAPE DESIGN, INSTALLATION AND MAINTENANCE STANDARDS”.**

**NOW THEREFORE, BE IT ENACTED AND ORDAINED** by the Board of Supervisors of Upper Uwchlan Township as follows:

**SECTION 1.** Chapter 200 of the Upper Uwchlan Township Code, titled “Zoning”, Section 200-77, titled, “Screening”, shall be amended as follows:

**“§ 200-77. Screening.**

A. Screening requirements shall be applicable under the following circumstances:

- (1) As applicable under §162-57.B.
- (2) Any other instance where screening is required by this chapter or by the Township Code. Landscape screening requirements shall be applicable and shall comply with the requirements outlined under §162-57.B.
- (3) Water towers, storage tanks, processing equipment, fans, skylights, cooling towers, vents and any other structures or equipment which rises above the roof line shall be architecturally compatible or effectively shielded from view from any public or private street by an architecturally sound method which shall be approved, in writing, by the Township before construction or erection of said structures or equipment.”

**SECTION 2.** Chapter 200 of the Upper Uwchlan Township Code, titled “Zoning”, Section 200-78, titled, “Landscaping” shall be amended as follows:

## **“§ 200-78. Landscaping.**

### **A. Applicability.**

- (1) Except for individual lots existing at the time of adoption of this section and occupied or intended to be occupied by single-family or two-family dwellings, the provisions of §162-57 of Chapter 162, Subdivision and Land Development, shall apply to all uses and to any change in use in Upper Uwchlan Township, such standards incorporated herein by this reference.
- (2) Where any use or activity requires approval of any building or zoning permit, zoning variance, special exception or conditional use, such approval or permit shall be conditioned upon compliance with the provisions of said §162-57, including submission of a landscaping plan as set forth in §162-57. Plans accompanying zoning applications may be conceptual in nature but shall demonstrate the ability to achieve the objectives of §162-57.
- (3) It is the intention of this section that the provisions of said §162-57 shall apply independently under this chapter only where Chapter 162, Subdivision and Land Development, does not otherwise apply to the proposed use or activity. Therefore, where any use, activity, permit or approval is also subject to subdivision or land development review, there shall be no requirement for additional review under this chapter. Further, where and to the extent that modification(s) of any of the provisions of said §162-57 has/have been approved by the Upper Uwchlan Board of Supervisors in connection with any subdivision or land development review, the said requirements shall not be independently enforced pursuant to this chapter.

### **B. Modifications.**

- (1) For any use or activity subject to subdivision or land development review, modification(s) to the provisions of §162-57 of Chapter 162, Subdivision and Land Development, may be requested, which modification(s) may be granted at the discretion of the Board of Supervisors pursuant to the provisions of that chapter.
- (2) For any use or activity not subject to subdivision or land development review, but where the use or activity is subject to application for approval of a conditional use, special exception, or zoning variance, modification(s) to the provisions of said §162-57 may be requested as part of such application.
- (3) For any use or activity not otherwise subject to permit or approval as provided in Subsection B(1) or (2) above, modification(s) to the provisions of said §162-57 may be requested in the form of an application for grant of a special exception by the Upper Uwchlan Zoning Hearing Board. Such applications shall be submitted to the Upper Uwchlan Planning Commission for review and

comment prior to formal special exception application to the Zoning Hearing Board.

- (4) In approving any application pursuant to Subsection B(2) or (3) above, the Zoning Hearing Board or Board of Supervisors, as applicable, as a condition of approval of such application, may permit specific modification(s) to the provisions of said §162-57 subject to the following:
  - (a) The Zoning Hearing Board or Board of Supervisors, as applicable, shall determine that the specific nature of the lawful use or activity, existing site conditions, and/or safety considerations warrant such modification(s); and
  - (b) Permitted modifications shall be consistent with the purposes of said §162-57.”

**SECTION 3.** Chapter 162 of the Upper Uwchlan Township Code, titled “Subdivision and Land Development”, Section 162-5, titled, “Definitions and word usage” shall be amended as follows:

- A. The definition of “Effective Screen” shall be deleted.
- B. The definition of “Planting, Street Tree” shall be deleted.
- C. The definitions of “Improvements” and “Woodland” shall be amended as follows:

**IMPROVEMENTS**

Grading, paving, curbing, street lights and signs, fire hydrants, water mains, sanitary sewer mains, including laterals to the street right-of-way line, storm drains, including all necessary structures, sidewalks, crosswalks, landscaping and monuments.

**WOODLAND**

A tree mass or plant community in which tree species are dominant or codominant. Any area, grove, or stand of mature or largely mature trees covering an area of 1/4 of an acre or more, or consisting of more than 20 individual trees larger than 8 inches dbh, shall be considered a woodland. For the purposes of this chapter, the extent of any woodland plant community or any part thereof shall be measured from the outermost dripline of all the trees in the community. "Woodland" shall include any area where timber has been harvested within the previous three years and/or woodland disturbance has occurred within the previous three years which would have met the definition of "woodland" prior to timbering or disturbance. Woodlands do not include nursery stock, orchards, or oldfields, except where natural succession has been allowed to occur and where most naturally occurring trees are larger than 8 inches dbh.

- D. The following new definitions shall be adopted:

**TREE, SHADE**

Any deciduous tree capable of reaching a height of 25 feet, and canopy spread of 10 feet at maturity. The tree may exhibit any branching or fruiting characteristics.

**TREE, SPECIMEN**

Any tree equal to or exceeding 24 inches dbh or any other unique or otherwise specifically selected plant or tree which most typically represents a class or group in terms of shape, form, historical importance or other characteristics, and which may be designated as such by the Township.

**TREE, STREET**

Any deciduous tree capable of reaching a height of at least 20 feet, and canopy spread of at least 10 feet at maturity. The tree should not be of a weeping form, have low branching characteristics (unless it will be limbed up regularly). Street trees should be tolerant of atmospheric pollutants, salts, heat and drought conditions, and soil compaction, and shall have a root structure that is compatible with and shall not cause damage to adjacent pavement, curbing, piping, and utilities.

**SECTION 4.** Chapter 162 of the Upper Uwchlan Township Code, titled “Subdivision and Land Development”, Section 162-55, titled, “Natural and historic features conservation” shall be amended as follows:

**“§162-55. Natural and historic features conservation.**

A. General.

- (1) For all uses, activities, or improvements subject to this chapter or Chapter 200, Zoning, consideration shall be shown for the protection of all natural and historic features in Upper Uwchlan Township, including, but not limited to, woodlands, specimen trees, hedgerows, wetlands and watercourses, riparian buffers, prohibitive and precautionary slopes, trails, and historic resources which, if preserved, will add attractiveness and value to developed areas. The values of these natural and historic resources are documented and described in numerous Township documents and publications, most notably, Upper Uwchlan's Comprehensive Plan, as amended. The provisions of this section apply to all uses, activities, or improvements subject to this chapter or Chapter 200, Zoning, pursuant to § 200-108. Where any applicant demonstrates to the satisfaction of the Township that strict adherence to the provisions of this section will render the lot or tract unusable or unsuitable for development in accordance with applicable zoning district regulations or demonstrates that alternative design provisions shall achieve similar conservation objectives, the provisions of this section may be waived or modified as determined appropriate by the Board of Supervisors.

- (2) Where the proposed subdivision will be subject to a site analysis and impact plan (§162-9D of this chapter), the applicable narrative and plan submittal requirements of this section can be made part of the site analysis and impact plan. The resource management, protection, and improvement requirements of this section can be included in the open space requirements of this chapter (§162-54) or Chapter 200, Zoning (§ 200-69), as applicable to the proposed project.
- B. Woodlands and hedgerows. The purpose of this section is to promote conservation of woodlands, including specimen trees and hedgerows, throughout Upper Uwchlan Township through the establishment of specific provisions for land development activities, replacement requirements, and management planning.
- (1) Woodland and hedgerow disturbance resulting from any land development or land use change shall be minimized. No portions of tree masses or trees with a diameter at breast height (dbh) of 8" or greater shall be cleared unless demonstrated to be necessary and in accordance with this chapter. Applicants shall make all reasonable efforts to harmonize their plans with the preservation of existing woodlands and hedgerows.
  - (2) No healthy, viable specimen tree(s) shall be removed from any lot or tract except where the applicant demonstrates to the satisfaction of the Board of Supervisors that such removal is essential to eliminate hazardous condition(s) or otherwise permit lawful use of the lot or tract; where permitted, removal of specimen trees shall be minimized.
  - (3) Woodland and hedgerow disturbance of healthy and viable trees shall require woodland replacement in accordance with Subsections B(6) through B(9) below.
  - (4) In determining where necessary woodland or hedgerow disturbance shall occur, applicants shall consider the following:
    - (a) The location(s) and benefit of conservation of healthy mature woodland or hedgerow stands.
    - (b) The impacts, in terms of functions and values to wildlife, of separating, dividing and/or encroaching on wildlife travel corridors and/or extensive habitat areas, especially woodlands and hedgerows exceeding 10 acres in area.
    - (c) The location of hedgerows relative to exterior or perimeter property lines as well as to existing or future trails, as consistent with applicable Township criteria such as the Open Space, Recreation, and Environmental Resources Plan (as amended), the Comprehensive Plan (as amended), or Trail Feasibility/Master Plan documents (as amended).



- (5) Calculation and estimation of existing trees shall be performed before any clearing commences and shall be based on the following procedure:
- (a) Trees greater than 8" DBH, as measured at 4'-6" above natural grade, will be documented individually and noted on the landscape plan or existing conditions plan, unless §162-55.B(7) is applicable.
  - (b) The quantity of all trees greater than 8" DBH in groupings larger than 20 trees may be estimated by the following method:
    - i. Three 100' by 100' square areas will be staked out in locations acceptable to the owner/developer and the Township Engineer or Township Landscape Architect.
    - ii. The quantity of trees in each area will be counted and the totals of each size range (8" to 12" DBH, 13" to 23" DBH and 24" DBH and above) will be averaged to determine the average number of trees per 10,000 sq. ft. of wooded area.
    - iii. This average quantity per area will be used to determine both the quantity of trees being removed and the quantity of trees to remain in large masses.
- (6) In areas of permitted woodland or hedgerow disturbance and areas adjacent to permitted woodland and hedgerow disturbance, care shall be exercised to protect remaining trees from damage. To the maximum extent practicable, procedures shall be utilized during construction in order to protect the remaining trees.
- (a) Where existing trees are to remain, no change in existing grade shall be permitted within the dripline of the trees. Tree protection fencing shall be chain-link or wire mesh fence, 4'-6' in height and anchored 2' in the ground. Fencing shall have clear signage stating that area is in tree protection zone and no disturbance can occur without authorization from the Township. Fencing shall be placed at the dripline of trees to remain, wherever adjacent to proposed construction. Such fencing shall be maintained in place throughout the duration of construction activity.
    - i. The holes for the posts shall be hand-excavated taking care not to disturb roots larger than 1.5" in diameter. If necessary, post spacing may be adjusted to not damage or injure roots.
    - ii. A minimum of one 3' wide lockable gate shall be provided for each fenced area. The location of the gates shall be approved by the Township.

- iii. The tree protective zone signage shall have rigid or metal sheet signage legibly printed with nonfading lettering. The signage shall be weatherproof and at least 10" by 12" in area. The signage shall read: "TREE PROTECTION ZONE (TPZ) - KEEP OUT, No grade change, material storage, or equipment is permitted within this TPZ. The tree protection barrier must not be removed without the authorization of the Township. Call the Township to report violations."
  - iv. One tree protection zone sign shall be installed per fence side spaced every 50'.
- (b) Roots shall not be cut within the dripline of any trees to remain.
  - (c) Trees within 25' of a building, or bordering entrances or exits to building sites, shall be protected by tree protection fencing to be maintained in place throughout the duration of construction activity.
  - (d) No boards or other material shall be nailed or otherwise attached to trees during construction.
  - (e) Construction materials, equipment, soil and/or debris shall not be stored nor disposed of within the driplines of trees to remain, except for mulched vegetative matter used to prevent soil compaction.
  - (f) Tree trunks, limbs, and exposed roots damaged during construction shall be protected from further damage through immediate treatment in accordance with accepted professional landscape procedures.
- (7) Where woodland or hedgerow disturbance involves each tree greater than 8" dbh removed, replacement trees shall be planted in accordance with the following schedule.

For Each Healthy and Viable Tree to be Removed, at the Following Sizes, dbh (inches)	Minimum Number and Caliper of Replacement Trees
One, 8"-12" dbh	One, 2.5"-3" inch caliper tree
One, 13"-23" dbh	Two, 2.5"-3" inch caliper tree
One, greater than 24" dbh	Three, 2.5"-3" inch caliper tree

- (8) Permitted Tree Replacement Substitutions:
- (a) A maximum of 30% of the replacement trees may be replaced with

ornamental or evergreen trees at a ratio of two flowering trees (10'-12' ht.) or two evergreens (8'-10' ht.) per required 2.5"-3" caliper shade tree.

- (b) A maximum of 20% of the replacement trees may be replaced as shrubs with a minimum size of 24" ht. at a ratio of 6 shrubs per required 2.5"-3" caliper shade tree.
  - (c) A maximum of 10% of the replacement trees may be replaced as groundcover at a ratio of 40 plants to one 2.5"-3" caliper shade tree. The minimum size of the ground cover shall be 1 gallon.
  - (d) A maximum of 5% of the replacement trees may be replaced with plugs at a rate of 240 plugs 1.25" x 1.25" x 2.5" deep root zone for every 2.5"-3" caliper shade tree.
- (9) Applicant shall include provisions, in narrative and/or graphic form, of sufficient detail to satisfy the Township, for the long-term management of any woodland and hedgerow area not subject to woodland and hedgerow disturbance and any area selected for introduction of replacement plantings in accordance with this section. The submission shall include a statement of woodland and hedgerow management objectives and shall demonstrate the feasibility of intended management practices, aiming to ensure the success of stated objectives, including the viability of introduced plantings, deterrence of invasive species, and means to minimize any future woodland and hedgerow disturbance. Additional requirements include:
- (a) The manner in which the woodland area will be owned and by whom it will be managed, maintained, and improved (the latter as necessary). See §162-64.B. for further requirements.
  - (b) The conservation and/or land management techniques and practices that will be used to conserve and protect such areas, as applicable.
  - (c) The professional and personnel resources that are expected to be necessary to, and will be committed to, maintain and manage the woodland area.
  - (d) Applicants and responsible parties are strongly encouraged to seek woodland management assistance through the Pennsylvania "Forest Stewardship Program" administered by the Pennsylvania Bureau of Forestry.
- (10) Installation of woodland and hedgerow replacement plantings shall be installed, maintained, and guaranteed along with all other site improvements in accordance with §162-8.G and §162-61 (Release from Performance Guarantee) of this chapter. The costs of planting material and installation shall

be considered in determining the amount of any performance guarantee required. At the Township's discretion, the applicant may be required to include sufficient funds in their financial security to guarantee the survival of existing vegetation that may be damaged during construction.

- (11) Any new trees (such as, but not limited to, the required trees per §162-57) placed on the property may be credited toward the compensatory tree requirement, provided that such new trees meet the following size requirements:
  - (a) Deciduous shade or ornamental trees shall be a minimum of 2.5"-3" caliper at planting.
  - (b) Multi-stem shade or ornamental trees shall have a minimum height of 10'-12' at planting.
  - (c) Evergreen trees shall have a minimum height of 8' at planting.
  - (d) Large Shrubs shall have a minimum height of 30" at planting.
  - (e) Small Shrubs shall have a minimum height of 24" at planting.
- (12) In lieu of on-site tree replacement, the applicant may, upon mutual agreement with the Township, deposit into a fund established by the Township an amount equal to the value of some or all of the required replacement trees, as determined by the Township in consultation with the applicant. Said fund shall be used for the purchase, installation, and maintenance of trees on Township-owned property, at the discretion of the Township. This option may be exercised particularly in cases where the subject property cannot reasonably accommodate the number of replacement trees required pursuant to the provisions of this chapter."

**SECTION 5.** Chapter 162 of the Upper Uwchlan Township Code, titled "Subdivision and Land Development", Section 162-57, titled, "Landscape design, installation and maintenance standards" shall be amended as follows:

**"§ 162-57 Landscape design, installation and maintenance standards.**

- A. Applicability. Landscaping conforming to the provisions of this section shall be provided in any of the following situations:
  - (1) Screening buffer.
    - (a) Where any use or activity is subject to the screening requirements of Subsection (B) below, the lot shall be provided with a minimum fifty-foot-wide buffer planting strip which will act as an effective separation between

uses. The buffer strip shall be designed, installed, and maintained in compliance with the requirements of this section.

- (b) Any situation where screening is imposed by the Zoning Hearing Board or otherwise by the Township as a condition of any approval or permit. In consideration of any approval or permit, the Township may require screening or buffering for the purpose of providing privacy for dwellings, separating incompatible land uses, shielding unattractive structures from view, noise abatement or reduction in light or glare.
- (2) Perimeter buffer. The entire perimeter of any tract subject to subdivision or land development approval, or any tract occupied by a use subject to the provisions of Sub Section B below, shall be provided with a minimum fifteen-foot-wide buffer planting strip which will act as an effective separation between uses. The buffer strip shall be designed, installed, and maintained in compliance with the requirements of this section.
- (3) Site element screening. Site element screens are used to screen specific elements from views within the tract or views of said elements from other tracts. These elements shall be screened according to subsection B below.
- (4) Street Trees in accordance with subsection C below.
- (5) Parking lot landscaping requirements in accordance with subsection D below.
- (6) Building planting requirements in accordance with subsection E below.

**B. Perimeter Buffer, Screening Buffer and Site Element Screen:**

Landscaped perimeter buffers and screening buffers shall be used to mitigate views between a development and its surroundings and to provide opportunities for green links between properties. Site element screens are used to screen specific elements from views within the tract or views of said elements from other tracts. Three types of such landscaping are hereby established: screening buffer, perimeter buffer, and site element screen. The minimum planting requirements for these buffers and screens are contained in this section. Buffers between adjoining land uses shall be in accordance with the following table.

**Screening and Perimeter Buffer Land Use Chart**

**Adjoining Land Use**

<b>Proposed Use</b>	Com.	Ind.	Inst.	Ag./Open Space.	Rec.	Mun.	Res. SF	Res. MF	Utility
Commercial	P	S	S	S	S	S	S	S	S
Industrial	S	P	S	S	S	S	S	S	P

Institutional	S	S	P	S	P	P	S	S	S
Agriculture /Open Space	S	S	S	P	P	S	S	S	S
Recreation	S	S	P	P	P	S	S	S	S
Municipal	S	S	P	P	P	P	S	S	S
Residential SF	S	S	S	S	S	S	P	P	S
Residential MF	S	S	S	S	S	S	P	P	S
Utility	S	P	S	S	S	S	S	S	P

S= Screening Buffer

P= Perimeter Buffer

(1) Perimeter Buffer and Screening Buffer Requirements:

An on-site investigation by the design professional shall determine the adjacent land uses along each property boundary and street frontage. In the case of vacant land, the existing zoning district shall be used. The existing uses or zoning district shall be noted on the plan. In the case when several uses are allowed on a site, the most restrictive landscaping requirements identified in the Table above shall apply as determined by the Zoning Officer.

- (a) Any of the following elements may be used in buffers and screens, provided that the minimum standards prescribed herein are met:
  - i. Existing vegetation and natural features
  - ii. Proposed new or transplanted vegetation
  - iii. Existing or proposed fences or walls
  - iv. Existing or proposed grading, including berms
- (b) Preserved existing natural features and transplanted material may be credited as prescribed in §162-57.G. of this chapter.
- (c) Fences, walls and berms shall be used in conjunction with required landscaping, not to replace it.
- (d) If berms are proposed, they shall conform to the following standards:
  - i. Berms shall be a minimum of 2' in height and shall not be steeper than 3' horizontal distance to 1' vertical distance.
  - ii. Berms should be located to work in conjunction with vegetation, fences and/or natural features to provide an effective buffer. They

shall be laid out to replicate naturally occurring landforms. Their locations shall not adversely affect stormwater management.

- (e) The following methods shall be used for the purpose of calculating the amount of plant material required within a perimeter buffer or screening buffer:
  - i. A buffer length shall be measured at the property line or right-of-way line and shall include all existing or proposed driveway openings or easements.
  - ii. Where buffer yards overlap, as in the case of a front and side yard buffer, the most stringent requirement shall apply. For example, when a screening buffer and a perimeter buffer overlap at a property corner, the screening buffer length shall be calculated for the entire length required, and the perimeter buffer shall be reduced by the amount of the overlap.
- (f) The length of the perimeter buffer of stormwater management basins shall be measured along the elevation of the center of the top of the berm, around the circumference of the basin.
- (g) Site element screens, existing natural features, structural garden elements (such as gazebos and trellises), water features, sculpture, and project identification signs may be placed within the buffer, provided they do not replace or diminish the intended screening effect of the buffer.

(2) Screening Buffer:

Screening buffers shall be used between incompatible zoning districts, between land uses as required by §162-57.B above, and adjacent to the higher classified street right-of-way on reverse frontage nonresidential lots where a high level of visual buffering is desirable as determined by the Township.

- (a) Screening buffers shall be 50' in width, adjacent to the property line.
- (b) Screening buffers shall comply with the following planting requirements:
  - i. One deciduous tree per 50' of length.
  - ii. One ornamental tree per 50' of length.
  - iii. Two evergreen trees per 50' of length.
  - iv. Ten small shrubs or five large shrubs per 50' of length.

- v. Where calculation of the minimum number of plantings required above results in fractions of plants required, the minimum number of plants required shall be rounded up to the nearest whole number.

(3) Perimeter Buffers:

Perimeter buffers shall be used along all property boundary lines or residential subdivision tract boundary lines, along arterial street right-of-way lines, around the entire perimeter of stormwater management basins, and shall be used adjacent to the higher classified street right-of-way on reverse frontage residential lots where a low level of visual buffering is desirable as determined by the Township.

- (a) The Township may reduce or eliminate the perimeter buffer requirement where any tract abuts similar uses such that the Board agrees that buffering is not necessary or where the applicant can demonstrate to the satisfaction of the Board that existing vegetation, structural and/or topographic conditions will, on a year-round basis, buffer the subject development or use from view from adjacent tracts.
- (b) Perimeter buffers shall be 15' in width, placed at the property line, right-of-way line, or around the circumference of stormwater management basins. Perimeter buffers shall comply with the following planting requirements:
  - i. One deciduous tree per 100' of length.
  - ii. One ornamental tree per 100' of length.
  - iii. Two evergreen trees per 100' of length.
  - iv. Five large shrubs per 100' of length.
- (c) Where calculation of the minimum number of plantings required as above results in fractions of plants required, the minimum number of plants required shall be rounded up to the nearest whole number.
- (d) Perimeter buffers shall be placed around stormwater management basins with the following additional considerations:
  - i. The plantings should be clustered to approximate naturally occurring groupings. The intention is not to screen the basin, but rather to help it blend into the development by softening its appearance.



- ii. The basin headwall and other structures should be screened with required plantings; however, plantings shall not impede the basin's function.
- iii. Trees and shrubs shall not be permitted on the constructed berms for basins. In cases where the perimeter buffer coincides with a constructed berm, required buffer plantings shall be placed in the area downslope and adjacent to the berm.
- iv. Naturalistic basins shall be designed as natural areas with 100% native plantings to promote habitat and aesthetics, and shall be graded to resemble naturally occurring landforms, with constructed banks no steeper than 1' vertical to 4' horizontal. When approved by the Township, naturalistic basins may be installed within the required yard areas, and no perimeter buffer shall be required. Naturalistic basins shall not be planted in turf but shall have appropriate native plantings including species recommended in the PA Department of Environmental Protection Stormwater Best Management Practices Manual Appendix B - Pennsylvania Native Plant List. Plantings in naturalistic basins shall be demonstrated to be at least equal in monetary value to that of the required perimeter buffer vegetation.

(4) Site Element Screen:

All electrical, mechanical, and utility equipment, along with any loading or storage areas not enclosed within a building, shall be fully screened from view from adjacent streets and residential districts or uses. The screening must be designed in a manner that is architecturally and visually compatible with the overall site design and must also account for access and routine maintenance needs if applicable. Final screening plans are subject to Township site plan and/or architectural review to ensure compliance with applicable design standards and community character objectives.

- (a) Site element screens may be located within required buffer areas. Screen plantings used around parking lots shall be placed to provide a snow stockpile area. Site element screens may be eliminated if they are adjacent to or within screen buffers, when the screen buffer effectively screens views of the site element.
- (b) Site element screens shall be one of the following types, according to use. If a use is not listed, the screen most suited to the use shall be used.
  - i. Low screens shall be used around the perimeters of all parking lots or other similar vehicular use areas, including service stations, sales lots for motorized vehicles, vehicular stacking lanes

associated with a drive-through, and around trash enclosures or storage buildings when decorative walls, such as brick, latticework or split-face concrete block, are proposed.

- ii. High screens shall be used adjacent to loading areas, around trash enclosures and storage buildings, when fencing or plain concrete masonry units are proposed, and around transformers, maintaining the required clear distance. High screens or 6' high opaque fencing shall also be required to buffer accessory structures from the higher classification street on reverse frontage lots.
  - iii. Yard screens shall be placed around vehicular storage areas that are not used as parking lots or sales areas, around the perimeter of tank farms and similar facilities, and around utility towers and equipment yards.
- (c) Site element screens shall be measured at the base of the element being screened. This might be the base of a trash enclosure or the surface of a parking lot closest to the screen.
- (d) Low screens shall conform to the following:
- i. They shall be comprised of evergreen or dense deciduous shrubs to form a continuous screen or hedge, which shall reach a minimum height of 3', after two years' growth. For example, if a parking lot elevation is higher than the adjacent street and the screen plantings are placed at a lower elevation on the slope between the two, then the screen must consist of either larger plants, a taller species or be maintained higher to provide 3' high screen as measured from the surface of the parking lot. Conversely, if a berm is used in conjunction with screen plantings, they may be shorter plants, as long as an effective screen is provided.
  - ii. Small shrubs shall be spaced no farther than 3' on-center. Large shrubs shall be spaced no farther than 5' on-center.
- (e) High screens shall be comprised of either of the following:
- i. Large evergreen shrubs spaced no farther than 5' on center, or as needed to form a continuous screen at a height of 6' after 5 years' growth.
  - ii. Evergreen trees spaced 12'-15' on center.

- (f) Yard screens shall conform to the following. They shall be of the same composition as high screens, except that in addition, large shrubs shall be planted on 5' on center alongside the evergreen trees.

### C. Street Trees

- (1) Street trees provide many benefits, including shading streets and parking lot drives, adding beauty to a neighborhood, biodiversity, and creating separation from the roadway and individual yards. Street trees should be selected with particular emphasis on hardiness, minimum need for maintenance and capability of providing significant shade. Street trees have wide canopies to provide cooling, stormwater benefits and shade for pedestrians when grown to maturity when feasible. Planting large canopy trees is preferred, unless space is limited. Providing space for trees includes both allowing room above and below ground, i.e., soil volume and space for healthy canopy without growing into utility transmission lines.
- (2) Street trees shall be located to provide shade along linear areas of pavement.
  - (a) Street trees shall be required along both sides of all existing and proposed public and private streets when said streets abut or lie within the proposed subdivision or land development.
  - (b) Street trees shall be required along common driveways that serve five or more residential dwelling units.
  - (c) Street trees shall be required on both sides of drive aisles that serve nonresidential properties or uses.
- (3) Street Tree Locations:
  - (a) Trees shall be planted at a rate of at least one tree per 40' of public or private street frontage, common driveway, or portion thereof. Trees shall be distributed along the entire length of the public or private street frontage, access driveway, or walkway, although they need not be evenly spaced.
  - (b) Street trees shall be planted a minimum distance of 6' from the outside edge of the right-of-way, public or private street, drive aisles, common driveways or walkways, and a distance no greater than 15' from the edge of the right-of-way.
    - i. Where there are existing trees along the road, new trees shall be planted in-line to supplement them. Preserved deciduous trees shall be credited toward street tree requirements in accordance with §162-57.G.

- ii. If no sidewalk exists or where sidewalks are unlikely to be installed, street trees shall be located at a minimum distance 6' from the edge of the right-of-way.
  - (c) Street trees shall be planted at least 15' from buildings, when feasible, or at a similar distance appropriate for the building height and tree species.
  - (d) Street trees can be grouped to allow sight lines to commercial signage and do not need to be evenly spaced along the Street.
- (4) Street Tree Species Selection.
- (a) Selected street tree species shall be hardy indigenous varieties with minimal maintenance requirements, and shall be selected such that, at maturity, they shall provide adequate summer shade along the public road.
  - (b) Refer to Cornell Universities Recommended Urban Trees Publication for Street Trees. DCNR / Native Plants | Department of Conservation and Natural Resources| Commonwealth of Pennsylvania for recommended tree types.
  - (c) Tree species shall be selected based on appropriate growth rates and mature heights for use under or adjacent to overhead utility lines. See Arbor Day guidelines for planting distances and recommended tree species. <https://www.arborday.org/perspectives/planting-right-tree-right-place>.
  - (d) At the time of planting, street trees shall be at least 2.5"-3" caliper in size.

D. Parking lot landscaping.

All off-street parking areas, except those intended solely for use by individual single-family dwellings, shall be landscaped with trees and shrubs of varying species, in accordance with the following:

- (1) Off-street parking areas shall be landscaped to reduce wind and air turbulence, heat and noise, and the glare of automobile lights; to reduce the level of carbon dioxide; to provide shade; to ameliorate stormwater drainage problems; to replenish the groundwater table using bioretention islands; to provide for a more attractive setting; to protect the character and stability of residential, business, institutional, and industrial areas; and to conserve the value of land and buildings on surrounding properties and neighborhoods.

- (2) No parking or paved area, except for permitted accessways, shall directly abut a public street. Each such area shall be separated by a site element screen meeting §162-57.B(4) of this chapter.
- (3) Any parking for five or more vehicles on a lot which abuts a residential district or a lot used for residential purposes, whether single-family or multifamily, shall be screened from the adjacent property by an effective vegetative screen the entire length of said parking lot, in accordance with the requirements of §162-57.B(4) this chapter.
- (4) The interior of each parking area or lot shall have at least one shade tree for every 10 parking spaces. Such shade trees shall meet the standards provided for street trees in Subsection C(4) above.
- (5) One evergreen or ornamental tree and four shrubs shall be required per every 2,000 square feet of off-street parking or loading area; residential subdivisions are exempt from this requirement.
- (6) Planting areas shall be placed so as to facilitate snow removal and to provide for safe movement of traffic without interference of proper surface water drainage. Planting areas shall be bordered appropriately to prevent erosion or damage from automobiles. Bollards may be used to afford protection of trees from vehicular movement.
- (7) Planting areas utilized for stormwater management/bioretenion can count toward parking lot landscaping minimum requirements. Such planting area design and maintenance shall be clearly described in the applicant's stormwater management plan submitted as part of a subdivision or land development application.
- (8) The landscaping and planting areas shall be reasonably dispersed throughout the parking lot, except where there are more than 20 spaces in which case the following shall apply:
  - (a) Landscaped areas at least 10' wide shall be provided around the periphery of parking areas. Such areas shall, at a minimum, extend the full length and width of the parking areas, except for necessary access ways, to prevent the encroachment of moving vehicles into parking areas.
  - (b) Landscaped islands at least 10' wide shall be provided between each set of two parking bays, except as otherwise approved by the Township.
  - (c) Landscaped islands shall be provided at the end of each parking bay where such parking bay abuts or opens onto any street or accessway. Such landscaped islands shall be at least 10' in width and shall extend parallel to the parking spaces in each abutting parking area the length of

one parking space. No more than 20 parking spaces shall occur between islands. Parking bays providing more than 20 spaces in a single bay shall be broken by a similar landscape island.

- (d) 2' of each parking stall adjacent to planting strips required in Subsection D.(8)(a) and (b) above shall be of a permeable surface (e.g., concrete paver blocks filled with stone) to allow water to percolate into the ground.
- (9) Parking lots which do not conform to the criteria listed above in Subsection D(8) shall be planted with the same ratio of trees to parking spaces as conventional parking lots, but these may be planted in more varied configurations.
- (10) All parking lots shall be designed to provide for safe, reasonable pedestrian access. Parking lots with more than 50 spaces shall include paved pedestrian walkways. Pedestrian walkways may be located along or through landscaped islands or other landscaped areas adjacent to the parking lot.

#### E. Building Planting Requirements.

- (1) The total number of building plantings required may be dispersed throughout the tract to meet the objectives of this section. Additional plantings may be provided.
- (2) The minimum planting requirement for building plantings shall be one shade, ornamental or evergreen tree per 50' of building facade plus 5 small shrubs per 50' of building facade. In lieu of shrubs, 50 herbaceous perennial plantings may be provided per 50' of building facade.
- (3) Where calculation of the minimum number of plantings required above results in fractions of plants required, the minimum number of plants required shall be rounded up to the nearest whole number.

#### F. Landscape plan.

- (1) All required landscaping shall be installed and maintained in accordance with a landscape plan prepared, signed and sealed by a registered landscape architect in the Commonwealth of Pennsylvania and approved by the Township. The landscape plan shall depict all proposed plantings required to complement, screen or accentuate building, roads, parking areas, sidewalks, walkways, sitting areas, service or maintenance structures, courtyards, entry road treatments, and other site features and/or structures. Plant sizes, spacing and types shall be in accordance with this section, especially Subsection G below, Landscape design standards.

- (2) All required landscape plans shall be submitted at the time when all other required applications and/or plans are submitted (e.g., sketch, preliminary, or final subdivision and land development plan submission, conditional use application, change in use, etc.). Plans shall be based on and reflect the following objectives:
- (a) A design which is responsive to the functional and aesthetic characteristics of the tract or lot, and existing and proposed principal and accessory buildings and other structures.
  - (b) A design which respects/incorporates existing topography, landscape, and other natural features such as hedgerows and woodlands.
  - (c) A design which demonstrates an effective proposal for screening the proposed use or activity from the adjoining properties.
  - (d) A design which creates visual interest for the users and/or residents of the proposed project and enhances views.
  - (e) A design which promotes effective management of stormwater to minimize soil erosion and sedimentation and creates opportunities for infiltration to the groundwater system.
  - (f) The use of plant material which is acclimated to local conditions; located and spaced to achieve required screening, compatible groupings and other effective purposes; and not injurious of persons or pedestrians and vehicular circulation.
- (3) Submitted landscape plans shall include notes, diagrams, sketches or other depictions appropriate to demonstrate consideration and analysis of the following:
- (a) Consistency with the objectives stated in Subsection B, C, D, and E, above, as well as the design standards of Subsection G below.
  - (b) Planting plans shall include a planting schedule which summarizes the quantity, type, size and root conditions of all plantings.
  - (c) Analysis of the site in terms of existing site conditions, including topography and vegetation, and existing views to and from the areas which are proposed for development.
  - (d) Analysis of any need(s) for screening related to the proposed development or use.

- (e) Consideration of the use of introduced landscaping to provide visual interest, define outdoor spaces, complement architectural features, blend into surrounding landscapes and/or other aesthetic purposes.
  - (f) A compliance chart showing dimensions, calculations and quantities based on landscape requirements of the Upper Uwchlan Township Code.
- (4) Landscape plans should show the location of tree protection fencing in accordance with §162-55.B.(5). A tree protection fence detail shall be provided in the plan set.

G. Landscape design standards:

All required landscaping shall be designed, installed and maintained in accordance with the standards herein, including specific standards for screening, street trees, perimeter buffer and parking area landscaping, building plantings and replacement trees as applicable.

- (1) Existing trees and shrubs to be retained and protected may be credited towards the minimum planting standards, subject to review and approval of the Township. Where existing trees have been identified for credit, the Township may require the applicant to commit to a tree replacement program for non-surviving plants.
  - (a) Credits shall be given for existing preserved healthy and viable vegetation. Preserved deciduous trees shall be credited toward shade and street tree requirements, evergreen trees shall be credited toward evergreen requirements, and shrubs shall be credited toward shrub requirements. No credit shall be given for weedy, brittle or invasive species.
  - (b) Preserved healthy and viable trees shall be credited toward satisfying the requirements of this section in the area that they are preserved. That is, if a tree is preserved along a property line, it shall be credited toward the buffer or screen requirements along that property line. A tree preserved within a parking area may not be counted toward satisfying buffer requirements.
  - (c) The applicant shall note, on all appropriate submittals, the location, type, extent, and condition of the existing plant materials or other means of landscaping that would be the basis for the proposed credit. Should the Township issue credit, the approved, existing plant materials or other means of landscaping shall be protected during construction from impacts such as, but not limited to, root compaction, debarking, and soil stripping in accordance with §162-55.B.(6)(a).



- (d) Preserved, healthy and viable trees shall be credited toward satisfying the requirements of this section as follows:
  - i. 8"-12" diameter equals two trees.
  - ii. 13"-24" diameter equals four trees.
  - iii. 24" diameter or greater equals six trees.
- (2) Mitigation of development impacts. The applicant shall plant trees and shrubs and make other landscape improvements (e.g., berms, fencing) consistent with the terms of this section to mitigate any adverse impacts of the proposed development.
- (3) General landscape design.
  - (a) Plantings and other landscape improvements shall be provided in arrangements and locations to have an overall benefit to the landscape and in response to specific site conditions. Additional considerations shall include feasibility of using native species, proximity to existing dwellings, compatibility of adjacent uses and landscaping, nature of views into and across the subject site, and in consideration of privacy of neighboring residential development.
  - (b) Use of linear measurements for purposes of calculation is not intended to specify linear arrangement of plantings. Groupings of plantings are encouraged in lieu of linear arrangement, consistent with the provisions of this section.
  - (c) In selecting the location and mix of required plantings, consideration shall be given to the natural landscape characteristics of the setting, the environmental conditions to be created following site disturbance, and the texture, coloration and compatibility of different plant species. It is strongly encouraged that improved landscapes be designed in such a manner as to be creative and attractive while maintaining the integrity of the natural landscape within which such work is proposed.
  - (d) The locations, dimensions, and spacing of required plantings shall be adequate for their proper growth and maintenance, taking into account the sizes of such plantings at maturity and their present and future environmental requirements, such as moisture and sunlight. In selecting locations for shade trees, consideration also shall be given to aesthetic qualities of the site and to the protection of solar access.
  - (e) The type of plantings shall be carefully selected for locations where they may contribute to conditions hazardous to public safety. Examples of

such locations include but shall not be limited to the edges of parking areas; public street rights-of-way; underground and aboveground utilities; and sight triangle areas required for unobstructed views at street intersections. No trees shall be planted closer than 15' from fire hydrants, streetlights, or stop signs.

- (f) Planting guidelines from Arbor Day Foundation "The Right Tree in the Right Place" can be utilized for direction in selecting tree species and the optimal distance to plant from overhead power lines and other utilities.

#### (4) Plant Material.

- (a) Plant sizes used to comply with the standards required above shall be:

- i. Deciduous shade or ornamental trees shall be a minimum of 2.5"-3" caliper at planting.
- ii. Multi-stem shade or ornamental trees shall have a minimum height of 10'-12' at planting.
- iii. Evergreen trees shall have a minimum height of 8' at planting.
- iv. Large Shrubs 30" minimum height at planting.
- v. Small Shrubs 24" minimum height at planting.

- (b) Plantings and their measurement shall conform to the standards of the publications "American or U.S.A. Standard for Nursery Stock," American National Standards Institute (ANSI) or U.S.A.S. Z60.1 of the American Association of Nurserymen, as amended. All plant material used on the site shall have been grown within the same U.S. Department of Agriculture (USDA) hardiness zone as the site, shall be free of disease, and shall be nursery grown, unless it is determined by the Township that the transplanting of trees partially fulfills the requirements of this section.

- (c) The Township shall conduct a post-construction inspection and reserves the right to require additional plantings if the existing plant material or other means of landscaping are damaged or did not survive construction.

#### H. Criteria for selection of plant material.

- (1) Species selected by the applicant shall reflect careful evaluation of the required site analysis plan and in particular the following considerations:

- (a) Existing and proposed site conditions and their suitability for the plant materials, based upon the site's geology, hydrology, soils, and microclimate.
  - (b) Specific functional and design objectives of the plantings, which may include but not necessarily be limited to provision for landscape buffer, visual screening, noise abatement, energy conservation, wildlife habitats, and aesthetic values.
  - (c) Maintenance considerations such as hardiness, resistance to insects and disease, longevity, availability, and drought and salt resistance.
- (2) Use of native plants, because of their many benefits (such as ease of maintenance, longevity, wildlife habitat, etc.), is encouraged to meet the requirements of this section.
  - (3) Species for shade trees, including street trees, shall be selected with particular emphasis on hardiness, growing habit, minimal need for maintenance, and compatibility with other features of the site and surrounding environs.
  - (4) For the purposes of promoting disease protection, minimum maintenance, diverse natural plant associations, and long-term stability of plantings, the applicant is encouraged to choose those combinations of species which may be expected to be found together under more or less natural conditions on sites comparable to those where the trees and shrubs are to be planted.
  - (5) Invasive and watch-list species listed on any governmental list of invasive species, including the Pennsylvania Department of Conservation and Natural Resources' DCNR Invasive Plant List, shall be prohibited from being planted in any subdivision or land development in the Township.
  - (6) Invasive plants shall be required to be removed within the limit of disturbance when present on a site being developed. Such plants shall not be used to satisfy any landscaping requirement of this chapter.

I. Site maintenance and guarantee.

- (1) All landscape improvements, to be provided in accordance with this section, shall be installed and maintained by accepted practices as recognized by the American Association of Nurserymen. Planting and maintenance of vegetation shall include, as appropriate, but not necessarily be limited to, provisions for surface mulch, guy wires and stakes, irrigation, fertilization, insect and disease control, pruning, mulching, weeding, and watering.
- (2) Applicant shall make arrangements acceptable to the Township that all landscaping incorporated into the landscape plan and proposed in accordance

with this chapter shall be maintained in a healthy and/or sound condition or otherwise be replaced by equivalent improvements. After installation and prior to Township acceptance of the site improvements, representatives of the Township shall perform an inspection of the finished site for compliance with the approved landscape plan(s).

- (a) Landscape improvements required by this chapter shall be maintained in a healthy condition.
  - (b) Upon completion of the development and prior to the final release of financial security, the Township shall perform an inspection of the finished site for compliance with the approved landscaping plan.
  - (c) Landscape improvements required by this chapter shall be maintained in a healthy and/or sound condition for a period of 18 months from the date that financial security is fully released or date of issuance of a certificate of occupancy, whichever is later.
  - (d) Prior to the expiration of the eighteen-month guarantee period, plants found to be in poor health or lacking normal growth habit shall be replaced with a substitute plant material determined by the Township to be more suitable for the planting scheme. Replacement plants shall be inspected by the Township after installation. All plants shall be in a vigorous and thriving condition at the end of the eighteen-month period, as determined above.
  - (e) Replacement plant material shall be installed as soon as practicable after notification by the Township to do so. Such notification shall give deference to weather conditions adverse to new planting.
  - (f) Where accidental damage or vandalism of plants occurs, the applicant shall replace the damaged plant material in accordance with the original or modified planting plan. In such cases, the eighteen-month replacement policy required above may be waived.
- (3) Installation of landscape improvements shall be guaranteed along with all other site improvements in accordance with §162-8.G and §162-61 of this chapter. The costs of landscape material and installation shall be considered in determining the amount of any performance guarantee required. At the Township's discretion, the applicant may be required to include sufficient funds in their financial security to guarantee the survival of existing vegetation that may be damaged during construction.
- (4) Maintenance.

- (a) It shall be the responsibility of all property owners to maintain all plantings and architectural elements to ensure a safe environment.
- (b) Plantings shall be selected, located, and maintained so as not to contribute to conditions hazardous to public safety. Such conditions include, but are not limited to, public street rights-of-way, underground and above ground utilities, and sight triangle areas required for unobstructed views at street intersections.
- (c) Within required sight triangles, shrubs must be maintained at a maximum height of 2', and trees must be maintained so that the lowest branches are a minimum of 7' above grade.
- (d) Further Maintenance requirements can be found in Chapter 137 of the Upper Uwchlan Township Code, titled Property Maintenance

J. Suggested Tree Species/Recommended Publications. The following are recommended publications for selecting tree species according to their role in the landscape.

- (1) Arbor Day Foundation, Planting the Right Tree in the Right Place for recommendations on planting near utilities and database of tree information (<https://www.arborday.org/perspectives/planting-right-tree-right-place>)
- (2) Pennsylvania DCNR for information on native plant species and invasive plant a species. (<https://www.pa.gov/agencies/dcnr/conservation/wild-plants/landscaping-with-native-plants.html>)
- (3) Cornell University Recommended Urban Trees. (<http://www.hort.cornell.edu/uhi/outreach/recurbtrees/>)
- (4) Penn State Extension Publications are great resources to find up to date information on issues regarding plant health or threats to specific species to be aware of as they continually develop."

**SECTION 6. Severability.** If any 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 sentence, clause, section, or part thereof not been included herein.

**SECTION 7. Repealer.** All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

**SECTION 8. Effective Date.** This Ordinance shall become effective upon enactment as by law provided.

**ENACTED AND ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

**ATTEST:**

**UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Gwen A. Jonik, Secretary

\_\_\_\_\_  
Jennifer F. Baxter, Chair

\_\_\_\_\_  
Andrew P. Durkin, Vice-Chair

\_\_\_\_\_  
Sandra M. D'Amico, Member



UPPER UWCHLAN TOWNSHIP  
Chester County, Pennsylvania

RESOLUTION # \_\_\_\_\_

**RESOLUTION OF ACCEPTANCE OF TWO DEEDS OF DEDICATION  
FOR ADDITIONAL RIGHT OF WAY FOR MILFORD ROAD (T-428)  
LOCATED IN UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY,  
PENNSYLVANIA**

**BE AND IT IS HEREBY RESOLVED**, that the Board of Supervisors of Upper Uwchlan Township, Chester County, Pennsylvania, accepts Deeds of Dedication of certain tracts or parcels of ground more particularly described in the foregoing Deeds as and for a public road/street, for permanent maintenance to be hereafter a part of the Road System of the Township of Upper Uwchlan, to the same extent and with the same effect as if said streets/roads had been opened by a Decree of the Court of Common Pleas of the County of Chester after proceedings duly had for that purpose under and in pursuance of the Road Laws of the Commonwealth of Pennsylvania.

**BE IT FURTHER RESOLVED, APPROVED and ADOPTED** this  
17<sup>th</sup> day of November, 2025.

UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS

\_\_\_\_\_  
Jennifer F. Baxter, Chairperson

\_\_\_\_\_  
Andrew P. Durkin, Vice-Chairperson

\_\_\_\_\_  
Sandra M. D'Amico, Member

ATTEST:

\_\_\_\_\_  
Gwen A. Jonik,  
Township Secretary

PREPARED BY & RETURN TO:  
Riley Riper Hollin & Colagreco  
Attn.: Alyson M. Zarro, Esquire  
717 Constitution Drive  
Suite 201  
Exton, PA 19341  
610-458-4400

UPI No. Part of 32-3-34.4

**DEED OF DEDICATION**  
**ROAD RIGHT-OF-WAY**

**THIS DEED OF DEDICATION**, made the 11<sup>th</sup> day of September, 2025, by and between **SUNOCO PIPELINE, L.P.**, a Texas limited partnership (hereinafter called "Grantor"); and

**UPPER UWCHLAN TOWNSHIP**, a Township of the Second Class organized and existing under the laws of the Commonwealth of Pennsylvania with an address of 140 Pottstown Pike, Chester Springs, Pennsylvania 19425 (hereinafter called "Grantee").

WITNESSETH:

NOW, THEREFORE, that the said Grantor, for and in consideration of One Dollar (\$1.00), as well as the advantage to it accruing, as well as for divers and other considerations affecting the public welfare which it seeks to advance, has granted, bargained, dedicated and conveyed, and by these presents does grant, bargain, dedicate and convey unto the said Grantee, its successors and assigns:

ALL THAT CERTAIN road right-of-way described in Exhibit "A" attached hereto and made a part hereof and shown on Exhibit "B" attached hereto and made a part hereof, identified as Milford Road.

TO HAVE AND TO HOLD, the said road right-of-way above described unto the said Grantee, to and for the only proper use and behoof of said Grantee, its successors and assigns forever, as and for public road right-of-way and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said road had been opened by a Decree of the Chester County Court of Common Pleas, after proceedings duly had for that purpose under and in pursuance of the road laws of the Commonwealth of Pennsylvania.

UNDER AND SUBJECT, nevertheless, to any covenants, conditions, restrictions and easements of record.



AND the Grantor, for itself, its successors and assigns, does by these presents confirm, promise and agree to and with the Grantee, its successors and assigns, that neither the Grantor, nor its successors and assigns, will at any time hereafter ask, demand or recover or receive of or from the Grantee, its successors and assigns, any sums or sums of money as and for damages for or by reason of the physical grading of said street to the grade as now established.


AND FURTHER, that the said Grantor, for itself, and its successors and assigns, does by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that the public improvements above-described, conveyed by the Grantor to the said Grantee by this Deed, against the said Grantor, its successors and assigns, and against any and all person or persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under the said Grantor, or it, them, or any of them, shall and will forever WARRANT AND DEFEND.


***SIGNATURE PAGE FOLLOWS***

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer the day and year above written.

ATTEST:

SUNOCO PIPELINE, L.P.,  
By: Energy Transfer Operations GP LLC, its  
general partner

By:   
Name: Mikey  
Title: RAW SUPERVISOR

By:   
Name: Kevin Taliaferro  
Title: Sr. Director, Land & Right of Way

I hereby certify that the address of the within named Grantee is:

140 Pottstown Pike  
Chester Springs, PA 19425

  
On behalf of the Grantee

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF DALLAS

)  
)  
) ss.

On the 11<sup>th</sup> day of September, 2025, before me, a Notary Public in and for the above County and State, personally appeared Kevin T. Inhoferro, who acknowledged him/herself to be the Sr. Director - ROW of SUNOCO PIPELINE, L.P., a Texas limited partnership, and that s/he as such officer executed the foregoing instrument for the purposes therein contained upon full and due authority.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Alex Russell

Notary Public

My Commission Expires: 1/20/2029



**EXHIBIT “A”**

**[See attached legal description.]**



**EDWARD B. WALSH & ASSOCIATES, INC.**  
*Complete Civil Engineering Design / Consultation Services*  
Lionville Professional Center  
125 Dowlin Forge Road  
Exton, PA 19341

Required Right of Way

Milford Road

Page 1

**ALL THAT CERTAIN** parcel of land **SITUATE** in Upper Uwchlan Township, Chester County, Pennsylvania, being shown as Required Right of Way to be Deeded to the Township, Region 1 on Township Required Right of Way for Sunoco Pipeline LP, Sheet 1 of 2, dated February 23, 2021 and last revised September 9, 2024 by Traffic Planning and Design, Inc., and being more fully described as follows:

**BEGINNING** at the intersection of the northerly required right of way line of Little Conestoga Road, S.R. 4016, and the westerly legal right of way line of Milford Road; thence from the point of beginning, along said northerly required right of way line of Little Conestoga Road, along a curve to the right having a radius of 3,266.00 feet, an arc length of 57.93 feet and a chord bearing North 81 degrees 24 minutes 25 seconds West 57.93 feet to a point of point of cusp; thence through land now or late of Sunoco Pipeline LP the two (2) following courses and distances: (1) along a curve to the left having a radius of 70.00 feet, an arc length of 74.27 feet and a chord bearing North 68 degrees 42 minutes 24 seconds East 70.83 feet to a point of tangency; (2) North 38 degrees 18 minutes 43 seconds East 3.47 feet to a point on line of other land now or late of Sunoco Pipeline LP, UPI #32-3-34.7; thence along the same, South 53 degrees 00 minutes 44 seconds East 13.64 feet to a point on the aforesaid right of way line of Milford Road; thence

**REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS**  
Pennsylvania, New Jersey, Delaware, Maryland & North Carolina  
610-903-0060 FAX 610-903-0080  
[www.ebwalshinc.com](http://www.ebwalshinc.com)  
Established 1985

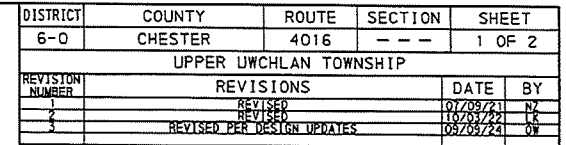
R/W Milford Rd.  
Page 2 of 2

along the same, South 36 degrees 59 minutes 16 seconds West 36.18 feet to the point of beginning and **CONTAINING** 838 square feet of land, be the same, more or less.

**EXHIBIT “B”**

**[See attached plan.]**

\_\_\_\_\_

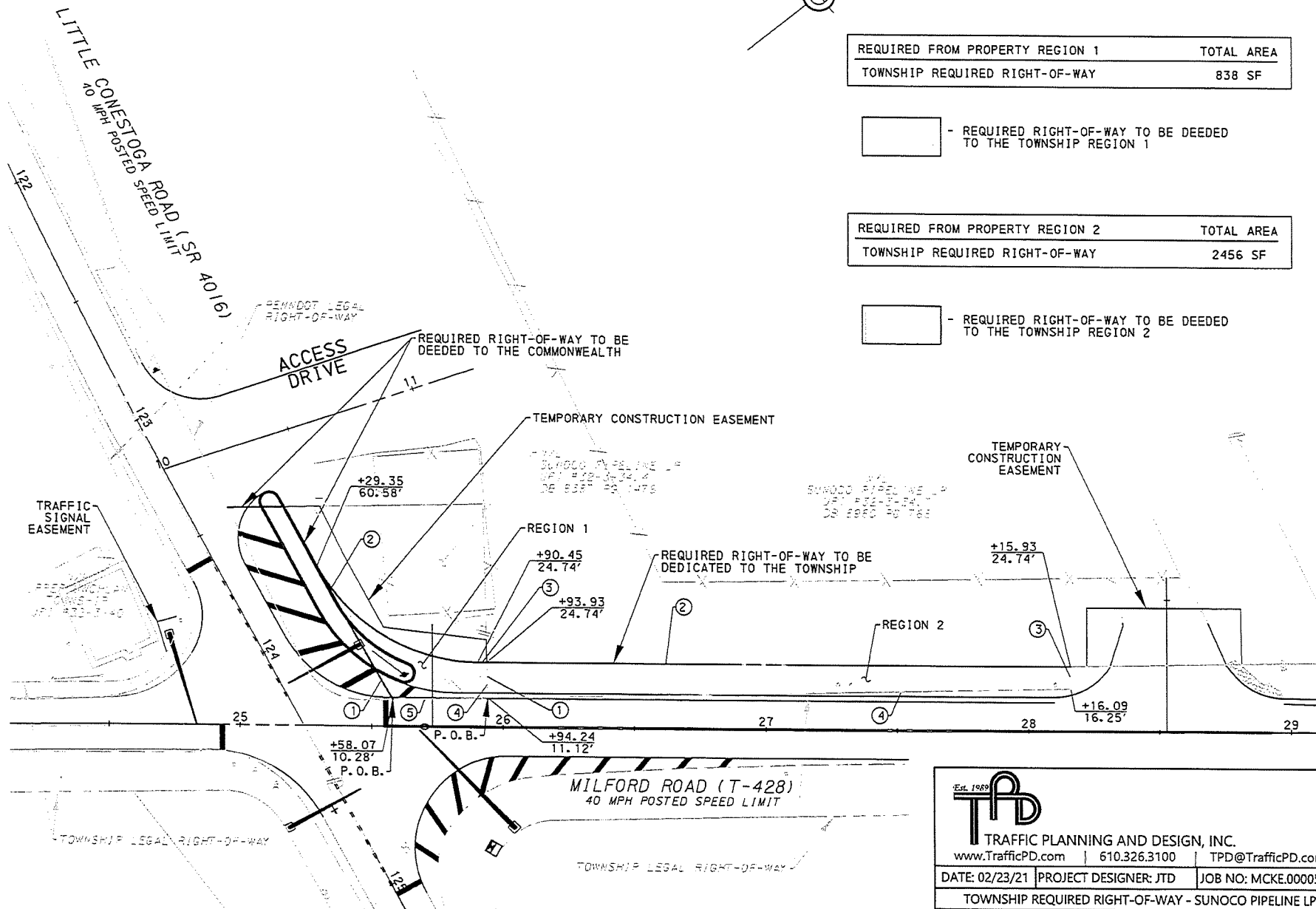


REQUIRED FROM PROPERTY REGION 1	TOTAL AREA
TOWNSHIP REQUIRED RIGHT-OF-WAY	838 SF

- REQUIRED RIGHT-OF-WAY TO BE DEEDED  
TO THE TOWNSHIP REGION 1

REQUIRED FROM PROPERTY REGION 2	TOTAL AREA
TOWNSHIP REQUIRED RIGHT-OF-WAY	2456 SF

- REQUIRED RIGHT-OF-WAY TO BE DEEDED TO THE TOWNSHIP REGION 2



Est. 1989  
TRAFFIC

**TRAFFIC PLANNING AND DESIGN, INC.**

www.TrafficPD.com | 610.326.3100 | TPD@TrafficPD.com

DATE: 02/23/21	PROJECT DESIGNER: JTD	JOB NO: MCKE.00005
----------------	-----------------------	--------------------

TOWNSHIP REQUIRED RIGHT-OF-WAY - SUNOCO PIPELINE LP

THIS IS A COPY. THE ORIGINAL DRAWING IS ON FILE WITH TRAFFIC PLANNING AND DESIGN, INC. ANY AND ALL LIABILITY IS LIMITED TO THE ORIGINAL UP TO AND INCLUDING THE LAST REVISIONS.

**DAN BY NZ**



p:\1\p01-pw-bentl\ey.com TPO\Project\wise Documents\Act 1\va\mcke\00005 - F01ers Properly\CAD\WORK\Exhibits\BROW Exhibit11 - Sunoco Pipeline LP to Township.dgn  
9/9/2024 3:08:18 PM 1150 over


DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	CHESTER	4016	- - -	2 OF 2
UPPER UWCHLAN TOWNSHIP				
REVISION NUMBER	REVISIONS	DATE	BY	
1	REVISED	07/09/21	NZ	
2	REVISED	10/01/22	NZ	
3	REVISED PER DESIGN UPDATES	09/05/24	QW	

REGION 1

<u>DIRECTION</u>	<u>LENGTH</u>	<u>RADIUS</u>	<u>DELTA</u>	<u>ARC LENGTH</u>	<u>CHORD DIRECTION</u>	<u>CHORD LENGTH</u>
1.		3266.00'	01°00'58"RT	57.93'	N81°24'25"W	57.93'
2.		70.00'	60°47'21"LT	74.27'	N68°42'24"E	70.83'
3. N38°18'43"E	3.47'					
4. S53°00'44"E	13.64'					
5. S36°59'16"W	36.18'					

REGION 2

<u>DIRECTION</u>	<u>LENGTH</u>	<u>RADIUS</u>	<u>DELTA</u>	<u>ARC LENGTH</u>	<u>CHORD DIRECTION</u>	<u>CHORD LENGTH</u>
1. N53°00'44"W	13.64'					
2. N38°18'43"E	222.01'					
3. S52°45'29"E	8.50'					
4. S36°59'10"W	221.91'					

 TRAFFIC PLANNING AND DESIGN, INC. www.TrafficPD.com   610.326.3100   TPD@TrafficPD.com		
DATE: 02/23/21	PROJECT DESIGNER: JTD	JOB NO: MCKE.00005
TOWNSHIP REQUIRED RIGHT-OF-WAY - SUNOCO PIPELINE LP		
THIS IS A COPY. THE ORIGINAL DRAWING IS ON FILE WITH TRAFFIC PLANNING AND DESIGN, INC. ANY AND ALL LIABILITY IS LIMITED TO THE ORIGINAL, UP TO AND INCLUDING THE LAST REVISIONS.		
DRAWN BY: NZ		

PREPARED BY & RETURN TO:  
Riley Riper Hollin & Colagreco  
Attn.: Alyson M. Zarro, Esquire  
717 Constitution Drive  
Suite 201  
Exton, PA 19341  
610-458-4400

UPI No. Part of 32-3-34.7

**DEED OF DEDICATION**  
**ROAD RIGHT-OF-WAY**

**THIS DEED OF DEDICATION**, made the 11<sup>th</sup> day of September, 2025, by and between **SUNOCO PIPELINE, L.P.**, a Texas limited partnership (hereinafter called "Grantor"); and

**UPPER UWCHLAN TOWNSHIP**, a Township of the Second Class organized and existing under the laws of the Commonwealth of Pennsylvania with an address of 140 Pottstown Pike, Chester Springs, Pennsylvania 19425 (hereinafter called "Grantee").

WITNESSETH:

NOW, THEREFORE, that the said Grantor, for and in consideration of One Dollar (\$1.00), as well as the advantage to it accruing, as well as for divers and other considerations affecting the public welfare which it seeks to advance, has granted, bargained, dedicated and conveyed, and by these presents does grant, bargain, dedicate and convey unto the said Grantee, its successors and assigns:

ALL THAT CERTAIN road right-of-way described in Exhibit "A" attached hereto and made a part hereof and shown on Exhibit "B" attached hereto and made a part hereof, identified as Milford Road.

TO HAVE AND TO HOLD, the said road right-of-way above described unto the said Grantee, to and for the only proper use and behoof of said Grantee, its successors and assigns forever, as and for public road right-of-way and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said road had been opened by a Decree of the Chester County Court of Common Pleas, after proceedings duly had for that purpose under and in pursuance of the road laws of the Commonwealth of Pennsylvania.

UNDER AND SUBJECT, nevertheless, to any covenants, conditions, restrictions and easements of record.

AND the Grantor, for itself, its successors and assigns, does by these presents confirm, promise and agree to and with the Grantee, its successors and assigns, that neither the Grantor, nor its successors and assigns, will at any time hereafter ask, demand or recover or receive of or from the Grantee, its successors and assigns, any sums or sums of money as and for damages for or by reason of the physical grading of said street to the grade as now established.

AND FURTHER, that the said Grantor, for itself, and its successors and assigns, does by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that the public improvements above-described, conveyed by the Grantor to the said Grantee by this Deed, against the said Grantor, its successors and assigns, and against any and all person or persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under the said Grantor, or it, them, or any of them, shall and will forever WARRANT AND DEFEND.

***SIGNATURE PAGE FOLLOWS***

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer the day and year above written.

ATTEST:

By: 

Name: Kirby Hahn  
Title: ROW SUPERVISOR

SUNOCO PIPELINE, L.P.,

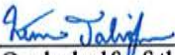
By: Energy Transfer Operations GP LLC,  
its general partner

By: 

Name: Kevin Taliaferro  
Title: Sr. Director, Land & Right  
of Way

I hereby certify that the address of the within named Grantee is:

140 Pottstown Pike  
Chester Springs, PA 19425



On behalf of the Grantee

ACKNOWLEDGMENT

STATE OF TEXAS )  
 )  
COUNTY OF DALLAS ) ss.

On the 11<sup>th</sup> day of September, 2025, before me, a Notary Public in and for the above County and State, personally appeared Karin Taliaferro, who acknowledged him/herself to be the Sr. Director-ROW of SUNOCO PIPELINE, L.P., a Texas limited partnership, and that s/he as such officer executed the foregoing instrument for the purposes therein contained upon full and due authority.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Alex Russell  
Notary Public

My Commission Expires: 1/20/2029



**EXHIBIT “A”**

**[See attached legal description.]**



**EDWARD B. WALSH & ASSOCIATES, INC.**  
*Complete Civil Engineering Design / Consultation Services*  
Lionville Professional Center  
125 Dowlin Forge Road  
Exton, PA 19341

Required Right of Way

Milford Road

Page 1

**ALL THAT CERTAIN** parcel of land **SITUATE** in Upper Uwchlan Township, Chester County, Pennsylvania, being shown as Required Right of Way to be Deeded to the Township, Region 2 on Township Required Right of Way for Sunoco Pipeline LP, Sheet 1 of 2, dated February 23, 2021 and last revised September 9, 2024 by Traffic Planning and Design, Inc., and being more fully described as follows:

**BEGINNING** at a common corner of land now or late of Sunoco Pipeline LP, UPI #32-23-34.4 and other land now or late of Sunoco Pipeline LP, UPI #32-3-34.7 on the westerly legal right of way line of Milford Road; thence from the point of beginning, along said land of UPI #32-3-34.4, North 53 degrees 00 minutes 44 seconds West 13.64 feet to a point on the required right of way line of Milford Road; thence through land now or late of Sunoco Pipeline LP, UPI #32-3-34.7, North 38 degrees 18 minutes 43 seconds East 222.01 feet to a corner of the legal right of way line of Milford Road; thence along the same the two (2) following courses and distances: (1) South 52 degrees 45 minutes 29 seconds East 8.50 feet; (2) South 36 degrees 59 minutes 10 seconds West 221.91 feet to the point of beginning and **CONTAINING** 2,456 square feet of land, be the same, more or less.

**REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS**  
Pennsylvania, New Jersey, Delaware, Maryland & North Carolina  
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[www.ebwalshinc.com](http://www.ebwalshinc.com)  
Established 1985

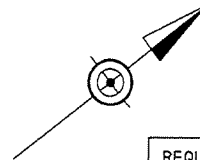
**EXHIBIT “B”**

**[See attached plan.]**



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3/2/2024 3:07:47 PM 11:50

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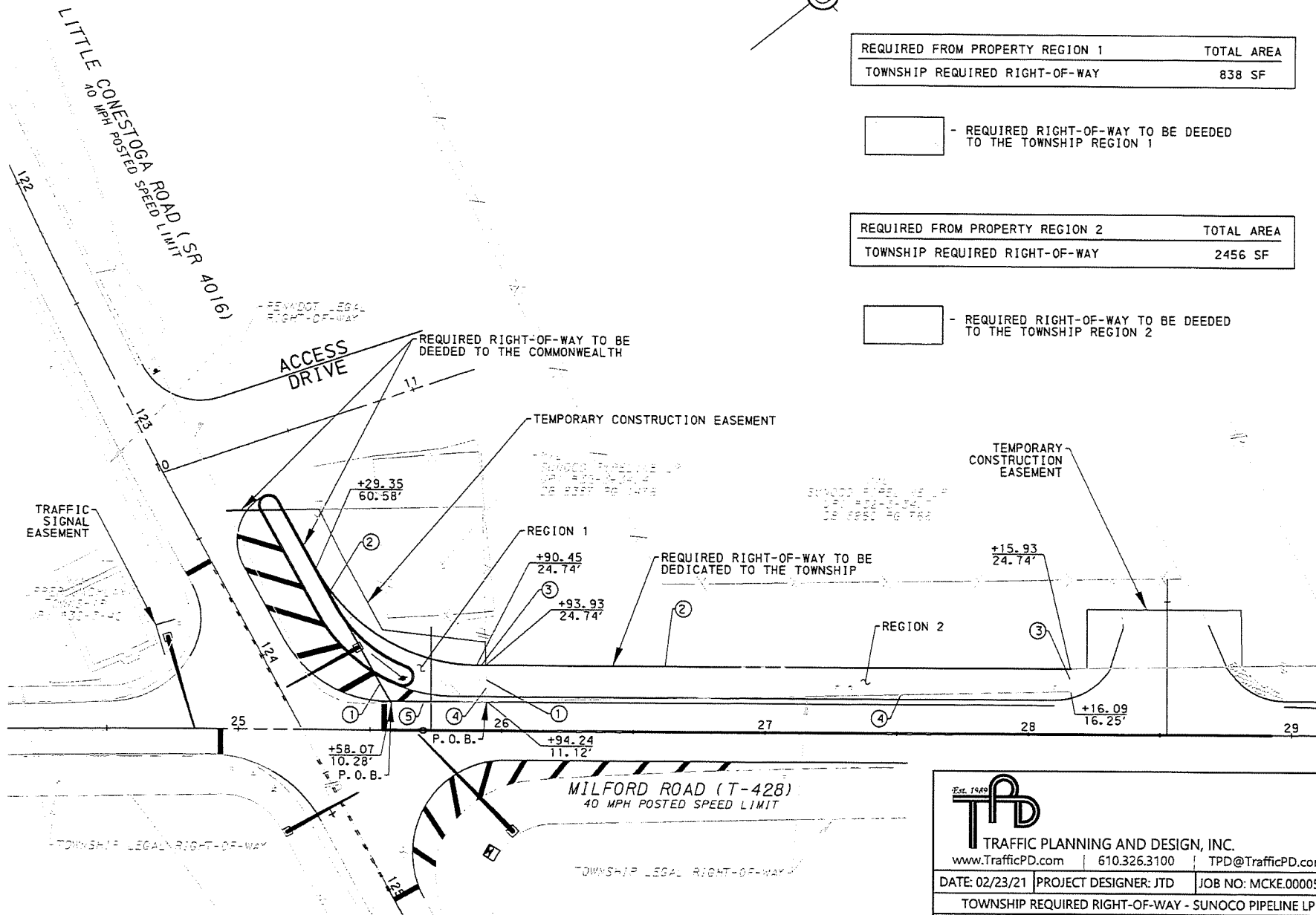
DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	CHESTER	4016	---	1 OF 2
UPPER UWCHLAN TOWNSHIP				
REVISION NUMBER	REVISIONS	DATE	BY	
1	REVISED	07/09/23	NZ	
2	REVISED	10/03/23	LK	
3	REVISED PER DESIGN UPDATES	09/09/24	OW	


REQUIRED FROM PROPERTY REGION 1	TOTAL AREA
TOWNSHIP REQUIRED RIGHT-OF-WAY	838 SF

□ - REQUIRED RIGHT-OF-WAY TO BE DEEDED TO THE TOWNSHIP REGION 1

REQUIRED FROM PROPERTY REGION 2	TOTAL AREA
TOWNSHIP REQUIRED RIGHT-OF-WAY	2456 SF

□ - REQUIRED RIGHT-OF-WAY TO BE DEEDED TO THE TOWNSHIP REGION 2





TRAFFIC PLANNING AND DESIGN, INC.  
www.TrafficPD.com | 610.326.3100 | TPD@TrafficPD.com

DATE: 02/23/21	PROJECT DESIGNER: JTD	JOB NO: MCKE.00005
TOWNSHIP REQUIRED RIGHT-OF-WAY - SUNOCO PIPELINE LP		
THIS IS A COPY. THE ORIGINAL DRAWING IS ON FILE WITH TRAFFIC PLANNING AND DESIGN, INC. ANY AND ALL LIABILITY IS LIMITED TO THE ORIGINAL UP TO AND INCLUDING THE LAST REVISIONS.		

OWN BY NZ

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9/2/2024 3:08:18 PM 11.50  
over


DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	CHESTER	4016	---	2 OF 2
UPPER UWCHLAN TOWNSHIP				
REVISION NUMBER	REVISIONS	DATE	BY	
1	REVISED	07/09/21	NZ	
2	REVISED	10/03/22	NZ	
3	REVISED PER DESIGN UPDATES	09/04/24	OW	

REGION 1

DIRECTION	LENGTH	RADIUS	DELTA	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
1.		3266.00'	01°00'58"RT	57.93'	N81°24'25"W	57.93'
2.		70.00'	60°47'21"LT	74.27'	N68°42'24"E	70.83'
3. N38°18'43"E	3.47'					
4. S53°00'44"E	13.64'					
5. S36°59'16"W	36.18'					

REGION 2

DIRECTION	LENGTH	RADIUS	DELTA	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
1. N53°00'44"W	13.64'					
2. N38°18'43"E	222.01'					
3. S52°45'29"E	8.50'					
4. S36°59'10"W	221.91'					

		
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