



**WEST VINCENT TOWNSHIP  
POLICE DEPARTMENT  
April 2025 Monthly Report**



**Crime Information**

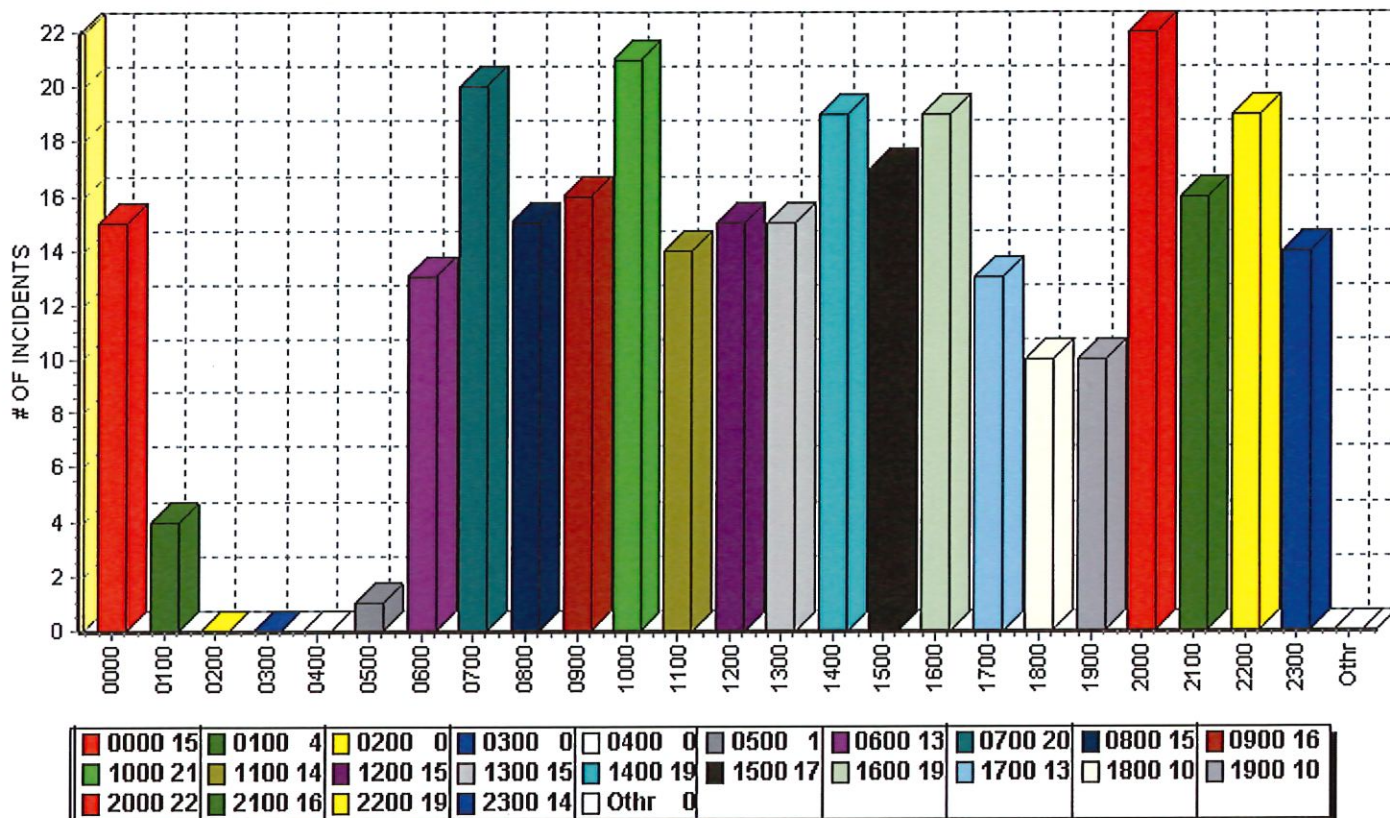
<b>Part I Offenses</b>	<b>2025</b>	<b>2024</b>
Murder	0	0
Rape	0	0
Robbery	0	0
Aggravated Assault	0	0
Burglary	0	0
Theft	1	0
Theft of Vehicle	0	0
Arson	0	0
<b>Total Part I Offenses</b>	<b>1</b>	<b>0</b>
<b>Part II Offenses</b>	<b>2025</b>	<b>2024</b>
Criminal Mischief	0	0
Disorderly Conduct	0	0
DUI	0	1
Drunkenness	0	0
Embezzlement	0	0
Forgery/Counterfeiting	1	0
Fraud	1	2
Gambling	0	0
Harassment	0	0
Liquor Laws	0	0
Drugs/Narcotics	0	0
Other Assaults	0	0
Prostitution	0	0
Receiving Stolen Property	0	0
Sex Offenses	0	0
Trespassing	0	0
Vagrancy	0	0
Underage Drinking	0	0
Weapons Offenses	0	0
Other Offenses	2	0
<b>Total Part II Offenses</b>	<b>4</b>	<b>3</b>

**Service Activity**

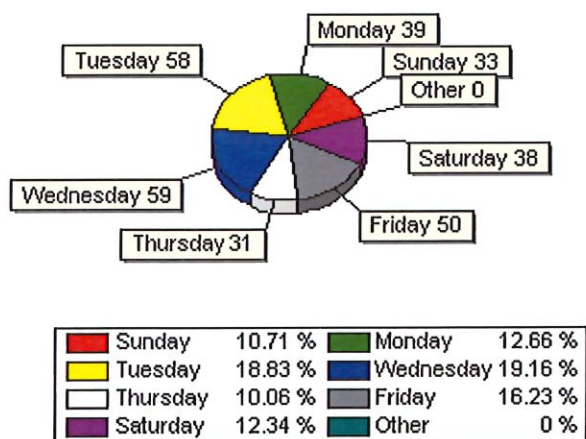
<b>Service Calls</b>	<b>2025</b>	<b>2024</b>
911 Hang Ups	0	1
Accidents	3	10
Alarms	16	16
Ambulance Assist	11	23
Animal Complaints	8	4
Business Checks	29	84
Disabled Vehicle	1	1
Disturbances	2	1
DOA (Death)	0	1
Domestic Disturbance	5	2
Fire	5	2
Lost Property	0	0
Missing Persons	0	0
Mutual Assist	5	11
Noise Complaints	3	0
Overdose	1	1
Parking Complaints	0	1
Police Information	12	9
Shots Heard	1	0
Suicide	0	0
Suspicious Condition	8	5
Suspicious Person	0	0
Suspicious Vehicle	1	0
Traffic Hazard	10	8
Traffic Stops	5	79
Vacation Notices	0	1
Warrant	0	0
Well Being Checks	6	7

# WEST VINCENT TOWNSHIP POLICE DEPARTMENT April 2025 Monthly Report (cont'd)

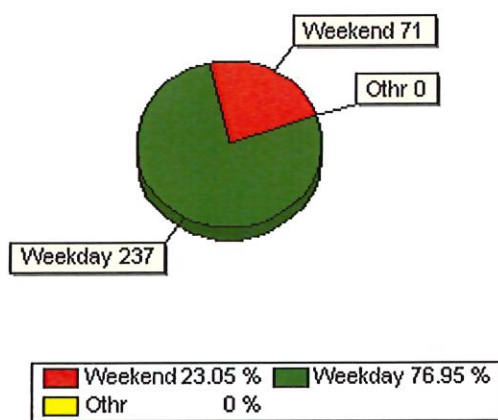
## Incident Frequency by Hour of the Day (Using DATE RECD)



## By Day of Week



## Weekday vs Weekend



**WEST VINCENT TOWNSHIP  
POLICE DEPARTMENT  
April 2025 Monthly Report (cont'd)**

TRAINING

- Cody Connect

SUMMARY TOTALS

Number of Calls for Service - 134

Number of Crimes Investigated - 5

Number of Arrests – 1

- Forgery/Alter Writing, Retail Theft, Receiving Stolen Property, Theft by Deception, False Impression

Number of Traffic Stops – 5

Number of Accidents Investigated - 3



# Kimberton Fire Company

Kimberton, PA

This report was generated on 5/2/2025 10:01:55 AM



## Incident Type per Municipality for Date Range

Start Date: 04/01/2025 | End Date: 04/30/2025

INCIDENT TYPE	# INCIDENTS
<b>Municipality: CHARLESTOWN (TOWNSHIP OF)</b>	
140 - Natural vegetation fire, other	1
311 - Medical assist, assist EMS crew	3
322 - Motor vehicle accident with injuries	1
743 - Smoke detector activation, no fire - unintentional	1
745 - Alarm system activation, no fire - unintentional	1
900 - Special type of incident, other	1
<b># Incidents for Charlestown (Township of):</b>	<b>8</b>

<b>Municipality: EAST PIKELAND (TOWNSHIP OF)</b>	
118 - Trash or rubbish fire, contained	1
311 - Medical assist, assist EMS crew	1
324 - Motor vehicle accident with no injuries.	2
400 - Hazardous condition, other	1
444 - Power line down	1
445 - Arcing, shorted electrical equipment	1
611 - Dispatched & cancelled en route	1
710 - Malicious, mischievous false call, other	1
730 - System malfunction, other	1
740 - Unintentional transmission of alarm, other	1
743 - Smoke detector activation, no fire - unintentional	1
900 - Special type of incident, other	1
<b># Incidents for East Pikeland (Township of):</b>	<b>13</b>

<b>Municipality: EAST VINCENT (TOWNSHIP OF)</b>	
131 - Passenger vehicle fire	1
412 - Gas leak (natural gas or LPG)	1
611 - Dispatched & cancelled en route	1
<b># Incidents for East Vincent (Township of):</b>	<b>3</b>

<b>Municipality: EAST WHITELAND (TOWNSHIP OF)</b>	
611 - Dispatched & cancelled en route	1
<b># Incidents for East Whiteland (Township of):</b>	<b>1</b>

<b>Municipality: PHOENIXVILLE</b>	
551 - Assist police or other governmental agency	1
611 - Dispatched & cancelled en route	1
<b># Incidents for Phoenixville:</b>	<b>2</b>

MUNICIPALITY data comes from the Basic Info 3 screen of an incident. Only REVIEWED incidents included.



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Page # 1 of 2

INCIDENT TYPE	# INCIDENTS
<b>Municipality: SCHUYLKILL (TOWNSHIP OF)</b>	
730 - System malfunction, other	1
<b># Incidents for Schuylkill (Township of):</b>	<b>1</b>
<b>Municipality: TREDYFFRIN (TOWNSHIP OF)</b>	
900 - Special type of incident, other	1
<b># Incidents for Tredyffrin (Township of):</b>	<b>1</b>
<b>Municipality: UPPER PROVIDENCE (TOWNSHIP OF)</b>	
611 - Dispatched & cancelled en route	1
<b># Incidents for Upper Providence (Township of):</b>	<b>1</b>
<b>Municipality: WEST PIKELAND (TOWNSHIP OF)</b>	
140 - Natural vegetation fire, other	1
551 - Assist police or other governmental agency	1
<b># Incidents for West Pikeland (Township of):</b>	<b>2</b>
<b>Municipality: WEST VINCENT (TOWNSHIP OF)</b>	
114 - Chimney or flue fire, confined to chimney or flue	1
311 - Medical assist, assist EMS crew	1
412 - Gas leak (natural gas or LPG)	1
611 - Dispatched & cancelled en route	1
730 - System malfunction, other	2
<b># Incidents for West Vincent (Township of):</b>	<b>6</b>

MUNICIPALITY data comes from the Basic Info 3 screen of an incident. Only REVIEWED incidents included.

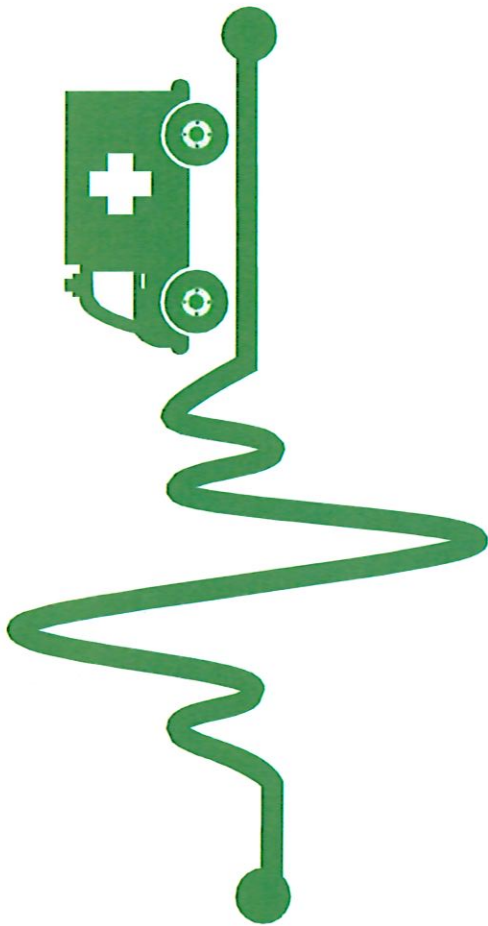


**April 2025**



# **Monthly Operations Report**





**Uwchlan 546/138**

**West Whiteland 623/170**

**Upper Uwchlan 160/42**

**West Pikeland 55/12**

**West Vincent 68/24**

**Wallace 25/2**

**East Nantmeal 17/7**

**Charlestown 8/3**

**Others not listed 183/39**

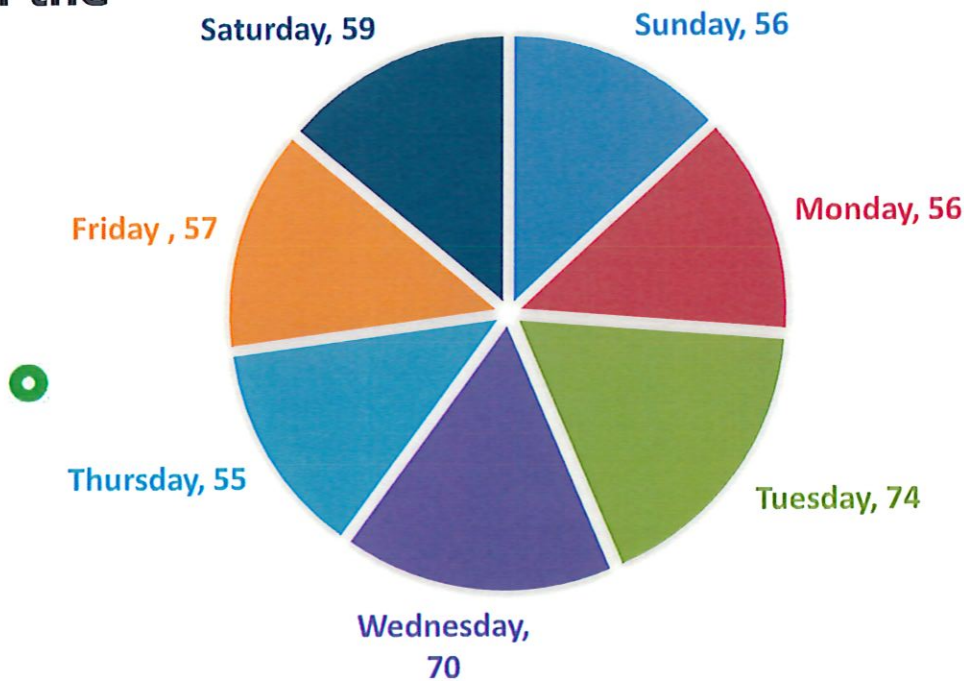
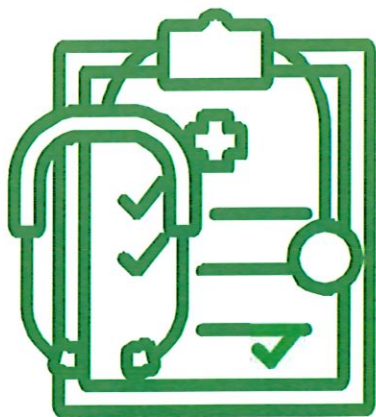
**Total YTD 1,685/427**

**Volume by Township YTD/Monthly**

# RESPONSE TIMES

Response Times	Main	187	287
Dispatch to Enroute	1.8	1.9	1.9
Enroute to On Scene	6.2	6.6	7.6
On Scene to Transport	14.8	15.2	17.2
Transport to Hospital	17.3	15	19.8
Hospital to Available	30.5	30	32.3
Total Call Time	53.2	57.4	64.4

## Call Volume By the Day of the Week



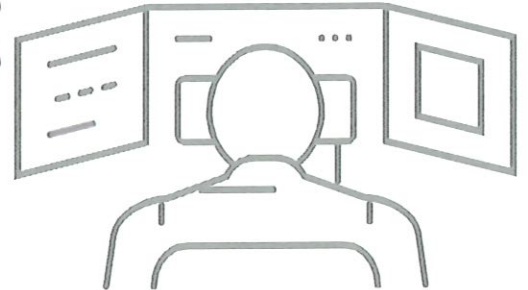
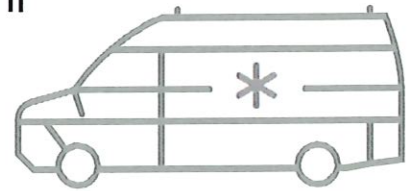


# What did we respond to?

	YTD/ April
Transports	942/297
Refusal	212/57
Recall	142 /28
No Services	100/24
Standy-By's	23/7
Public Assist	32/12

## Most Common Call Types

	YTD/ April
Fall	284/75
Sick Person	223/51
Respiratory Difficulty	15/42
Heart Problems	139/36
Emotional Disorder	114/35



## Calls by Station Annual/Monthly



**Main: 846/204**

**187: 618/175**

**287: 221/48**

## Common Call Volume Annual /Monthly

**Exton Senior Living: 41/14**

**Eagleview Landing: 37/10**

**MainLine Health Urgent Care: 31/5**

**Exton Acute Care: 72/18**

**Arbor Terrace: 51/12**

**Morning Side House: 29/11**

**Holcomb Health: 0/0**

**Fieldstone: 17/6**

## 2025 vs. 2024

**427      465**

**1,685    1,729**







## Contact Us



610.363.1067



[www.station87.com](http://www.station87.com)



70 W Welsh Pool Rd, Exton

# Thank You

## for your continued support!

Please reach out with any questions or if you want to see additional data on your coverage area.



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## West Vincent Township - 01 General Fund

05/09/25

## Profit &amp; Loss

Cash Basis

January through April 2025

	Jan - Apr 25
Income	
300-310 · TAXES	
144.01 · TAX LIENS	6,412.16
301.00 · REAL ESTATE TAXES	
301.10 · RE TAX CURRENT YEAR	269,715.75
301.30 · RE TAXES DELINQUENT	1,198.62
Total 301.00 · REAL ESTATE TAXES	270,914.37
310.10 · RE TRANSFER TAX	305,024.40
310.20 · EARNED INCOME TAX	706,875.73
Total 300-310 · TAXES	1,289,226.66
320-322 · LICENSES & PERMITS	
321.00 · BUSINESS LICENSES & PERMITS	
321.80 · CABLE TV FRANCHSE FEE	16,006.80
Total 321.00 · BUSINESS LICENSES & PERMITS	16,006.80
322.00 · NON-BUSINESS LICENSES & PERMIT	
322.30 · DRIVEWAY PERMITS	600.00
322.54 · GRADING PERMIT	20,500.00
Total 322.00 · NON-BUSINESS LICENSES & PERMIT	21,100.00
Total 320-322 · LICENSES & PERMITS	37,106.80
330-332 · FINES & FORFEITS	
331.00 · FINES	
331.14 · FINES & FORFEITS - OTHER (FINES & FORFEITS - OTHER)	600.00
331.10 · COURT FINES	543.50
Total 331.00 · FINES	1,143.50
Total 330-332 · FINES & FORFEITS	1,143.50
341-342 · INTEREST RENTS & ROYALTIES	
341.01 · INTEREST EARNINGS	18,801.51
342.00 · RENTS & ROYALTIES	
342.46 · RENTAL OF FIELD	320.00
342.00 · RENTS & ROYALTIES - Other	9,975.00
Total 342.00 · RENTS & ROYALTIES	10,295.00
Total 341-342 · INTEREST RENTS & ROYALTIES	29,096.51
354-356 · STATE SHARED REVENUE	
355.00 · STATE SHARED REV & ENTITLEMENTS	
355.04 · ALCOHOLIC BEVERAGE LI	400.00
Total 355.00 · STATE SHARED REV & ENTITLEMENTS	400.00
Total 354-356 · STATE SHARED REVENUE	400.00
361-379 · CHARGES FOR SERVICES	
361.66 · Failed Inspection Fee	350.00
361.00 · GENERAL GOVERNMENT REV	
361.35 · O&M Fees	1,750.00
361.33 · ZONING PERMIT	4,800.00
Total 361.00 · GENERAL GOVERNMENT REV	6,550.00
362.00 · PUBLIC SAFETY	
362.11 · SALE OF POLICE REPORT	150.00
362.41 · BUILDING PERMITS	78,391.44
362.51 · PA UCC ADMIN FEE	175.50
362.52 · REVIEW FEE	11,804.50
Total 362.00 · PUBLIC SAFETY	90,521.44
367.00 · CULTURE / RECREATION	



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05/09/25

Cash Basis

## West Vincent Township - 01 General Fund

## Profit &amp; Loss

January through April 2025

	Jan - Apr 25
367.81 · COMMUNITY GARDEN	
367.85 · Garden Equipment Funds	50.00
367.81 · COMMUNITY GARDEN - Other	3,345.00
Total 367.81 · COMMUNITY GARDEN	3,395.00
Total 367.00 · CULTURE / RECREATION	3,395.00
361-379 · CHARGES FOR SERVICES - Other	100.00
Total 361-379 · CHARGES FOR SERVICES	100,916.44
383-389 · UNCLASSIFIED OPERATING REVENUES	
387.00 · Donations from Private Sources	
387.02 · Donation to General Township	100.00
Total 387.00 · Donations from Private Sources	100.00
389.00 · OTHER UNCLASSIFIED REVENUE	19,910.60
383-389 · UNCLASSIFIED OPERATING REVENUES - Other	4,595.21
Total 383-389 · UNCLASSIFIED OPERATING REVENUES	24,605.81
Total Income	1,482,495.72
Gross Profit	1,482,495.72
Expense	
400.321 · Telephone	97.12
430.420 · Dues, subscriptions, membership	125.00
410.325 · Postage	9.68
409.430 · School Taxes	3,676.25
400-409 · GENERAL GOVERNMENT	
400.420 · BOS - DUES/SUBSCR/MEMBER	3,744.00
400.00 · LEGISLATIVE GOVERNING BODY	
465.250 · Litter Lifters	905.26
400.460 · BOS-MTGS & CONFERENCES	862.00
Total 400.00 · LEGISLATIVE GOVERNING BODY	1,767.26
401.00 · TOWNSHIP MANAGER	
401.460 · MEETINGS, CONFERENCES & DUES	165.00
401.110 · MANAGER SALARY	50,351.52
401.192 · MANAGER FICA	1,412.31
401.196 · MANAGER HEALTH INSURANCE	7,394.59
401.198 · MANAGER DENTAL INSURANCE	67.17
401.00 · TOWNSHIP MANAGER - Other	14,055.00
Total 401.00 · TOWNSHIP MANAGER	73,445.59
402.00 · FINANCIAL ADMINISTRATION	
402.311 · Auditing Services	19,175.00
402.110 · TREASURER - SALARY	8,380.00
Total 402.00 · FINANCIAL ADMINISTRATION	27,555.00
403.00 · TAX COLLECTION	
403.310 · TAX COLLECTION PROF SERV	5,883.40
Total 403.00 · TAX COLLECTION	5,883.40
404.00 · SOLICITOR/LEGAL SERVICES	
404.310 · TOWNSHIP SOLICITOR	28,704.50
404.314 · LEGAL SERVICES	2,326.50
Total 404.00 · SOLICITOR/LEGAL SERVICES	31,031.00
405.00 · SECRETARY/CLERK	
405.111 · ADMIN - FT - WAGES	22,685.28
405.192 · SECRETARY - FICA	1,710.16
405.196 · SEC HEALTH INSURANCE	21,564.79

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## West Vincent Township - 01 General Fund

05/09/25

## Profit &amp; Loss

Cash Basis

January through April 2025

	Jan - Apr 25
405.198 · SEC DENTAL INSURANCE	232.44
405.199 · SEC LIFE/ DISABILITY INSUR	193.79
Total 405.00 · SECRETARY/CLERK	46,386.46
406.00 · GENERAL GOVERNMENT ADMIN	
406.210 · OFFICE SUPPLIES	4,312.52
406.310 · PROFESSIONAL SERVICES	7,026.77
406.311 · ACCOUNTING SERVICES	2,100.00
406.317 · PAYROLL SERVICES	2,245.85
406.321 · TELEPHONE CHARGES	94.62
406.215 · POSTAGE - GENERAL	593.09
406.341 · ADVERTISING	632.77
406.342 · PRINTING	32.84
406.390 · BANK SERVICES/CHRGs	218.88
406.00 · GENERAL GOVERNMENT ADMIN - Other	252.57
Total 406.00 · GENERAL GOVERNMENT ADMIN	17,509.91
407.00 · IT / NETWORKING / DATA PROCESSI	
407.01 · Website	1,827.04
407.750 · IT - COMPUTER - MINOR CAPITAL	866.94
407.213 · COMPUTER/COPIER SUPPLIES	3,383.99
407.329 · COPIER LEASE	2,471.63
407.310 · CONTRACTED SERV	2,862.33
407.00 · IT / NETWORKING / DATA PROCESSI - Other	15,537.80
Total 407.00 · IT / NETWORKING / DATA PROCESSI	26,949.73
408.00 · ENGINEERING SERVICES	
408.310 · TWP ENGINEER	61,607.52
408.00 · ENGINEERING SERVICES - Other	39,380.95
Total 408.00 · ENGINEERING SERVICES	100,988.47
409.00 · BUILDINGS & PLANT	
409.367 · WATER & FIRE HYDRANTS	8,387.91
409.366 · ALARM SECURITY COMPANY	4,854.03
409.375 · CUSTODIAL	3,192.92
409.226 · CLEANING SUPPLIES	170.42
409.230 · HEATING FUEL	2,040.66
409.361 · ELECTRICITY	1,657.80
409.364 · SEWER	348.35
409.365 · SOLID WASTE	961.04
409.450 · CONTRACTED SERV	9,674.93
Total 409.00 · BUILDINGS & PLANT	31,288.06
Total 400-409 · GENERAL GOVERNMENT	366,548.88
410-419 · PUBLIC SAFETY-PERSON/PROPERTY	
410.00 · POLICE	
410.115 · POLICE SEC HEALTHCARE	-125.04
410.462 · TUITION	2,808.00
410.112 · POLICE SECRETARY WAG	24,230.41
410.114 · POLICE SALARY & WAGES	292,197.48
410.180 · POLICE OVERTIME (Regular OT (Not Special Event OT))	3,564.77
410.192 · POLICE FICA (All Police & Police Secretary FICA)	22,037.28
410.196 · POLICE HEALTH INSURANCE	155,794.64
410.198 · POLICE DENTAL INSURANCE	1,762.35
410.199 · POLICE LIFE/ DISABILITY INSUR	2,705.84
410.210 · OFFICE SUPPLIES	877.47
410.213 · COMPUTER/COPIER	3.00
410.231 · VEHICLE FUEL - GAS	8,272.45
410.238 · UNIFORMS	1,250.76
410.260 · SMALL TOOLS/MINOR EQ	6,415.55
410.314 · LEGAL SERVICES	7,258.55
410.321 · TELEPHONE	1,018.59
410.331 · TRAVEL	25.00



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## West Vincent Township - 01 General Fund

## Profit &amp; Loss

05/09/25

January through April 2025

Cash Basis

	Jan - Apr 25
410.420 · DUES/SUBSCRIP/MEMBER	318.23
410.440 · LAUNDRY/SANIT SERV	919.32
410.450 · CONTRACTED SERV	48,891.28
410.451 · REPAIR/ MAINT VEHICLES	3,224.53
410.460 · MEET/CONF/TRAINING	3,051.78
Total 410.00 · POLICE	586,502.24
411.00 · FIRE COMPANIES	
411.354 · FIRE- WORKERS COMPENSATION	1,726.00
Total 411.00 · FIRE COMPANIES	1,726.00
413.00 · CODE ENFORCEMENT	
413.112 · CODE- CLERICAL WAGES	23,609.57
413.192 · CODE - FICA	1,796.57
413.196 · CODE - HEALTH INSURANCE	7,382.12
413.198 · CODE - DENTAL INSURANCE	232.44
413.199 · CODE - LIFE/ DISABILITY INSUR	224.69
413.210 · OFFICE SUPPLIES	152.16
413.450 · CONTRACTED SERV	56,430.43
Total 413.00 · CODE ENFORCEMENT	89,827.98
414.00 · PLANNING & ZONING	
414.310 · PLAN/ZONING - PROFESSIONAL SVCS	14,711.00
414.316 · REGIONAL PLANNING	1,382.81
414.00 · PLANNING & ZONING - Other	825.00
Total 414.00 · PLANNING & ZONING	16,918.81
415.00 · EMERGENCY MANAGEMENT	
415.114 · EMERGENCY MGT WAGES	491.21
415.192 · EMERGENCY MGT FICA	37.59
415.321 · TELEPHONE	86.98
Total 415.00 · EMERGENCY MANAGEMENT	615.78
Total 410-419 · PUBLIC SAFETY-PERSON/PROPERTY	695,590.81
420-425 · HEALTH & HUMAN SERVICES	
422.00 · VECTOR(ANIMAL CONTROL)	
422.114 · ANIMAL CONTROL WAGES	576.47
422.192 · ANIMAL CONTROL FICA	44.09
422.246 · ANIMAL CONTROL SUPPLY	142.75
422.00 · VECTOR(ANIMAL CONTROL) - Other	21.56
Total 422.00 · VECTOR(ANIMAL CONTROL)	784.87
Total 420-425 · HEALTH & HUMAN SERVICES	784.87
430-439 · PUBLIC WORKS-HWYS & STREETS	
430.00 · HIGHWAY MAINTENANCE	
430.220 · OPERATING SUPPLIES	177.86
430.110 · FOREMAN WAGES	25,333.30
430.111 · STAFF WAGES	60,582.48
430.121 · ROAD MASTER WAGES	29,361.11
430.180 · PW OVERTIME	14,754.35
430.192 · PW FICA	9,833.97
430.196 · PW HEALTH INSURANCE	65,330.74
430.198 · PW DENTAL	1,461.79
430.199 · PW LIFE/ DISABILITY INSUR	882.65
430.210 · OFFICE SUPPLIES	391.76
430.230 · HEATING FUEL	2,900.06
430.231 · VEHICLE GAS	63.50
430.232 · VEHICLE-DIESEL	6,458.00
430.246 · OTHER SERVICES SUPPLY	22.62
430.251 · VEHICLE PARTS	2,092.05
430.260 · SMALL TOOLS/MINOR EQ	4,235.78

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## West Vincent Township - 01 General Fund

## Profit &amp; Loss

05/09/25

January through April 2025

Cash Basis

	Jan - Apr 25
430.321 · TELEPHONE	600.00
430.451 · REPAIR/ MAINT. VEHICLE	12,455.30
Total 430.00 · HIGHWAY MAINTENANCE	236,937.32
432.00 · WINTER MAINTENANCE	
432.239 · SNOW REMOVAL MATERIALS	23,039.67
432.450 · SNOW- CONTRACTOR SERVICES	31,333.25
Total 432.00 · WINTER MAINTENANCE	54,372.92
438.00 · REPAIRS TO ROADS & BRIDGES	
438.317 · GRAVEL ROAD MAINT.	4,371.18
438.318 · PAVED ROAD MAINT.	13,036.24
438.452 · CONTRACTED SERVICES	12,997.87
438.760 · ROAD/BRIDGE REPAIR	2,425.00
Total 438.00 · REPAIRS TO ROADS & BRIDGES	32,830.29
Total 430-439 · PUBLIC WORKS-HWYS & STREETS	324,140.53
450-459 · CULTURE - RECREATION	
454.00 · TOWNSHIP PARK	
454.010 · PARKS & REC	190.00
454.235 · PARK & REC. PROGRAMS	380.00
454.247 · COMMUNITY GARDEN	205.57
454.260 · SM TOOLS/MINOR EQUIP	370.80
454.310 · PROFESSIONAL SERVICES	6,434.17
454.317 · PARK LANDSCAPING	671.74
454.361 · PARKS ELECTRIC	133.30
Total 454.00 · TOWNSHIP PARK	8,385.58
Total 450-459 · CULTURE - RECREATION	8,385.58
460-469 · COMMUNITY DEVELOPMENT	
461.248 · ENVIRON AD COUNCIL	791.61
462.00 · COMMUNITY DEVELOPMENT/HOUSING	
462.430 · COMM HOUSING TAXES	2,175.35
Total 462.00 · COMMUNITY DEVELOPMENT/HOUSING	2,175.35
Total 460-469 · COMMUNITY DEVELOPMENT	2,966.96
470-474 · DEBT SERVICE	
472.00 · DEBT INTEREST	9,518.00
Total 470-474 · DEBT SERVICE	9,518.00
486.00 · INSURANCE, CAUALTY & SURETY	
484.10 · WORKERS COMPENSATION	25,447.06
486.200 · INSURANCE-PROPERTY/CASUALTY	44,405.00
486.400 · INSURANCE-PUBLIC OFFICIALS	2,372.00
Total 486.00 · INSURANCE, CAUALTY & SURETY	72,224.06
488-489 · UNCLASSIFIED OPERATING EXP	
489.000 · ALL OTHER UNCLASSIFIED EXP	5,010.00
Total 488-489 · UNCLASSIFIED OPERATING EXP	5,010.00
Total Expense	1,489,077.74
Net Income	-6,582.02

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05/09/25

Cash Basis

## West Vincent Township- 05 Open Space

## Profit &amp; Loss

January through April 2025

	Jan - Apr 25
<b>Income</b>	
300-310 · Taxes	
310.200 · EIT Special Levy Open Space	353,502.57
<b>Total 300-310 · Taxes</b>	<b>353,502.57</b>
341-342 · Interest Rents & Royalties OS	
341.000 · Interest Earnings Open Space	65,808.02
<b>Total 341-342 · Interest Rents &amp; Royalties OS</b>	<b>65,808.02</b>
<b>Total Income</b>	<b>419,310.59</b>
<b>Expense</b>	
450.469 · General Construction Contract	70,686.00
409.450 · CONTRACTED SERVICES	2,400.00
404.310 · Legal Services	2,024.00
460-469 · Community Development Open Space	
461.710 · Open Space Acquisition	2,400.00
<b>Total 460-469 · Community Development Open Space</b>	<b>2,400.00</b>
470-474 · Debt Service Open Space	
472.000 · Debt Interest	443.66
471.000 · Debt Principal	101,000.00
<b>Total 470-474 · Debt Service Open Space</b>	<b>101,443.66</b>
<b>Total Expense</b>	<b>178,953.66</b>
<b>Net Income</b>	<b>240,356.93</b>



West Vincent Township -08 Sewer Fund

Profit & Loss

January through April 2025

	Jan - Apr 25
Income	
341.01 · Interest on Checking	406.43
Total Income	406.43
Gross Profit	406.43
Expense	0.00
Net Income	406.43

1:43 PM

05/09/25

Cash Basis

## West Vincent 30-Capital Road Fund

### Profit & Loss

January through April 2025

	Jan - Apr 25
Income	
341-342 · Interest, Rents, or Royalties	
341.00 · Interest - Capital Road	27,356.38
Total 341-342 · Interest, Rents, or Royalties	27,356.38
395.00 · Refund of Prior Year Expense	177,724.80
Total Income	205,081.18
Expense	0.00
Net Income	205,081.18

1:47 PM

05/09/25

Cash Basis

## West Vincent 31 Capital Project Reserve

### Profit & Loss

January through April 2025

	Jan - Apr 25
Income	
341-342 · Interest, Rents, or Royalties	
341.00 · Interest	33,939.74
Total 341-342 · Interest, Rents, or Royalties	33,939.74
Total Income	33,939.74
Expense	
400-409 · General Government	
409.61 · Gen Govt Bldg -Constr. Contract	1,095.00
Total 400-409 · General Government	1,095.00
Total Expense	1,095.00
Net Income	32,844.74



1:35 PM

05/09/25

Cash Basis

## WEST VINCENT 32 Capital Equipment

### Profit & Loss

January through April 2025

	Jan - Apr 25
Income	
341.00 · Interest - Capital Equip. Res.	3,354.04
Total Income	3,354.04
Expense	
410.00 · Police Capital Purchases	
410.740 · Capital Purch.-Vehicles/Machine	52,633.74
Total 410.00 · Police Capital Purchases	52,633.74
430.00 · Public Works Cap Purchases	
430.740 · Capital Purch.-Vehicles/Machine	143,015.00
Total 430.00 · Public Works Cap Purchases	143,015.00
Total Expense	195,648.74
Net Income	-192,294.70

West Vincent 33 ARPA Funds  
**Profit & Loss**  
January through April 2025

	Jan - Apr 25
Income	
341.00 · Interest Earnings	277.11
Total Income	277.11
Expense	
454 · .700 Capital Purchases (Purchases for Parks)	50,326.70
Total Expense	50,326.70
Net Income	-50,049.59

1:37 PM

05/09/25

Cash Basis

West Vincent - 35 State/Liq Fuels Fund  
**Profit & Loss**  
January through April 2025

	Jan - Apr 25
Income	
341.00 · INTEREST - LIQUID FUEL FUND	6,168.23
355.02 · STATE LIQUID FUELS TAX	278,372.04
355.03 · STATE TURN BACK FUND	4,480.00
Total Income	289,020.27
Expense	0.00
Net Income	289,020.27



1:30 PM  
05/09/25  
Cash Basis

WVT Rebill Account  
Profit & Loss  
January through April 2025

	Jan - Apr 25
Income	
322.90 Stormwater Escrow	39,000.00
Interest Earnings	11,914.28
Total Income	50,914.28
Expense	0.00
Net Income	50,914.28



## PUBLIC WORKS DEPARTMENT REPORT

April, 2025

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### DAILY ACTIVITIES RELATED TO STANDARD OPERATIONS:

- Identifying, locating, responding to PA One Call locate requests
- Pre-trip inspections for all vehicles and equipment
- Responding to various resident concerns when identified

### WORK COMPLETED:

- Roadside clean up
- Public Works vehicle maintenance
- Removal of dead trees on Township properties
- Clear ditches, swales and inlets
- Remove tree in Birch run at Buttonwood bridge
- Prep/ service mowers
- Sawcut patches on Horseshoe trail
- Replace pipe on Horseshoe trail
- Pavement repairs Horseshoe trail
- Police vehicle maintenance/ repairs 254
- Crack sealing Horseshoe trail, Barrington, St. Anthony's, Pine, Art School, Chester Springs rds.
- Mowing of township properties
- Remove gate from Kennard way
- Restoration and ditching, Horseshoe Trail
- Clearing intersections of line-of-sight hazards
- Stop sign inventory



## **BUILDING & ZONING DEPARTMENT**

**APRIL 2025**

---

### **Building/Zoning Permits**

- 13 Building Permits – Fees taken in: \$21,711.91
- 4 Zoning Permits – Fees taken in: \$1,200.00

### **Subdivision Land Development**

- Pothouse Kimberton LLC – Decision Pending
- 1414 Birchrun Road LLC – Final Plan Submitted

### **Zoning Hearing Board – Solicitor Rob Jefferson IV**

- No Hearings Scheduled at this time



**WEST VINCENT TOWNSHIP BOARD OF SUPERVISORS  
TOWNSHIP BUILDING  
729 SAINT MATTHEWS ROAD, CHESTER SPRINGS, PA  
MONDAY, APRIL 30, 2025, 7:00PM**

**CALL TO ORDER** by Chair Alan at 7:00pm.

**ATTENDANCE**

Dana Alan, Chair	[X]
Bernie Couris, Vice Chair	[X]
Jim Wendelgass	[X]

**ANNOUNCEMENTS & INFORMATIONAL ITEMS**

- Chair Alan announced the Board of Supervisors met in Executive Session prior to this evening's meeting to discuss (a) a personnel matter, in specific the Finance Director position; and, (b) a matter of potential litigation, in specific a land use issue.
- This evening's meeting was recorded for rebroadcast.

**ACTION ITEMS**

meeting minutes – Mr. Couris made a motion to approve the April 21, 2025 Meeting minutes, as presented. The motion was seconded by Mr. Wendelgass.

There was no public comment.

By unanimous vote the motion was approved.

Public Hearing – At 7:02pm David Onorato, Township Solicitor, opened a Public Hearing to consider the Pothouse-Kimberton LLC Conditional Use Application.

A Court Reporter transcribed the proceedings.

The Public Hearing recessed at 8:33pm. The Public Hearing reconvened at 8:38pm.

Mr. Onorato closed the Public Hearing at 9:31pm.

Open Space Review Board appointment – Mr. Couris made a motion to appoint Pam Brown to the Open Space Review Board for a term to expire on December 31, 2029. The motion was seconded by Mr. Wendelgass.

There was no public comment.

By unanimous vote the motion was approved.

bid award – Mr. Couris made a motion to award a bid for Kenwood mobile radios, in the bid amount of \$155.00, to David Ehehalt, Mount Freedom, NJ, the highest responsive and responsible bidder. The motion was seconded by Mr. Wendelgass.

There was no public comment.

By unanimous vote the motion was approved.

## **NEW BUSINESS**

- There was no new business considered at this evening's meeting.

## **OLD BUSINESS**

- There was no old business considered at this evening's meeting.

## **PUBLIC COMMENT, NON-AGENDA ITEMS**

- There was no public comment on non-agenda items at this evening's meeting.

## **ANNOUNCEMENTS**

- Chair Alan announced the Board of Supervisors will next meet on Monday, May 19, at 7:00pm, at the Township Building.

## **ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:38pm.

Respectfully Submitted:

---

Tommy Ryan  
Township Manager

## **ORDINANCE NO. 214-2025**

### **AN ORDINANCE TO REVISE AND ESTABLISH OPEN BURNING REGULATIONS**

**WHEREAS**, from time to time, revisions to the Code of the Township of West Vincent are required so to aid the Township in its efforts to advance the overall public health, safety, and welfare of the community;

**NOW, THEREFORE**, the Board of Supervisors of West Vincent Township, Chester County, Pennsylvania, hereby ordains and enacts as follows:

#### **SECTION I**

A. The Code of the Township of West Vincent, Chapter 184, Fire Prevention, §184-1 Outdoor Burning, shall be deleted in its entirety, and the below shall be enacted:

#### **§184-1 – Opening burning**

- A. No person shall ignite, feed, cause, allow, permit, or maintain upon a property or properties an open fire outside of any building for any purpose, other than that allowed in §184-1.B.
- B. The following open fires are permitted, subject to all conditions noted:
  - i. An open fire set in the performance of any official duty of a public officer, if the fire is necessary for the prevention of a fire hazard that cannot be abated by other means, and/or for the protection of public health.
  - ii. An open fire or controlled burning for firefighting training by volunteer fire companies, conditioned on the volunteer fire company providing notice to the Township at least five (5) business days prior to the burn.
  - iii. An open fire contained in a barbecue, or in a masonry-constructed or similar grill or oven, for the purpose of cooking and preparing food.
  - iv. An outdoor bonfire utilized for a ceremonial purpose, conditioned on approval of the volunteer fire company that is the first due responder for the location of the event.
  - v. An open recreational fire possessing a total fuel area of three feet or less in diameter and two feet or less in height, for ceremonial, cooking, warmth, or similar purposes.
  - vi. An open fire as defined and permitted by "right-to-farm" laws, and/or similar laws, enacted by the Commonwealth of Pennsylvania.
- C. No open fires, including those permitted in §184-1.B, shall be permitted:
  - i. When a ban on such fires has been publicly announced by the Commonwealth of Pennsylvania and/or County of Chester, in a time of drought, or under similar conditions.
  - ii. Within five (5) feet of any roadway or curb or within five (5) feet of a utility pole or utility equipment.
  - iii. Upon the land of another, without the permission of the owner thereof.

- D. Open fires permitted under §148-1B iv and v shall:
- i. Be at least 50 feet from a building and from a property line; burning less than 50 feet from a property line may be permitted by the Fire Chief if notification has been provided to the adjoining property owner.
  - ii. Be in a cleared area having a radius of 15 feet around the fire.
  - iii. Require a responsible party 18 years of age or over in attendance at all times during the burning.
  - iv. Have an extinguishing agent present and readily available during the burning.
  - v. Not include the burning of tires, hazardous materials, or plastic materials which create non-toxic poisonous fumes or gases.
- E. An officer of the West Vincent Township Police Department, and the West Vincent Township Zoning Officer, shall have the power to enforce the provisions of this Chapter.
- F. Any person who violates or permits a violation of this Chapter shall, upon conviction in a summary proceeding brought before a Magisterial District Judge under the Pennsylvania Rules of Criminal Procedure, be guilty of a summary offense, and shall be punishable by a fine of not less than \$100 nor more than \$1,000, plus actual costs of prosecution. Each day or portion thereof that such violation continues, or is permitted to continue, shall constitute a separate offense, and each section of this chapter that is violated shall also constitute a separate offense.

## SECTION II

- A. In the event that any section, subsection or portion of this Ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or portion of this Ordinance. The invalidity of section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.
- B. To the extent this Ordinance is inconsistent with the Code of the Township of West Vincent, the provisions of this Ordinance shall take precedence. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.
- C. The failure of the Township to enforce any provision of this ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.
- D. This Ordinance shall become effective immediately upon enactment.



**ENACTED AND ORDAINED** by the Supervisors of West Vincent Township, Chester County, Pennsylvania on this 19<sup>th</sup> day of May, 2025.

**FOR WEST VINCENT TOWNSHIP**

By: \_\_\_\_\_  
Dana Alan, Chair  
Board of Supervisors

Attest: \_\_\_\_\_  
Christina Casey, Township Secretary

## ORDINANCE NO. 215-2025

### AN ORDINANCE TO ESTABLISH STOP INTERSECTIONS

**WHEREAS**, from time to time, revisions to the Code of the Township of West Vincent are required so to aid the Township in its efforts to advance the overall public health, safety, and welfare of the community;

**NOW, THEREFORE**, the Board of Supervisors of West Vincent Township, Chester County, Pennsylvania, hereby ordains and enacts as follows:

#### SECTION I

- A. The Code of the Township of West Vincent, Chapter 338, Vehicles and Traffic, §336-16 Stop Intersections, shall be revised to add the following locations:

<i>stop sign on</i>	<i>direction of travel</i>	<i>at intersection</i>
Kennard Way	East	Veronica Drive (T-633)
Veronica Drive (T-633)	East	South Chester Spring Road (T-463)

#### SECTION II

- A. In the event that any section, subsection or portion of this Ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or portion of this Ordinance. The invalidity of section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.
- B. To the extent this Ordinance is inconsistent with the Code of the Township of West Vincent, the provisions of this Ordinance shall take precedence. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.
- C. The failure of the Township to enforce any provision of this ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.
- D. This Ordinance shall become effective immediately upon enactment.

**ENACTED AND ORDAINED** by the Supervisors of West Vincent Township, Chester County, Pennsylvania on this 19<sup>th</sup> day of May, 2025.

**FOR WEST VINCENT TOWNSHIP**

By: \_\_\_\_\_  
Dana Alan, Chair  
Board of Supervisors

Attest: \_\_\_\_\_  
Christina Casey, Township Secretary

**TOWNSHIP OF WEST VINCENT  
CHESTER COUNTY, PENNSYLVANIA**

**RESOLUTION 10-2025**

**A RESOLUTION TO GRANT FINAL SUBDIVISION  
PLAN APPROVAL FOR 1414 BIRCHRUN ROAD, LLC**

**WHEREAS**, 1414 Birchrun Road, LLC ("Applicant") submitted a Final Minor Subdivision Plan ("Plan"), and has requested Final Plan approval, to permit a lot line change at two properties located at 1414 Birchrun Road, in specific TPN 25-3-101.1B and TPN 25-3-101.1, located in the R-3 Residential District, as further described in a Deed recorded in the Office of the Recorder of Deeds for Chester County, Record Book 11015, Page 1050; and,

**WHEREAS**, on April 17, 2025, the West Vincent Township Planning Commission recommended conditional approval of the Plan, subject to certain conditions; and,

**WHEREAS**, the Plan, prepared by Howell Engineering, dated August 19, 2024, and as last revised March 28, 2025, sheets 1 to 12 inclusive, is now in a form suitable for approval, subject to certain conditions.

**NOW THEREFORE, IN CONSIDERATION OF THE FOREGOING, IT IS HEREBY RESOLVED** by the West Vincent Township Board of Supervisors ("Board"), as follows:

1. Approval of Plan – The Plan is hereby approved, subject to the conditions set forth below.
2. Conditions of Approval – The approval of the Plan is subject to strict compliance with the following conditions:
  - A. Applicant shall execute a Developers Agreement, Financial Security Agreement, and a Stormwater Management Easement Agreement, in a form acceptable to the Township Solicitor, and shall record same, prior to the release of the Plan for recording. The Applicant shall post and maintain a \$5,000.00 cash professional services escrow prior to release of the Plan for recording. Applicant shall replenish said escrow when the balance falls below 50% of the posted amount, and within ten (10) days of the date of the Township's written notification to Applicant requesting the escrow to be replenished. The Board Chair is authorized to sign the Agreement upon confirmation the required professional services escrow has been posted.
  - B. Applicant shall post of all financial securities required by the Township, in amount to be determined by the Township Engineer and pursuant to State Law, prior to release of the Plan for recording.
  - C. Applicant shall pay in full any outstanding fees owed to the Township prior to the release of the Plan for recording.
  - D. Applicant, at its cost, shall record the approved Plan, and return three copies of the same, together with one electronic copy, to the Township within seven (7) days of the date of recording.

- E. Applicant shall comply with all terms and conditions as set forth in the December 16, 2024 Conditional Use Order, as adopted by the Board.
  - F. Applicant shall address all outstanding items noted in the LTL Consultants review letter dated April 9, 2025.
  - G. Applicant shall address all outstanding items noted in the Cedarville Engineering Group review letter dated April 9, 2025.
  - H. Applicant shall obtain Planning Module approval from the Pennsylvania Department of Environmental Protection, and any required approvals from the Chester County Department of Health, prior to the issuance of a building permit.
  - I. Applicant shall obtain an Erosion & Sedimentation Control Adequacy Letter from the Chester County Conservation District, prior to the release of the Plan for recording.
  - J. Should, at any time during construction, the limits of disturbance exceed one acre in total, the Applicant shall cease all work, and the Applicant shall obtain an NPDES Permit from the Pennsylvania Department of Environmental Protection, prior to the continuation of construction.
  - K. Applicant shall obtain all approvals required from any other agencies, authorities, or departments having jurisdiction, prior to the release of the Plan for recording.
  - L. Applicant shall prepare, in a form acceptable to the Township Solicitor, draft deeds, prior to the release of the Plan for recording.
  - M. The Applicant may offer for dedication to the Township a 5,000sf parcel of land to be reserved for park and open space purposes, and to be made available for public use, if so desired by the Board, or, in the alternate, the Applicant may offer a fee in lieu of the dedication of this land, in an amount to be calculated pursuant to §315-47.C, and to be approved by the Township Solicitor, and to be paid prior to the release of the Plan for recording.
  - N. Applicant shall assume all costs to comply with the terms of this approval.
3. Waivers & Deferrals – The Board hereby confirms the following waivers and/or deferrals from the provisions of the Township's Stormwater Ordinance and/or Subdivision and Land Development Ordinance:
- A. a waiver of §315.44.C(1) so to not require the installation of sidewalks along the Property frontages to Jaine Lane and Birchrun Road.
4. Acceptance – The conditions set forth in Paragraph 2 above shall be accepted by the Applicant, in writing, within ten (10) days from the date of receipt of this Resolution.



5. Effective Date – This Resolution shall become effective on the date upon which its conditions are accepted by the Applicant in writing, or ten (10) days from the date of the Applicant's receipt of this Resolution, whichever occurs first.

**BE IT FURTHER RESOLVED**, the Plan shall be considered to have received Final Approval once staff appointed by the Board determines that all conditions attached to said approval have been resolved to the satisfaction of Township staff and appropriate Township officials have signed said Plan and submitted the Plan for recording with the Chester County Recorder of Deeds. Applicant shall provide the Township with the executed Plan, development and other agreements, easements, and other associated documentation, according to Township procedures. Any changes made to the approved Plan will require the submission of an amended plan for land development review by all Township review parties.

**BE IT RESOLVED THIS 19<sup>TH</sup> DAY OF MAY, 2025.**

**FOR WEST VINCENT TOWNSHIP**

BY:

\_\_\_\_\_  
Dana Alan, Chair  
Board of Supervisors

ATTEST:

\_\_\_\_\_  
Christina Casey  
Township Secretary

**ACCEPTANCE**

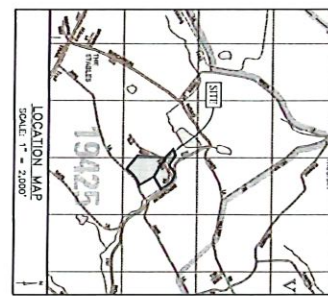
The undersigned states that he is authorized to execute this Acceptance on behalf of the Applicant and owner of the property which is the subject matter of this Resolution, that he has reviewed the Conditions imposed by the Board in the foregoing Resolution and that he accepts the Conditions and agrees to be bound thereto. This Acceptance is made subject to the penalties of 18 Pa. C.S.A. Section 4904 relating to unsworn falsifications to authorities.

1414 BIRCHRUN ROAD, LLC

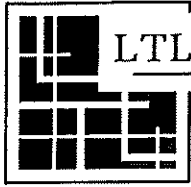
Date: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_



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610.987.9290 • 1.888.987.8886

April 9, 2025

Mr. Tommy Ryan, Township Manager  
West Vincent Township  
729 St. Matthews Road  
Chester Springs, PA 19425

RE: 1414 Birchrun LLC Minor Subdivision  
1414 & 1420 Birchrun Road  
2nd LTL Review Letter

Dear Board of Supervisors:

As requested by the Township, LTL Consultants has reviewed the minor subdivision for the above-referenced project. The Applicant proposes building a new residential dwelling on a 13.94 acre property (UPI No. 25-3-101.1) with an existing residential dwelling, garage, inground pool, and driveway. Additionally, the applicant intends to annex 7.40 acres from an adjoining 38.87 acre property (UPI No. 25-3-101.1B) to construct the new dwelling. This property is currently vacant. The property was created as part of the William Seltzer Subdivision in 1986.

UPI No. 25-3-101.1 has frontage on Jaine Lane, but takes access through an adjoining parcel, UPI No. 25-3-101.1A, to the east. No changes are being proposed to this parcel. All three previously mentioned parcels are under the same ownership, 1414 Birchrun, LLC.

The purpose of this letter is to provide comments regarding Township regulations such as the Zoning Ordinance requirements, the Subdivision and Land Development Ordinance (SALDO) requirements, and other Township Ordinance requirements applicable to the project.

The following information was submitted for review:

- Preliminary Minor Subdivision Plan, consisting of 12 sheets, revised 3/28/25, prepared by Howell Engineering;
- Stormwater Report, revised 3/28/25, prepared by Howell Engineering; and
- Response Letter dated 3/28/25.

The following comments are offered for your consideration:

**ZONING ORDINANCE COMMENTS** – The Township Zoning Officer will make any final determinations on all Zoning issues.

1. **Section 390-24** – Provide the calculations for the excluded areas in the "Net" lot areas, as shown in the zoning chart on sheet C01.1, ensuring consistency with the definition of Lot Area/ Size, Net, as outlined in Section 390-8. Provide the net lot area calculations for both proposed lots. Currently, only the net lot area calculations have been provided for proposed lot 101.1. The Net Lot Area table shows an area of 726,354 sf, while the Zoning Data Tabulation table lists the net lot area as 929,718 sf. Please revise this inconsistency and update the lot coverage percentage accordingly.

2. Section 390-144.E – Please revise the plans to ensure that the accessory dwelling being proposed will meet the requirements of this section of the ordinance.
3. Article XXIV – Water Resources Protection – The ordinance contains provisions relating to each identified resource. The plan identifies a stream and a pond. Each of these resources contain standards for a buffer distance to be provided and then define the limitations of disturbance allowable within these distances;
  - a. Section 390-180.C – Hydric soils and the National Wetlands Inventory maps shall be used in determining the presence and location of wetlands, unless, as required by the Board of Supervisors and upon recommendation of the Planning Commission or by Chapter 315, Subdivision and Land Development, of the Township's Code, wetlands boundaries shall be delineated through an on-site assessment. Show any wetlands that are located on the parcels and verify that the requirements of Section 390-180 are being met. If there are no wetlands on the properties, provide a note on the plan regarding the absence of wetlands.

#### **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

1. Section 315-23 – The Township should consider review comments from the following agencies and commissions:
  - Chester County Planning Commission
  - Township Environmental Advisory Council
  - Township Open Space Review Board
  - Township Parks & Recreation Commission
2. Section 315.14.B – Provide all soils information on the Existing Resources and Site Analysis plan per Section 315-13.D(5).
3. Section 315.14.D.1 – The final plan shall show all information required in Section 315-13G.
  - a. Section 315-13G.2(d) - Show any zoning boundaries that traverse or are within 200 feet of the tract. The zoning boundaries cannot be found on sheet C02.2.
  - b. Section 315-13G.2(i) – Show paving widths on the plan.
  - c. Section 315-13G.2(f)(3) – Show the location of all percolation tests and test pits. The location of the primary and reserve disposal beds approved by the Chester County Health Department shall be indicated on each proposed lot.
4. Section 315.14.D.3 – The gross tract acreage and adjusted tract area shall be shown. For each lot created, including areas to be dedicated to public use, the gross and net lot area shall be indicated to the nearest 0.001 of an acre. It appears as if portions of the right-of-way along Jaine Lane shall be offered for dedication. Provide bearings and distances on the proposed right-of-way so that this area can be described and offered for dedication.
5. Section 315.14.D.4 – The house number, as assigned by the Township, shall be shown on the plan.

6. Section 315.14.E.9 – Where individual on-lot sewage systems are to be provided, the location described in metes and bounds of the primary and secondary absorption areas and a statement indicating that such description shall be recorded with the deed for any and all affected lots.
7. Section 315.14.E.11 – Provide a sewage planning module approved by the Pennsylvania Department of Environmental Protection and/ or the Chester County Health Department.
8. Section 315-14.K(6) – The land surveyor and engineer certifications shall be signed and sealed.
9. Section 315-14.J & 315-25 – The landowner shall execute a subdivision and land development agreement in accordance with Section 315-25.
10. Section 315-26 – Where applicable, the landowner shall execute an escrow agreement or other performance guarantee in accordance with Section 315-26. This would include the monuments/ markers, erosion control facilities during construction and the stormwater management facilities shown on the plan, among other items. (Section 315-22.E(2)). In lieu of creating an escrow agreement for all features listed above, if the monumentation is installed, a note can be added to the plan stating “Prior to the issuance of a Building Permit for Lot 1, a Grading Permit shall be obtained which includes financial security to be posted with the Township to guarantee the timely and compliant construction of the site improvements of the new dwelling.”
11. Section 315-27 – The Subdivision plan shall be recorded within 90 days of final approval by the Supervisors.
12. Section 315-35.A.4(b)&(c) – Revise the plan to provide concrete monument symbols at all changes in direction of street lines and at all points of curvature and tangency. It appears that several monuments will be required.
13. Section 315-38.J – Clear sight triangles shall be provided at all driveway entrances and must be shown on plans. Within such triangles, no object greater than 3.5 feet in height and no other object that would obscure the vision of a motorist shall be permitted. The legs of such triangles shall be a minimum length in both directions as established in Section 390-136B of Chapter 390, Zoning, of the Township's Code, measured from a point 10 feet back from the edge of the cartway of the intersecting street. Provide the clear sight triangles on the plan and ensure the required safe stopping sight distance can be achieved without necessary clearing.
14. Section 315-39 – This subdivision will require the Applicant to submit to PADEP the Sewage Planning Mailer form to obtain the Sewage Planning requirements for this subdivision.
15. Section 315-44.C(1) – Concrete or paved sidewalks or walking paths shall be required along all streets. The Applicant has indicated that this issue was discussed at the January Planning Commission meeting, and that sidewalks would not be required for this project. The applicant will need to obtain a waiver from the requirements of this section.
16. Section 315-47 – The Supervisors may require a subdivision to set aside land for parks or open space. Applications for new residential developments shall set aside 5,000 sf of land for each new dwelling unit. In the alternative, the Applicant may offer to pay to the Township a fee-in-lieu of land. The Applicant shall discuss this issue with the Township.



17. Section 315-48 – The Applicant shall discuss any existing or proposed trails that involve this property with the Township. Offering trail easements may be credited by the Township towards the open space requirement of Section 315-47.
18. Section 315-54.B(5) – Add a note on the Erosion and Sediment (E&S) Control Plan stating that no topsoil shall be removed from the site per Section 315-54.B(5)(a).

**STORMWATER MANAGEMENT ORDINANCE COMMENTS** – The stormwater management design has been reviewed as a complete design, with the assumption that the design will not change during the Building Permit Application.

1. Section 302-21.C – Provide appropriate time of concentration (Tc) calculations. It should not just be assumed to be 5 minutes.
2. Section 302-21.F – Runoff coefficients (C) for both predevelopment and proposed (post-construction) conditions for use in the Rational Method shall be obtained from Table C-2 in Appendix C of this chapter. If the values aren't listed, as in certain A and B soil groups, the designer shall specify an applicable C value based on an interpolation of other C values. Revise the C values accordingly:
  - a. Lawn – B Soil – 0.25
  - b. Meadow – B Soil – shall be less than 0.25
  - c. Woodlands – B Soil – shall be less than Meadow (B-soil)
  - d. Meadow – A Soil – shall be less than Meadow (B-soil)
  - e. Woodlands – A Soil – shall be less than Meadow (A-soil)
3. Section 302-23.A.3 – Please show the discharge pipe on the Subsurface Infiltration Bed detail. Also, provide a detail for the riprap apron. Provide the calculations for the apron as well.
4. Section 302-25.A.2 – No regulated activity within the Municipality shall commence until an erosion and sediment control plan has been approved by the Municipality. E&S comments include the following:
  - a. Section 302-15.D(4)(a) – Construction sequence:
    - i. Add that a pre-construction meeting must occur at least 7 days prior to the start of construction. This shall be noted at the beginning of the construction sequence.
    - ii. At the end of the sequence, provide the standard PADEP definition of permanent stabilization, and denote permanent stabilization must be achieved prior to the removal of any E&S Controls.
    - iii. Revise the construction sequence to state how the infiltration bed will remain sealed until site stabilization is achieved.

- b. Section 302-15.D(4)(b) – If runoff from a project discharges to a stream that is classified as Special Protection (High Quality or Exceptional Value) as designated by 25 Pa. Code Chapter 93 Water Quality Standards as amended, more stringent criteria shall be used to design best management practices for that site in accordance with the Erosion and Sediment Pollution Control Program Manual. All graded surfaces shall be stabilized immediately upon completion of an earth disturbance activity, or any stage or phase of an activity, and, shall be watered, tended, and maintained as necessary until growth is well established. This criteria shall be noted on the plan.
- c. Section 302-15.D(8) - Provide information and a standard detail for the silt fence or compost filter sock. Show the size of the fence/sock and the required sizing calculations.
- d. Section 302-15.D(18) - Show a temporary construction entrance on the plan and provide the standard detail.
- e. Section 302-15.D(18) - Provide a Pumped Water Filter Bag Detail on sheet C03.3. Denote that any pumped groundwater and any pumped surface water shall be filtered via the Filter Bag prior to discharge.

#### **GENERAL COMMENTS**

- 1. Provide a comprehensive legend that shows all hatching and linetypes found on the plan view:
  - a. Hatching has been added to the proposed structure and what appears to be concrete pads. This hatching shall be designated in the legend. Portions of the proposed structure are not hatched, please clarify.
  - b. A thick, short-dashed line is shown at certain locations along the edge of the proposed structure. The line type shall be called out in the legend. It appears that the lines may be roof leaders, but the lines terminate without showing connection to the stormwater facility. If they are roof leaders, show direct connections to the stormwater facility.

Sincerely,



Norman A. Ulrich III, P.E.  
LTL Consultants, Ltd.  
Principal/ Municipal Engineer

cc: Jason Barron, Township Permit Administrator (via email only)  
Christina Casey, Township Secretary (via email only)  
Bobby White, Applicant (via email only)  
1414 Birchrun LLC, owner (via email only)



April 9, 2025

Tommy Ryan, Township Manager  
West Vincent Township  
729 Saint Matthews Road  
Chester Springs, PA 19425  
Via email: [manager@westvincenttp.org](mailto:manager@westvincenttp.org)

RE: 1414 Birchrun Road Minor Subdivision  
Zoning Compliance Review – RESUBMISSION REQUIRED  
West Vincent Township  
0234-25-0068

Dear Mr. Ryan,

As requested, Cedarville Engineering Group, LLC (CEG) has completed a Zoning Ordinance Compliance Review of the Final Minor Subdivision Plan of 1414 Birchrun Road (1414 Birchrun, LLC). The site (UPI#25-3-101.1, and UPI#25-3-101.1B) is comprised of a total of roughly 52.81 acres, is located west of Jaine Lane on Birchrun Road in the R-3 Residential District of West Vincent Township, Chester County. The project is the conveyance of 7.40 acres from UPI#25-3-101.1B to UPI#25-3-101.1 and includes the construction of a single-family dwelling, associated driveway extension, required septic system, as well as an infiltration BMP to manage the increase in stormwater runoff. The proposed single-family dwelling will then be the primary residence on the property and the existing residence on the property will become the accessory dwelling on the property.

The following information was received by the Township on April 3, 2025, via email:

- A. Full size plan titled "Final Minor Subdivision Plan of 1414 Birchrun Road" consisting of Sheets 1-12 of 12, prepared by Howell Engineering, dated August 19, 2024 and last revised March 28, 2025.
- B. Stormwater Management Report for 1414 Birchrun Road dated August 19, 2024 and last revised March 28, 2025.
- C. Printout of email from myself to Ed Nespoli (project engineer) and Michael Lockyer (property owner) received by Ed Nespoli on March 19, 2025.
- D. Response letter dated March 28, 2025, by Howell Engineering to Cedarville Engineering Group, LLC review letter reissued on March 3, 2025.



**Cedarville Engineering Group, LLC**

159 E High St., Suite 500, Pottstown, PA 19464 | P: (610) 705-4500 [CedarvilleEng.com](http://CedarvilleEng.com)



- E. Response letter dated March 28, 2025, by Howell Engineering to LTL review letter dated January 16, 2025.

The documents have been reviewed for compliance with **Chapter 390 – West Vincent Township Zoning Ordinance**. I offer the following comments:

1. This comment was rescinded. No action required.
2. The property has been found to qualify for Appendix F since its inception predates January 2, 1999. No further action is required.
3. **Section 390-144.A.(2)(b)** *Accessory buildings and structures shall be screened according to § 390-139B of this chapter.*

**Section 390-144.A.(4)** *An accessory dwelling unit may be located in the front yard only when the accessory dwelling unit is situated within an existing building (existing as of the date of the enactment of this chapter) that is being converted into an accessory dwelling unit or where the accessory dwelling unit will be set back a minimum of 350 feet from the front property line of the parcel. Otherwise, accessory dwelling units must be located in the side yards, at least 15 feet behind the front facade of the primary dwelling unit, or located in the rear yard.*

Previous comment: After the proposed house is constructed, the converted barn will be located in the front yard of the proposed single-family dwelling. This is allowed because the barn predates the adoption of the ordinance. Additionally, the accessory dwelling unit has the benefit of more than 400 feet of natural screening of the woods lying between the accessory dwelling and the road on the property. A note shall be added to the plan that a vegetative buffer consistent with Section 390-139B shall always remain along the front property line adjacent to Birchrun Road.

**Current comment:** A note has been added to the zoning data table on sheet C01.1, but it refers to the wrong ordinance section and should be more prominent and more comprehensive. To that end, the plans shall be revised in the following manner:

- a. The following note shall be placed on sheet C01.1 as General Note #14:

In the event that the accessory dwelling unit of UPI # 25-3-101.1 shall ever become visible from Birchrun Road, then the owner of the parcel UPI #25-3-101.1 shall be responsible, both financially and physically, for installing vegetative screening pursuant to Section 390-139.B of the West Vincent Township Zoning Ordinance of 2010.

- b. The note at the bottom of the zoning table shall be revised to refer to Section 390-139B.
- c. The following note or label shall be added to sheet C01.2 in a prominent location near the accessory dwelling unit:

In the event that the accessory dwelling unit of UPI # 25-3-101.1 shall ever become visible from Birchrun Road, then the owner of the parcel UPI #25-3-101.1 shall be responsible, both financially and physically, for installing vegetative screening pursuant to Section 390-139.B of the West Vincent Township Zoning Ordinance of 2010.

1414 Birchrun Road Minor Subdivision  
Zoning Compliance Review - RESUBMISSION REQUIRED  
0234-25-0068



Subsequent submissions can garner additional comments when new submission materials are provided. Please do not hesitate to contact me with any questions you may have.

Best Regards,  
Cedarville Engineering Group, LLC

Tracey Franey  
Township Zoning Officer

cc: Kristina Casey, Township Secretary - [ccasey@westvincenttwp.org](mailto:ccasey@westvincenttwp.org)  
Bobby White, Applicant - [Bobby@studio-ard.com](mailto:Bobby@studio-ard.com)  
Justin Brewer, Design Engineer - [jbrewer@knowhowell.com](mailto:jbrewer@knowhowell.com)  
Norm Ulrich, PE, Township Engineer - [NUlrich@LTLConsultants.com](mailto:NUlrich@LTLConsultants.com)  
Ryan Tower, Janiczek Homes, [ryan@janiczekhomes.com](mailto:ryan@janiczekhomes.com)

**TOWNSHIP OF WEST VINCENT  
CHESTER COUNTY, PENNSYLVANIA**

**RESOLUTION 11-2025**

**A RESOLUTION TO RECOMMEND THE BOARD OF GEOGRAPHIC NAMES  
FOR THE UNITED STATES GEOLOGICAL SURVEY APPROVE "ANNA RUN" AS THE  
OFFICIAL NAME FOR A CERTAIN TRIBUTARY TO THE BEAVER RUN**

**WHEREAS**, in the northern portion of West Vincent Township there is situated an unnamed tributary of the Beaver Run; and,

**WHEREAS**, this tributary flowed across property once owned by Samuel and Anna (McFarland) Rickard, the clear waters supporting Samuel and Anna's family during the early days of the Township; and,

**WHEREAS**, Anna tragically passed in her early 30's, leaving two young children and a grieving husband to mourn her loss; and,

**WHEREAS**, Anna's relatives still reside in West Vincent Township today; and,

**WHEREAS**, West Vincent Township has long worked to promote our municipality's history, and to recognize those who came before us, whose contributions helped to create a community enjoyed by the many generations that followed.

**NOW THEREFORE, BE IT RESOLVED** the West Vincent Township Board of Supervisors recommends The Board of Geographic Names for the United State Geological Survey approve the name "Anna Run" for that tributary set forth in the Domestic Names Committee Proposal Form submitted by the West Vincent Township Historical Commission.

**BE IT RESOLVED THIS 19<sup>TH</sup> DAY OF MAY, 2025.**

**FOR WEST VINCENT TOWNSHIP**

BY:

\_\_\_\_\_  
Dana Alan, Chair  
Board of Supervisors

ATTEST:

\_\_\_\_\_  
Christina Casey  
Township Secretary



**TOWNSHIP OF WEST VINCENT  
CHESTER COUNTY, PENNSYLVANIA**

**RESOLUTION 12-2025**

**A RESOLUTION TO AUTHORIZE SUBMISSION OF A GRANT APPLICATION  
TO THE STATEWIDE LOCAL SHARE ACCOUNT GRANT PROGRAM**

**NOW, THEREFORE, BE IT RESOLVED**, the Board of Supervisors of West Vincent Township, Chester County, requests a Statewide Local Share Account grant in an amount not to exceed Seventy Two Thousand Dollars (\$72,000.00), from the Commonwealth Financing Authority, to be utilized for the purchase and outfitting of a 2026 Chevrolet Tahoe Police Package; and,

**BE IT FURTHER RESOLVED**, the Board does designate Michael Swinger, Chief of Police, and Tommy Ryan, Township Manager, as the officials to execute all documents and agreements between West Vincent Township and the Commonwealth Financing Authority as required to facilitate and assist in obtaining the requested grant.

**BE IT RESOLVED THIS 19<sup>TH</sup> DAY OF MAY, 2025.**

**FOR WEST VINCENT TOWNSHIP**

*I, Christina Casey, duly qualified Township Secretary of and for West Vincent Township, Chester County, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the West Vincent Township Board of Supervisors at a regular meeting held on May 19, 2025, and said Resolution has been recorded in the Minutes of the West Vincent Township and remains in effect as of this date.*

*IN WITNESS THEREOF, I affix my hand and attach the seal of West Vincent Township, on this 19<sup>st</sup> day of May, 2025.*

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BY:

\_\_\_\_\_  
Dana Alan, Chair  
Board of Supervisors

ATTEST:

\_\_\_\_\_  
Christina Casey  
Township Secretary