

**WEST VINCENT TOWNSHIP BOARD OF SUPERVISORS
BUSINESS MEETING
TOWNSHIP BUILDING
729 SAINT MATTHEWS ROAD, CHESTER SPRINGS, PA
MONDAY, JUNE 15, 2026, 7:00PM**

CALL TO ORDER by Chair Alan at 7:02pm.

ATTENDANCE

Dana Alan, Chair	[X]
Bernie Couris, Vice Chair	[X]
Sean Clark	[X]

ANNOUNCEMENTS & INFORMATIONAL ITEMS

- Chair Alan announced the Board of Supervisors met in Executive Session on June 1 to discuss a matter of potential litigation, in specific Toll Mid-Atlantic, LP (LD 2025-02), and on June 10 to discuss matters of potential litigation, in specific Toll Mid-Atlantic, LP (LD 2025-02), and Conditional Use Application 2026-01, Pulte.
- Chair Alan commented on Yoga in the Park, Opalanie Park mural, and the Fellowship Trail dedication.
- Beth Intoccia, Litter Lifters, was recognized for her service to the community.
- This evening's meeting was recorded for rebroadcast.

REPORTS

- Chief Bradley Getz provided an overview of Police Department activities during the prior month.
- Chief Jeff Kimes, Ludwigs Corner Fire Company, provided an overview of Fire Company activities during the prior month.
- Written reports of previous month activities were provided by Fire & EMS, the Finance Department, the Public Works Department, the Building & Zoning Department, and the Library.

PUBLIC COMMENT, AGENDA ITEMS

- Michael Tuosto, Counsel for Ms. Linquist, commented on the application submitted by Toll Mid-Atlantic, LP (LD 2025-02), an appeal to the Conditional Use Order, and proposed site access.

- Jack Smythe, Engineer for Ms. Linquist, commented on the application submitted by Toll Mid-Atlantic, LP (LD 2025-02), proposed site access, and traffic counts.
- Stephanie Linquist, West Vincent Township, commented on the application submitted by Toll Mid-Atlantic, LP (LD 2025-02), proposed Resolution 11-2026, site buffers, an existing rock wall, and proposed site access.
- Jeff Jones, Consultant for Ms. Linquist, commented on the Conditional Use Application and Order for Toll Mid-Atlantic, LP (LD 2025-02).
- Kirk Reinhold, West Vincent Township, commented on the proposed State Law, the Community Choice Aggregation Act.
- John Eldridge, West Vincent Township, commented on General Fund net income year to date, Fellowship Trail status, and Open Space Fund expenditures.
- Nikki Whitlock, Office of State Senator Katie Muth, commented on the proposed data Center use ordinance.
- Jennifer Farnham, West Vincent Township, commented on the application submitted by Toll Mid-Atlantic, LP (LD 2025-02), proposed site access, and home marketability.
- Rick Meyer, West Vincent Township, commented on traffic counts, and on development impacts.
- Dorothy Lynn, West Vincent Township, commented on unit density at the proposed Pulte development.
- Vittoria Greene, West Vincent Township, commented on the application submitted by Toll Mid-Atlantic, LP (LD 2025-02), proposed site access, the Saint Matthews Road and South Chester Springs Road intersection, and development layout.
- Ryan Greene, West Vincent Township, commented on the application submitted by Toll Mid-Atlantic, LP (LD 2025-02), proposed site access, and children playing in the driveway.
- Ahmed Ibtisam, West Vincent Township, commented on the application submitted by Toll Mid-Atlantic, LP (LD 2025-02), proposed site access, and requested waivers.
- Jeremy Johnson, West Vincent Township, commented on the application submitted by Toll Mid-Atlantic, LP (LD 2025-02), proposed site access, land preservation efforts, and traffic.

ACTION ITEMS

monthly reports – Mr. Couris made a motion to approve the monthly reports for May 2026, as presented. The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

meeting minutes – Mr. Couris made a motion to approve the May 18, 2026 Work Session minutes and the May 18, 2026 Business Meeting minutes, as presented. The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

Public Hearing – At 8:10pm David Onorato, Township Solicitor, opened a Public Hearing as to the proposed Ordinance 227-2026, the regulation of Data Center uses. Mr. Onorato provided an overview of the proposed Ordinance.

Mr. Johnson commented on power sources.

Julia Braendel, West Vincent Township, commented on development standards.

Chris Taylor, West Vincent Township, commented on water sources.

Ms. Whitlock commented on power and water sources.

Ms. Linnquist, West Vincent Township, commented on solar-powered facilities.

Mr. Onorato closed the Public Hearing at 8:25pm.

Ordinance 227-2026 – Mr. Couris made a motion to approve Ordinance 227-2026, to define and establish regulations and controls for data center uses and accessory structures. The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

Resolution 10-2026 – Mr. Couris made a motion to approve Resolution 10-2026, to support the enactment of the Community Choice Aggregation Act. The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

Resolution 11-2026 – Mr. Couris made a motion to table consideration of Resolution 11-2026. The motion was not seconded.

Chair Alan commented on Township Engineer and Traffic Engineer site access reviews.

Gregg Adelman, Counsel for the Applicant, noted the Applicant is agreeable to providing a review extension.

Chair Alan made a motion to table consideration of Resolution 11-2026, conditioned upon the Applicant providing a review extension until, at minimum, July 20, 2026. The motion was seconded by Mr. Couris.

By unanimous vote the motion was approved.

Conditional Use Order – Mr. Onorato provided an overview of a proposed Conditional Use Order to deny the Conditional Use Application for Pulte Homes of Pennsylvania, LP (CUA 2026-01).

Mr. Couris made a motion to approve a Conditional Use Order as to the Conditional Use Application of Pulte Homes of Pennsylvania, LP (CUA 2026-01). The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

agreement – Mr. Couris made a motion to approve an agreement with the Chester County Conservation District as to the lawn to meadow project at Andrew Evans Park. The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

bid award – Mr. Couris made a motion to approve a bid award for model trains and accessories to Keith Farrell, Reading, PA, in the amount of \$215.00, the highest responsive and responsible bidder. The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

expenditure approval & ratification – Mr. Couris made a motion to ratify payroll dated May 20, 2026, for the pay period May 4 to May 17, in the amount of \$72,892.25; payroll dated June 3, 2026, for the pay period May 18 to May 31, in the amount of \$75,817.13; General Fund list of bills, dated May 19, 2026, to June 12, 2026, in the amount of \$229,369.85; Open Space Fund list of bills, dated May 19, 2026, to June 12, 2026, in the amount of \$160,024.40; Capital Fund list of bills, dated May 19, 2026, to June 12, 2026, in the amount of \$280,812.04; and, Escrow Fund list of bills, dated May 19, 2026, to June 12, 2026, in the amount of \$4,073.41. The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

PUBLIC COMMENT, NON-AGENDA ITEMS

- Barry DiLibero, West Vincent Township, commented on a property's permitted use and density.

ANNOUNCEMENTS

- Chair Alan announced the Board of Supervisors will next meet on Monday, July 20, at 6pm, Work Session, if needed, at the Township Building, and on Monday, July 20, at 7pm, Business Meeting, at the Township Building.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:41pm.

Respectfully Submitted:

Tommy Ryan
Township Manager