



**WEST VINCENT TOWNSHIP
POLICE DEPARTMENT
June 2026 Monthly Report**



Crime Information

Part I Offenses	2026	2025
Murder	0	0
Rape	0	0
Robbery	0	0
Aggravated Assault	0	0
Burglary	0	0
Theft	0	2
Theft of Vehicle	0	0
Arson	0	0
Total Part I Offenses	0	2
Part II Offenses	2026	2025
Criminal Mischief	0	2
Disorderly Conduct	0	0
DUI	0	0
Drunkenness	0	0
Embezzlement	0	0
Forgery/Counterfeiting	0	1
Fraud	3	0
Gambling	0	0
Harassment	0	0
Liquor Laws	0	0
Drugs/Narcotics	0	0
Other Assaults	0	1
Prostitution	0	0
Receiving Stolen Property	0	0
Sex Offenses	0	0
Trespassing	0	1
Vagrancy	0	0
Underage Drinking	0	0
Weapons Offenses	0	0
Other Offenses	0	0
Total Part II Offenses	3	5

Service Activity

Service Calls	2026	2025
911 Hang Ups	0	2
Accidents	4	6
Alarms	14	15
Ambulance Assist	12	19
Animal Complaints	8	6
Business Checks	10	9
Disabled Vehicle	0	0
Disturbances	2	0
DOA (Death)	1	1
Domestic Disturbance	0	2
Fire	0	5
Lost Property	1	0
Missing Persons	0	0
Mutual Assist	12	1
Noise Complaints	2	2
Overdose	0	0
Parking Complaints	0	1
Police Information	14	16
Shots Heard	0	0
Suicide	0	0
Suspicious Condition	3	1
Suspicious Person	2	0
Suspicious Vehicle	0	0
Traffic Hazard	16	25
Vacation Notices	0	0
Warrant	2	0
Well Being Checks	5	8

**WEST VINCENT TOWNSHIP
POLICE DEPARTMENT
June 2026 Monthly Report (cont'd)**

TRAINING

06/08 - School Safety Workshop at West Chester University – Officer Fields
06/17 - Child Passenger Safety Technician Update – Officer Fritz

SUMMARY TOTALS

Number of Calls for Service – 137

Number of Business / Patrol Checks – 41

Number of Crimes Investigated – 3

Number of Arrests – 0

Number of Traffic Details – 3

Number of Traffic Citations / Written Warnings – 47

Number of Accidents Investigated – 4

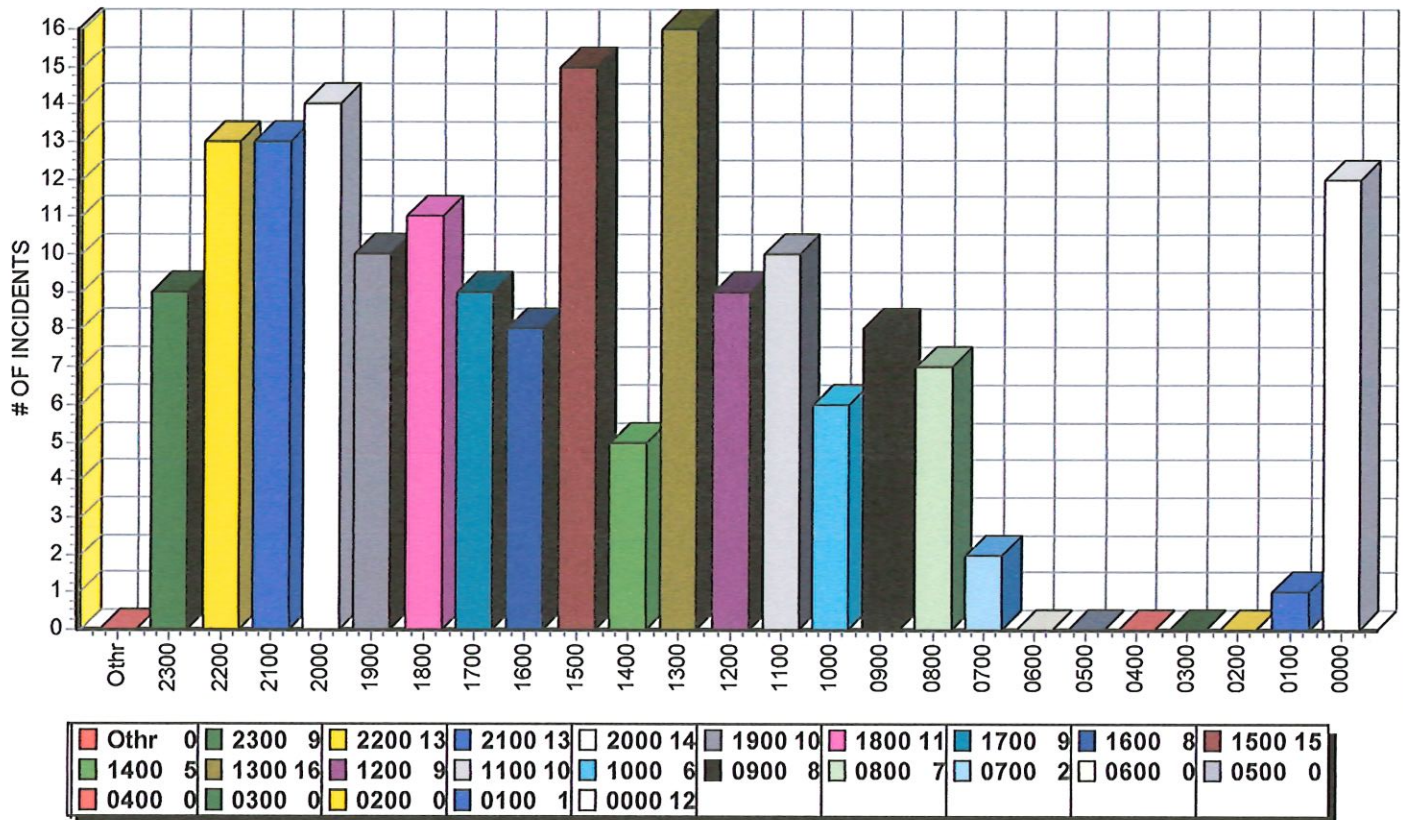
Community Service Events: Ringer Run (6/11), Balloon Fest (6/19-6/21),
Preschool Tour (6/25)

JUNE 2026

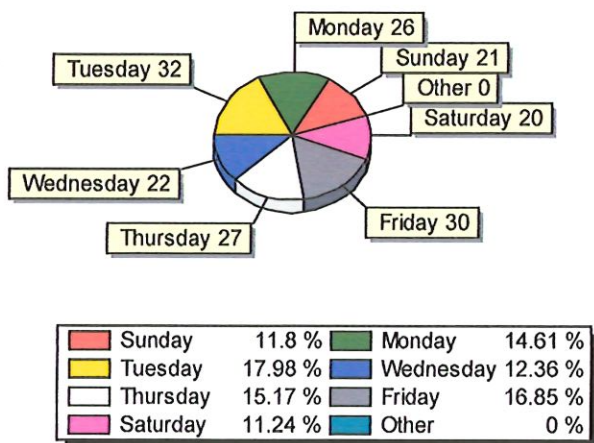
West Vincent Township Police

07/08/2026 9:43:52 AM

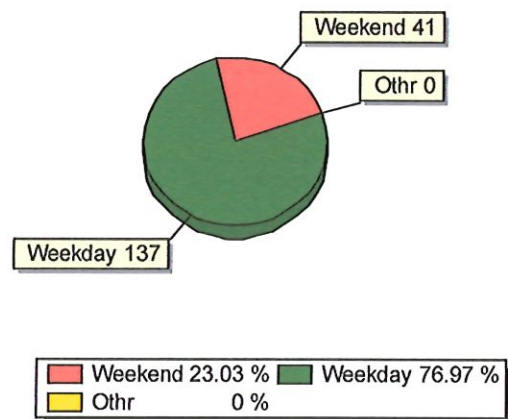
Incident Frequency by Hour of the Day (Using DATE RECD)



By Day of Week



Weekday vs Weekend



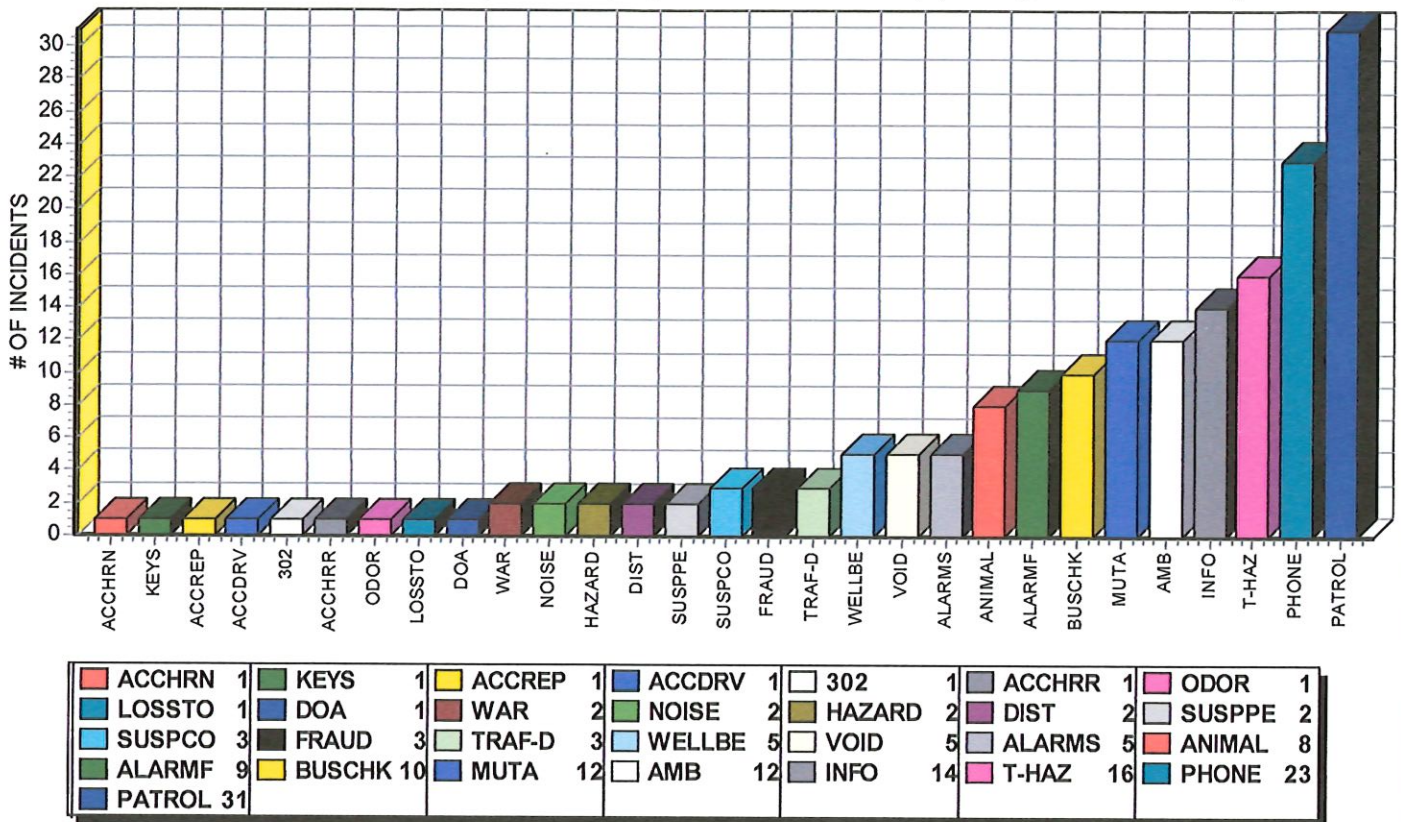
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(DATE_RECD <= TO_DATE('6/30/2026','MM/DD/YYYY'))

JUNE 2026

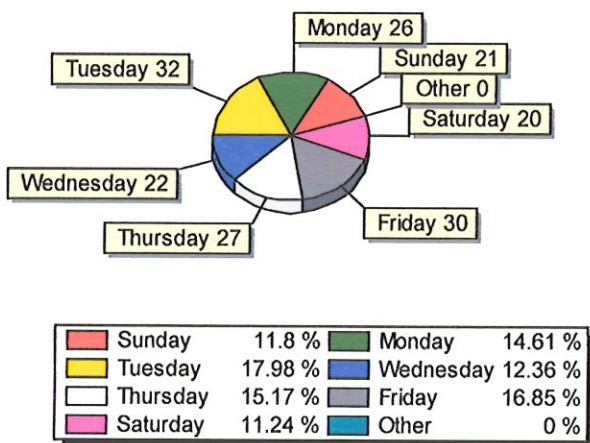
West Vincent Township Police

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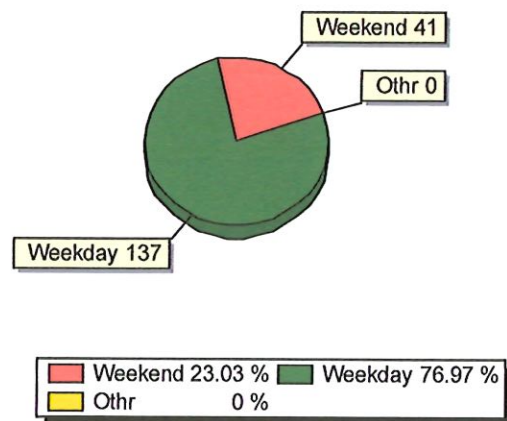
Incident Frequency by TYPE (Top 29 of 29 Shown) (Using DATE RECD)



By Day of Week



Weekday vs Weekend



Search Criteria: (DATE_RECD >= TO_DATE('6/1/2026','MM/DD/YYYY'))
(DATE_RECD <= TO_DATE('6/30/2026','MM/DD/YYYY'))



West Vincent Township Police

Incident Counts by Month, Quarter, and Year

01/01/2026 - 06/30/2026

INCIDENT TYPE	FIRST QUARTER			SECOND QUARTER			THIRD QUARTER			FOURTH QUARTER			YEAR TOTAL
	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC	
CRISIS INTERVENTION	1	3	0	3	1	1	0	0	0	0	0	0	9
ACCIDENT - DRIVER REPORT	0	0	0	0	1	1	0	0	0	0	0	0	2
ACCIDENT - H&R NONREPT	0	2	0	0	0	1	0	0	0	0	0	0	3
ACCIDENT - HIT AND RUN	0	0	0	0	0	1	0	0	0	0	0	0	1
ACCIDENT- NON REPORTABLE	5	5	4	3	1	0	0	0	0	0	0	0	18
ACCIDENT- REPORTABLE	3	5	4	5	2	1	0	0	0	0	0	0	20
ALARM-FIRE	5	10	9	6	8	9	0	0	0	0	0	0	47
ALARM-MEDICAL	0	0	2	0	1	0	0	0	0	0	0	0	3
ALARM-SECURITY	10	6	6	9	8	5	0	0	0	0	0	0	44
AMBULANCE CALL	14	12	13	24	26	12	0	0	0	0	0	0	101
ANIMAL COMPLAINT	14	4	4	6	4	8	0	0	0	0	0	0	40
ASSAULT, SIMPLE	0	0	1	0	0	0	0	0	0	0	0	0	1
ASSIST PUBLIC	0	0	2	0	2	0	0	0	0	0	0	0	4
FRAUD-BAD CHECKS	0	1	0	0	0	0	0	0	0	0	0	0	1
BANK CHECK	1	0	0	0	0	0	0	0	0	0	0	0	1
BURGLARY	0	0	0	1	0	0	0	0	0	0	0	0	1
BUSINESS CHECK	14	18	21	22	9	10	0	0	0	0	0	0	94
CAR SEAT CHECK	0	0	1	0	0	0	0	0	0	0	0	0	1
CIVIL COMPLAINT	0	0	1	0	0	0	0	0	0	0	0	0	1
CRIMINAL MISCHIEF	0	0	0	0	1	0	0	0	0	0	0	0	1
DISABLED VEHICLE	1	1	0	1	0	0	0	0	0	0	0	0	3
DISTURBANCE	0	0	0	2	1	2	0	0	0	0	0	0	5
DOA	0	0	0	2	0	1	0	0	0	0	0	0	3
DOMESTIC DISTURBANCE	0	5	3	4	2	0	0	0	0	0	0	0	14
DRUGS / TITLE 35	0	0	1	1	1	0	0	0	0	0	0	0	3
DRUNKENNESS	0	0	1	0	0	0	0	0	0	0	0	0	1
ERRATIC DRIVER	3	1	4	3	8	0	0	0	0	0	0	0	19
FIRE	0	6	3	2	1	0	0	0	0	0	0	0	12
FOLLOW UP	1	0	0	0	0	0	0	0	0	0	0	0	1
FRAUD/IDENTITY THEFT	0	4	5	1	1	3	0	0	0	0	0	0	14
HARASSMENT	1	0	0	1	2	0	0	0	0	0	0	0	4



West Vincent Township Police

Incident Counts by Month, Quarter, and Year

01/01/2026 - 06/30/2026

INCIDENT TYPE	FIRST QUARTER			SECOND QUARTER			THIRD QUARTER			FOURTH QUARTER			YEAR TOTAL
	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL
HAZARDOUS CONDITION	0	1	0	0	0	2	0	0	0	0	0	0	3
INDECENT EXPOSURE	0	0	0	1	0	0	0	0	0	0	0	0	1
POLICE INFORMATION	8	18	12	17	19	14	0	0	0	0	0	0	88
KEYS COMPLAINT	0	1	0	3	2	1	0	0	0	0	0	0	7
LOST OR STOLEN PROPERTY	1	1	0	0	0	1	0	0	0	0	0	0	3
LOST PROPERTY	0	0	0	1	0	0	0	0	0	0	0	0	1
MISSING PERSON	2	1	0	1	5	0	0	0	0	0	0	0	9
MUTUAL ASSIST	5	5	5	8	2	12	0	0	0	0	0	0	37
NOISE	0	1	1	2	5	2	0	0	0	0	0	0	11
ODOR INVESTIGATION	2	0	1	0	0	1	0	0	0	0	0	0	4
OVERDOSE	0	1	0	0	0	0	0	0	0	0	0	0	1
PARKING COMPLAINT	5	0	1	4	0	0	0	0	0	0	0	0	10
PATROL CHECK	53	66	88	66	60	31	0	0	0	0	0	0	364
PHONE ASSIGNMENT	34	26	30	29	48	23	0	0	0	0	0	0	190
PUBLIC RELATIONS	0	1	0	0	0	0	0	0	0	0	0	0	1
VEHICLE REPOSESSION	0	0	1	1	0	0	0	0	0	0	0	0	2
SCHOOL CHECK	2	2	1	1	5	0	0	0	0	0	0	0	11
SUICIDE & ATTEMPT	1	0	0	0	0	0	0	0	0	0	0	0	1
SUSPICIOUS CONDITION	3	4	12	7	10	3	0	0	0	0	0	0	39
SUSPICIOUS PERSON	0	0	0	0	2	2	0	0	0	0	0	0	4
TRAFFIC HAZARD	20	12	31	9	10	16	0	0	0	0	0	0	98
TRAFFIC STOP	8	19	8	1	0	0	0	0	0	0	0	0	36
FRAUD-THEFT BY DECEPTION	0	0	1	0	0	0	0	0	0	0	0	0	1
THEFT, RETAIL	0	0	0	0	1	0	0	0	0	0	0	0	1
THEFT	0	0	2	0	0	0	0	0	0	0	0	0	2
TERRORISTIC THREATS	1	0	0	0	0	0	0	0	0	0	0	0	1
TRAFFIC DETAIL	5	2	2	5	8	3	0	0	0	0	0	0	25
TRESPASSING	0	0	0	0	2	0	0	0	0	0	0	0	2
VACATION/VACANT HOME NOTICE	1	0	0	0	0	0	0	0	0	0	0	0	1
VOIDED INCIDENT	5	3	0	4	5	5	0	0	0	0	0	0	22
WARRANT SERVICE	0	1	0	0	0	2	0	0	0	0	0	0	3



West Vincent Township Police

Incident Counts by Month, Quarter, and Year



01/01/2026 - 06/30/2026

INCIDENT TYPE	FIRST QUARTER			SECOND QUARTER			THIRD QUARTER			FOURTH QUARTER			YEAR TOTAL
	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC	
WELL BEING CHECK	5	2	10	7	21	5	0	0	0	0	0	0	50
MONTH / QUARTER / ANNUAL TOTALS	234	250	291	263	285	178	0	0	0	0	0	0	1501



Pennsylvania State Police

**Troop J, Embreeville
997 Lieds Road
Coatesville, PA 19320**

**Phone 610-486-6280
Fax 610-486-6230**

**June Monthly Stats –
West Vincent Township Municipal Code 253
From 6/1/2026 to 6/30/2026**

Description	Number of Incidents
DISABLED MOTORIST	1
DISTURBANCE/NOISE COMPLAINT	2
LICENSE/REGISTRATION SEIZURE	1
POLICE INFORMATION	3
	7



Ludwigs Corner Fire Company

Monthly Incident Statistics

Month: June 2026

Total Calls: 59

Time in SVC: 39 Hrs 52 Min

Total Man Hours: 254 Hrs 38 Min

West Vincent Township

Volume 38.98%

Auto Accident: 1
Building Fire: _____
Auto Alarm: 6
Trees/Wires: _____

Accident w/Entrap: _____
Helicopter LZ _____
CO Alarm: 3
Other: 1

Fire Police: _____
Auto/Truck Fire: _____
Brush/Woods Fire: _____
odor Investigation _____

Trash/Debris: _____
QRS/ALS 9
QRS/BLS 3

Upper Uwchlan Township

Volume 33.90%

Auto Accident: 2
Building Fire: 1
Auto Alarm: 2
Trees/Wires: _____

Accident w/Entrap: _____
Helicopter LZ _____
CO Alarm: _____
Other: 1

Fire Police: 1
Auto/Truck Fire: 1
Brush/Woods Fire: _____
Stand by block party _____

Trash/Debris: _____
QRS/ALS 5
QRS/BLS 7

East Nantmeal Township

Volume 16.95%

Auto Accident: 1
Building Fire: _____
Auto Alarm: _____
Trees/Wires: 1

Accident w/Entrap: _____
Helicopter LZ _____
CO Alarm: _____
Other: 4

Fire Police: _____
Auto/Truck Fire: _____
Brush/Woods Fire: _____
(2) Burn Complaint, Elec Fire Inside, Search Detail _____

Trash/Debris: _____
QRS/ALS 3
QRS/BLS 1

Mutual Aid

Volume 10.17%

Auto Accident: _____
Building Fire: 3
Auto Alarm: _____
Relocate/standby _____

Accident w/Entrap: _____
Helicopter LZ _____
CO Alarm: _____
Other: 1

Fire Police: 2
Auto/Truck Fire: _____
Brush/Woods Fire: _____
Pole fire _____

Trash/Debris: _____
QRS/ALS _____
QRS/BLS _____

Average responders per call
Automatic alarms for June
Training Hours

8
8
235

Average responders per QRS call 2.18
Fire Chief, Jeff Kimes



KIMBERTON FIRE COMPANY

P.O. Box 99 Kimberton, PA. 19442-0099

STATION 61

Emergency 911 • Fire Station 610.935.1388 • Radio Room 610.933.8968

Kimberton Fire Co. Responses for June 2026

East Pikeland-22

Charlestown -20

West Pikeland-3

West Vincent-3

Mutual Aid-9

Total Responses-58

Month of June

YEAR OF 2026

Total Calls

41

	East Coventry	East Vincent	West Vincent	South Coventry	Warwick	Other
Number of Calls	10	6	0	6	2	17
Building		1				6
Chimney						
Vehicle						
Accident	4	1		2	1	1
Standby						2
AFA	2	3		3		2
Fire Police					1	2
Field						
Trees & Wires						
Control Burn	2	1		1		1
Asst	1					
CO meter						
Helicopter Landing						
Special Service						
Gas Leak						
Arrest	1					1
Odor inside						
Woods						
Forcible Entry						1
Smoke in area						
Rescue						
search						1
Men Responded	130	76		78	19.2	206
Man Hours	78.9	32.7		28.1	8.2	194.6
Miles Traveled	60	33		57	18	175

Total number of men responded

509.2

Total number of man hours

342.5

Total number of miles traveled

343



RIDGE FIRE POLICE MONTHLY CALL REPORT June 2026



NUMBER OF CALLS	TOWNSHIP
7	East Coventry
3	South Coventry
1	East Vincent
0	West Vincent
1	Warwick
2	North Coventry
1	Other
TOTAL	15

1	Event/Special Details
	Traffic Unit
6	Total Number of Emergency Responses
3	Total Number of Training/Business Use
9	Total Number of Traffic Unit Use
73	Total Miles Traveled
11.00	Total Number of Work Hours
48	Total Number of Members Responded
41.78	Total Number of Member Work Hours
7	TSB Days in use
72	Cones
12	Flares
14	Signs

NOTES:

Events/Special Details: Assist at OJR Graduation

Assists: Kimberton, Sta 61, Limerick, MC Sta 51, NORCO. Sta 64, Twin Valley, Sta 69

Traffic Lane Closures: Both: 5 Times, One: 1 Times



UWCHLAN AMBULANCE CORPS

Proudly Serving Uwchlan, Upper Uwchlan, Wallace, West Vincent, West Pikeland, Charlestown & East Nantmeal

70 West Welsh Pool Road Exton, Pennsylvania 19341-1222

Phone 610-363-1067 • www.station87.com

Station 87

June 2026

Call volume for West Vincent Township and our total coverage area remain consistent. We continue to evaluate the operational need and associated costs of providing additional ambulance coverage during the hours of 0600–1800 and 1800–2200.

We are also anticipating delivery of two new ambulances during this year and early 2027, which are being funded primarily through grant awards.

Total Calls in West Vincent Township: 18 (7.2%)

Totals Calls for Month: 250

Call Breakdown

ALS	9
BLS	9
FIRE	0

Call Types

BLS Event Standby	5	ALS Cardiac Arrest	1
BLS Injured Person	1	ALS Heart Problem	1
BLS Mental Health Emergency	1	ALS Respiratory Difficulty	1
BLS Unknown Nature	1	ALS Seizure	2
BLS Seizure	1	ALS Stroke	1
		ALS Unconscious Person	1
		ALS Unresponsive Person	2

Call Outcomes

ALS Transports	6
BLS Transports	1
No Services	2
Recalled	1
Refusal	3
Standby	5



Uwchlan Ambulance **MONTHLY** **REPORT**

Contact Us

610-363-1067
www.Station87.com
70 W Welsh Pool Rd
Exton, PA 19341

JUNE 2026

MUNCIPALITIES

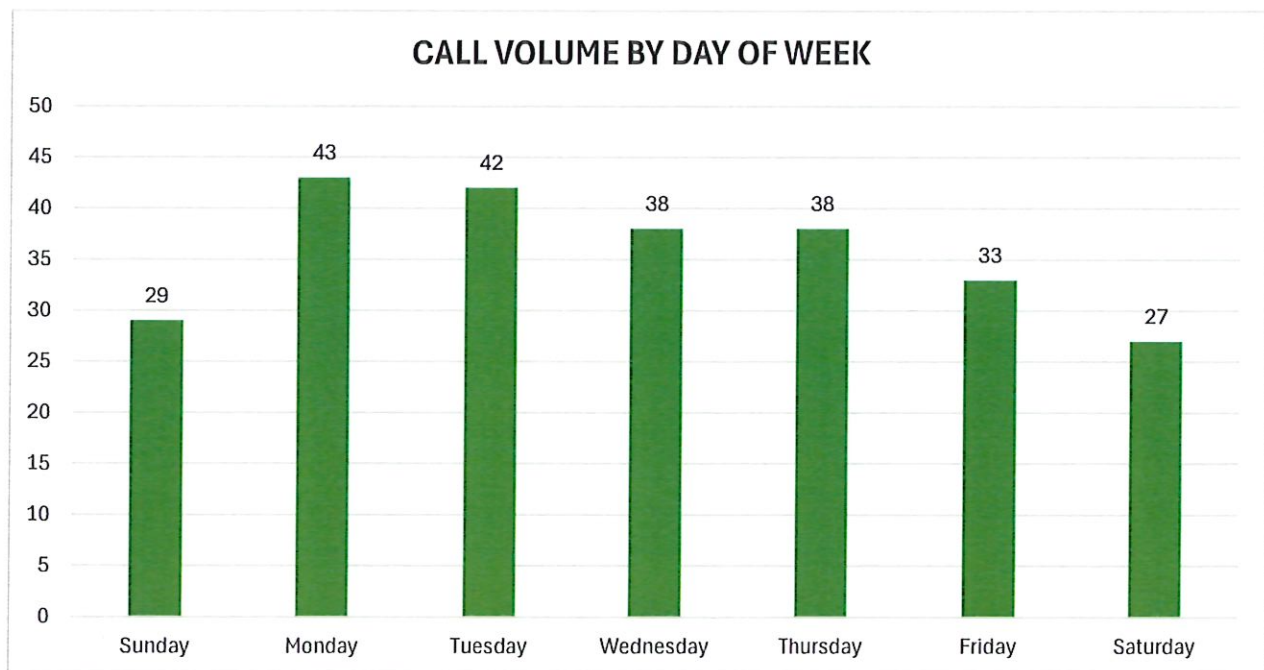
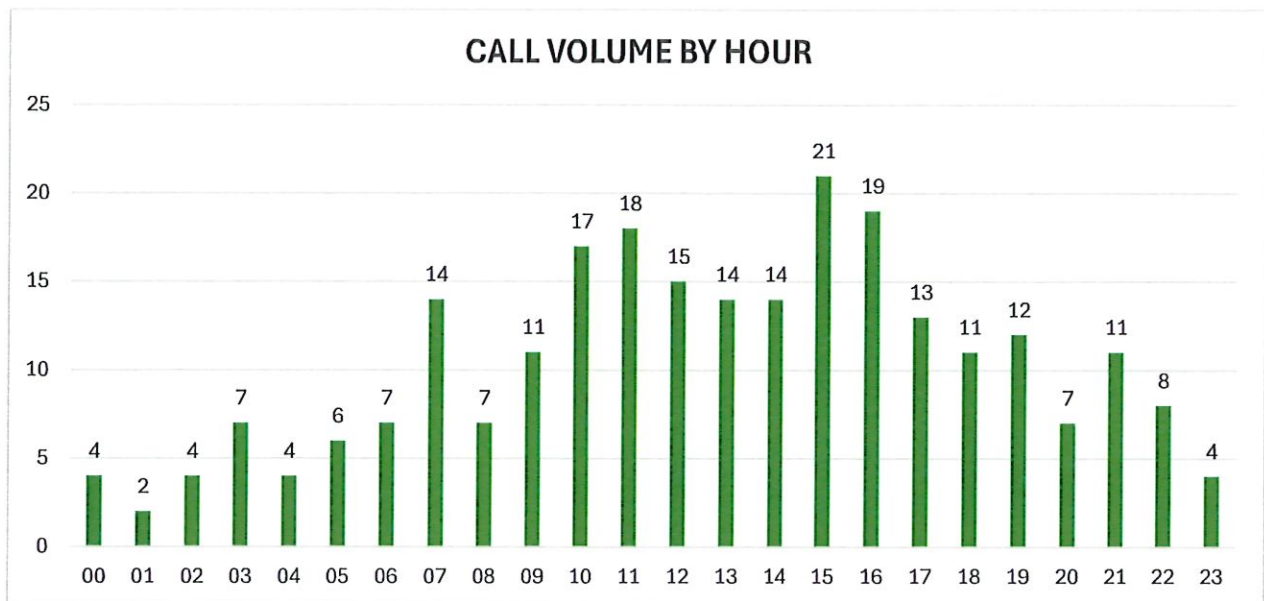
Municipality	May	%	YTD
Caernarvon	0	0.00%	6
Caln	1	0.40%	11
Charlestown	1	0.40%	34
Coatesville	0	0.00%	2
Downingtown	2	0.80%	11
East Brandywine	0	0.00%	4
East Caln	1	0.40%	10
East Fallowfield	0	0.00%	1
East Nantmeal	3	1.20%	19
East Pikeland	0	0.00%	1
East Whiteland	1	0.40%	8
Elverson	1	0.40%	7
Honeybrook Twp.	1	0.40%	7
Malvern	0	0.00%	1
South Coventry	0	0.00%	2
Upper Uwchlan	48	19.20%	299
Uwchlan	140	56.00%	767
Wallace	2	0.80%	22
Warwick	0	0.00%	6
West Brandywine	0	0.00%	7
West Chester	0	0.00%	2
West Nantmeal	1	0.40%	8
West Pikeland	23	9.20%	97
West Vincent	18	7.20%	119
West Whiteland	7	2.80%	71
	250		1522

TOTAL CALL COMPARISON 2025-2026

Current Month 2025	YTD 2025	Current Month 2026	YTD 2026	YTD +/-
248	2238	250	1522	-716

TOTAL TRANSPORTS COMPARISON 2025-2026

Current Month 2025	YTD 2025	Current Month 2026	YTD 2026	YTD +/-
167	1598	161	1034	-564



AVERAGE TIMES

Dispatch to Enroute	1:28
Enroute to On Scene	7:06
On Scene Time	20:33
Transport Time	21:45
ER Wait Time	11:07
Dispatch to Available	1:08:05

CALLS COVERED BY OTHER SERVICES

	Month
East Whiteland	4
GFAC	21
Goshen	1
Malvern	1
Minquas	13
	40

CALLS COVERING OTHER SERVICES

	Month
Elverson	4
GFAC	7
Minquas	2
Tower	2
Westwood	1
	16

LEVEL OF SERVICE

Total BLS Responses	148	52.30%	% of total monthly call volume
Total BLS Transports	97	34.28%	% of total monthly call volume
Total IALS Transports	5	1.77%	% of total monthly call volume
Total ALS Responses	102	36.04%	% of total monthly call volume
Total ALS Transports	59	20.85%	% of total monthly call volume
Total Internal ALS Transports	58	66.67%	% of total monthly call volume
Total ALS Transports w/other Services	1	1.15%	% of total monthly call volume
Total No Transports	88	31.10%	% of total monthly call volume

CALLS BY STATION

Station	Month	YTD
Main	197	1154
Sub. UUT	53	368

CALL SEQUENCE

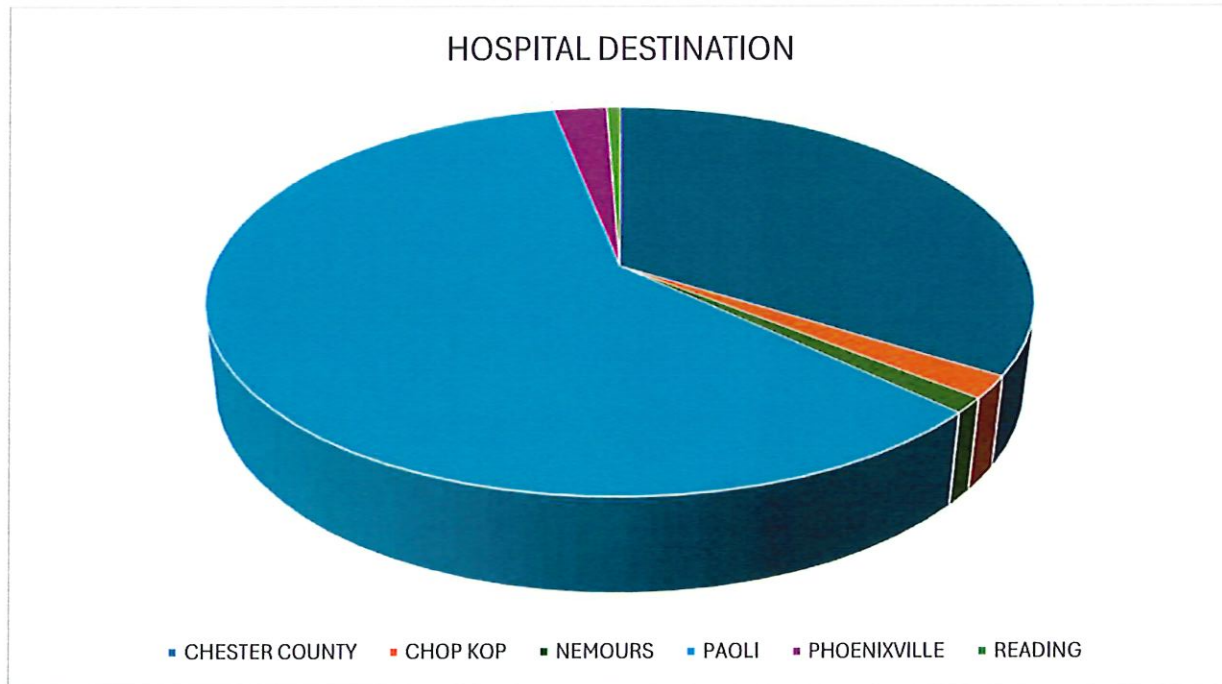
First Call	198
Second Call	48
Third Calls	4
Fouth Call	0

HOSPITAL DESTINATION INFORMATION

HOSPITAL	MONTH	%
Chester County	55	33.95%
CHOP KOP	3	1.85%
Nemours/Al Dupont	2	1.23%
Paoli	97	59.88%
Phoenixville	4	2.47%
Reading	1	0.62%
	162	

NON-TRANSPORTS	MONTH
No Services	16
Patient Refused	41
Public Assist	1
Recall/Cancel	15
Stand-by	13
Transferred Care	1
Treat/No Transport	1
	88

TRANSPORTED	162	64.8%
NOT TRANSPORTED	88	35.2%
	250	



MEDICAL CATEGORIES

ALS - Abdominal Pain	1
ALS - Accident	3
ALS - Accident Entrapment	4
ALS - Accident Pedestrian	2
ALS - Allergic/Med Reaction	2
ALS - Assault w/Injuries	2
ALS - Cardiac/Resp Arrest	2
ALS - Diabetic Emergency	2
ALS - Exposure	1
ALS - Falls	1
ALS - Heart Problems	17
ALS - Hemorrhaging	3
ALS - Hypotension	3
ALS - Injured Person	1
ALS - Overdose	4
ALS - Poisoning	1
ALS - Respiratory Difficulty	21
ALS - Seizures	5
ALS - Stroke	7
ALS - Syncope	3
ALS - Unconscious Person	6
ALS - Unresponsive Person	11

BLS - Abdominal Pain	9
BLS - Accident	8
BLS - Assault w/ Injuries	1
BLS - Back Pain	6
BLS - DOA	3
BLS - Fall / Lift Assist	37
BLS - Hemorrhaging	1
BLS - Injured Person	12
BLS - Medical Alarm	5
BLS - Mental Health Emer	10
BLS - Overdose	1
BLS - Seizures	2
BLS - Sick Person	37
BLS - Syncope	1
BLS - Unknown Nature	1

EMS - Drill	0
EMS - Standby - Event	11
EMS - Standby - Fire	3



Contact Us



610.363.1067



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.

WEST END FIRE COMPANY # 3

801 West Bridge St, Phoenixville PA 19460

West Vincent Township Meeting

West End EMS Report- June 2026

Calls In West Vincent: 5

<i>Date</i>	<i>Call Type</i>	<i>Severity</i>
6/14/2026	Medical Alarm	BLS
6/21/2026	Diabetic	ALS
6/21/2026	Injured Person	ALS
6/27/2026	Assist Fire	BLS
6/29/2026	Assist Fire	BLS

EMS Monthly Report:

<i># EMS</i>	<i>Municipality</i>
43	Schuylkill
11	Charlestown
61	East <u>Pikeland</u>
1	East Vincent
5	West Vincent
0	West Norriton
4	Upper Providence
18	Phoenixville
0	Upper Merion
0	Tredyffrin

<i>EMS Calls for the Month</i>	
11	BLS Sick Person
3	Overdose
24	BLS Fall
6	Hemorrhage
11	BLS Injury
7	ALS Fall
10	ALS Respiratory
9	Motor Vehicle Accident
2	CVA
3	Diabetic
2	Syncopal
3	Abdominal Pain
10	ALS Heart/ Cardiac
2	Back Pain
6	Unresponsive
8	Emotional Disorder
1	ALS Injury
10	Seizure
5	FD/ PD Assist
5	Medical Alarm
1	Allergy
1	Maternity
2	Public Service/ DOA

West Vincent Township
General Fund - 01
Monthly Expenses & Annual Budget 2026

	January	February	March	April	May	June	Total	2026 Annual Budget	YTD % Annual Budget
INCOME									
Taxes	\$ 133,163.56	\$ 385,380.07	\$ 373,563.79	\$ 473,718.27	\$ 1,223,443.42	\$ 335,132.42	\$ 2,924,401.53	\$ 4,209,469.50	69.5%
Other Income	\$ 133,423.87	\$ 28,386.51	\$ 11,948.22	\$ 17,926.72	\$ 32,871.14	\$ 16,651.76	\$ 241,208.22	\$ 213,048.18	113.2%
Grants	\$ 0.00	\$ 1,179.14	\$ 0.00	\$ 6,800.00	\$ 0.00	\$ 0.00	\$ 7,979.14	\$ 0.00	n/a
Shared Revenue	\$ 0.00	\$ 400.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 400.00	\$ 223,182.71	0.2%
Community Development	\$ 0.00	\$ 2,650.00	\$ 2,150.00	\$ 1,450.00	\$ 2,050.00	\$ 1,700.00	\$ 10,000.00	\$ 25,925.00	38.6%
Public Safety	\$ 3,350.42	\$ 17,049.11	\$ 5,332.99	\$ 32,634.82	\$ 8,001.24	\$ 22,970.54	\$ 89,339.12	\$ 153,400.00	58.2%
Parks & Recreation	\$ 430.00	\$ 5,810.00	\$ 385.00	\$ 3,555.90	\$ 0.00	\$ 0.00	\$ 10,180.90	\$ 11,300.00	90.1%
Miscellaneous Revenue	\$ (676.75)	\$ 1,240.25	\$ 85,759.17	\$ 37,996.10	\$ 498.25	\$ 9,912.50	\$ 134,729.52	\$ 4,050.00	3326.7%
Asset Proceeds	\$ 0.00	\$ 0.00	\$ 250.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 250.00	\$ 0.00	n/a
Interfund Transfers	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100.0%
Total Income	\$ 269,691.10	\$ 442,095.08	\$ 479,389.17	\$ 574,081.81	\$ 1,266,864.05	\$ 386,367.22	\$ 3,418,488.43	\$ 4,840,375.39	70.6%
EXPENSES									
Supervisors	\$ 3,796.75	\$ 815.72	\$ 691.74	\$ 641.74	\$ 799.88	\$ 616.74	\$ 7,362.57	\$ 17,416.56	42.3%
Management	\$ 17,471.59	\$ 17,471.58	\$ 17,956.59	\$ 17,471.61	\$ 17,471.58	\$ 17,401.07	\$ 105,244.02	\$ 235,083.00	44.8%
Finance	\$ 10,885.84	\$ 16,175.87	\$ 24,390.77	\$ 11,434.00	\$ 25,115.87	\$ 10,986.14	\$ 98,987.49	\$ 177,469.90	55.8%
Tax Collection	\$ 13.99	\$ 3.25	\$ 0.00	\$ 6,188.81	\$ 509.43	\$ 112.71	\$ 6,828.19	\$ 6,915.00	98.7%
Legal Services	\$ 3,585.00	\$ 14,329.00	\$ 6,031.34	\$ 5,183.00	\$ 10,995.83	\$ 410.00	\$ 40,534.17	\$ 86,970.00	46.6%
Administration	\$ 1,699.17	\$ 1,677.76	\$ 1,571.70	\$ 1,744.32	\$ 1,656.59	\$ 1,136.40	\$ 9,485.94	\$ 21,555.46	44.0%
General Government	\$ 3,095.88	\$ 2,387.89	\$ 3,055.03	\$ 6,707.47	\$ 1,230.92	\$ 2,112.70	\$ 18,589.89	\$ 48,050.00	38.7%
Information Technology	\$ 3,624.97	\$ 4,292.72	\$ 632.28	\$ 3,441.09	\$ 4,594.89	\$ 3,411.10	\$ 19,997.05	\$ 65,412.00	30.6%
Engineering Services	\$ 2,305.11	\$ (10,698.39)	\$ (3,427.29)	\$ (12,071.29)	\$ 8,934.73	\$ 8,063.76	\$ (5,863.37)	\$ 27,900.00	-24.6%
Buildings	\$ 7,324.07	\$ 11,283.39	\$ 7,128.61	\$ 3,429.59	\$ 10,626.46	\$ 5,244.31	\$ 45,036.43	\$ 101,495.00	44.4%
Police	\$ 154,320.18	\$ 125,649.99	\$ 133,290.47	\$ 216,122.15	\$ 219,783.08	\$ 167,049.02	\$ 1,016,214.89	\$ 2,152,501.18	47.2%
Fire	\$ 0.00	\$ 2,886.00	\$ 3,146.00	\$ 379,443.00	\$ 1,443.00	\$ 6,134.00	\$ 393,052.00	\$ 462,735.95	84.9%
Ambulance	\$ 0.00	\$ 0.00	\$ 0.00	\$ 55,000.00	\$ 0.00	\$ 0.00	\$ 55,000.00	\$ 55,000.00	100.0%
Code Enforcement	\$ 8,452.46	\$ 35,724.71	\$ 13,091.43	\$ 11,949.68	\$ 12,955.40	\$ 24,722.00	\$ 106,895.68	\$ 199,217.00	53.7%
Planning & Zoning	\$ 2,646.84	\$ 484.58	\$ 1,337.64	\$ 3,546.72	\$ 3,274.60	\$ 3,760.39	\$ 15,050.77	\$ 26,449.38	56.9%
Emergency Management	\$ 0.00	\$ 288.18	\$ 360.72	\$ 44.10	\$ 160.74	\$ 177.41	\$ 1,031.15	\$ 4,486.53	23.0%
Animal Control	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 653.19	0.0%
Public Works	\$ 74,729.47	\$ 58,573.99	\$ 53,112.40	\$ 46,572.00	\$ 47,309.14	\$ 52,048.19	\$ 332,345.19	\$ 679,429.96	48.9%
Winter Maintenance	\$ 11,287.35	\$ 34,430.80	\$ 11,700.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 57,418.15	\$ 59,550.00	96.4%
Traffic Signals	\$ 68.00	\$ 0.00	\$ 108.00	\$ 0.00	\$ 778.14	\$ 0.00	\$ 954.14	\$ 6,176.00	15.4%
Road & Bridges	\$ 9,569.29	\$ 5,018.15	\$ 148.80	\$ 13,678.74	\$ 0.00	\$ 0.00	\$ 28,414.98	\$ 87,500.00	32.5%
Hydrant Fees	\$ 2,182.74	\$ 2,180.39	\$ 2,175.69	\$ 2,180.39	\$ 1,953.71	\$ 2,180.39	\$ 12,853.31	\$ 26,400.00	48.7%
Culture & Recreation	\$ 2,417.48	\$ 132.63	\$ 1,082.16	\$ 3,395.06	\$ 294.08	\$ 718.92	\$ 8,040.33	\$ 28,754.00	28.0%
Community Development	\$ 0.00	\$ 0.00	\$ 0.00	\$ 3,725.55	\$ 86.00	\$ 100.00	\$ 3,911.55	\$ 7,650.00	51.1%
Debt Service	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100.0%
Employer Contribution - Pension	\$ 4,406.18	\$ 4,387.57	\$ 5,241.48	\$ (6,530.76)	\$ 5,217.25	\$ 7,794.22	\$ 20,515.94	\$ 55,113.00	37.2%
Insurance	\$ 14,738.00	\$ 244.81	\$ 35,730.50	\$ 7,133.83	\$ (120.27)	\$ 35,730.50	\$ 93,457.37	\$ 150,622.00	62.0%
Other	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100.0%
Transfers	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100.0%
Miscellaneous	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100.0%
Total Expenses	\$ 338,620.36	\$ 327,770.59	\$ 318,556.06	\$ 780,430.79	\$ 375,071.05	\$ 349,908.97	\$ 2,490,357.83	\$ 4,790,505.10	52.0%
NET INCOME/(LOSS)	\$ (68,929.26)	\$ 114,324.49	\$ 160,833.11	\$ (206,348.98)	\$ 891,793.00	\$ 36,458.25	\$ 928,130.60	\$ 49,870.29	

Benchmark
50.0%

West Vincent Township
Open Space - 05
Monthly Expenses & Annual Budget 2026

INCOME	January	February	March	April	May	June	Total	2026 Annual Budget	YTD % Annual Budget
Earned Income Tax	\$ 38,858.60	\$ 178,312.73	\$ 79,425.45	\$ 86,634.96	\$ 232,131.29	\$ 133,685.45	\$ 749,048.48	\$ 1,257,750.00	60%
Interest	\$ 15,986.86	\$ 13,934.49	\$ 16,213.63	\$ 14,767.56	\$ 14,127.95	\$ 14,085.84	\$ 89,116.33	\$ 152,920.00	58%
Grants - Federal	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100%
Grants - State	\$ 0.00	\$ 0.00	\$ 31,446.00	\$ 0.00	\$ 250,000.00	\$ 0.00	\$ 281,446.00	\$ 150,000.00	188%
Grants - other grants	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 75,000.00	0%
Total Income	\$ 54,845.46	\$ 192,247.22	\$ 127,085.08	\$ 101,402.52	\$ 496,259.24	\$ 147,771.29	\$ 1,119,610.81	\$ 1,635,670.00	68%
EXPENSES									
Legal Services	\$ 0.00	\$ 1,373.50	\$ 430.50	\$ 0.00	\$ 715.00	\$ 0.00	\$ 2,519.00	\$ 20,000.00	13%
Contracted Services	\$ 0.00	\$ 10,619.00	\$ 0.00	\$ 64.56	\$ 3,400.00	\$ 0.00	\$ 14,083.56	\$ 32,500.00	43%
Maintenance & Improvements	\$ 559,647.11	\$ 2,665.00	\$ 196,092.00	\$ 0.00	\$ 93,128.51	\$ 397,773.90	\$ 1,249,306.52	\$ 120,000.00	1041%
Acquisitions	\$ 0.00	\$ 0.00	\$ 0.00	\$ 626.15	\$ 65,388.30	\$ 0.00	\$ 66,014.45	\$ 1,084,000.00	6%
Debt Service, Principal	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 369,000.00	0%
Debt Service, Interest	\$ 2,050.39	\$ 2,050.39	\$ 1,507.59	\$ 1,507.59	\$ 1,507.59	\$ 1,507.59	\$ 10,131.14	\$ 24,271.97	42%
Transfer to General Fund	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100%
Total Expenses	\$ 561,697.50	\$ 16,707.89	\$ 198,030.09	\$ 2,198.30	\$ 164,139.40	\$ 399,281.49	\$ 1,342,054.67	\$ 1,649,771.97	81%
NET INCOME/(LOSS)	\$ (506,852.04)	\$ 175,539.33	\$ (70,945.01)	\$ 99,204.22	\$ 332,119.84	\$ (251,510.20)	\$ (222,443.86)	\$ (14,101.97)	

West Vincent Township
Capital Fund - 31
Monthly Expenses & Annual Budget 2026

INCOME	January	February	March	April	May	June	Total	2026 Annual Budget	YTD % Annual Budget
Interest	\$ 13,207.70	\$ 11,757.76	\$ 13,726.97	\$ 12,059.81	\$ 15,976.34	\$ 13,828.80	\$ 80,557.38	\$ 87,120.00	92.5%
Grants - Federal	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100.0%
Grants - State	\$ 0.00	\$ 0.00	\$ 0.00	\$ 23,210.00	\$ 0.00	\$ 0.00	\$ 23,210.00	\$ 1,920,000.00	1.2%
Grants - County & Other	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 7,500.00	\$ 7,500.00	\$ 0.00	n/a
FLOs	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100.0%
Transfers	\$ 0.00	\$ 2,049,453.72	\$ 0.00	\$ (8,253.75)	\$ 0.00	\$ 0.00	\$ 2,041,199.97	\$ 0.00	n/a
Total Income	\$ 13,207.70	\$ 2,061,211.48	\$ 13,726.97	\$ 27,016.06	\$ 15,976.34	\$ 21,328.80	\$ 2,152,467.35	\$ 2,007,120.00	107.2%
EXPENSES									
Legal	\$ 0.00	\$ 512.50	\$ 369.00	\$ 0.00	\$ 492.00	\$ 0.00	\$ 1,373.50	\$ 2,400.00	57.2%
Engineering	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 9,500.00	0.0%
Land Planning	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100.0%
Buildings	\$ 1,375.00	\$ 7,903.49	\$ 11,960.50	\$ 32,051.16	\$ 124,000.00	\$ 18,539.70	\$ 195,829.85	\$ 47,100.00	415.8%
Parks & Trails	\$ 0.00	\$ 6,750.00	\$ 0.00	\$ 0.00	\$ 689.00	\$ 18,345.94	\$ 25,784.94	\$ 99,000.00	26.0%
PD Vehicles & Equipment	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 11,065.70	\$ 58,513.60	\$ 69,579.30	\$ 81,000.00	85.9%
Fire & Ambulance	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100.0%
PW Vehicles & Equipment	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 120,205.74	\$ 0.00	\$ 120,205.74	\$ 149,000.00	80.7%
PW Traffic Signals & Signs	\$ 0.00	\$ 0.00	\$ 0.00	\$ 4,028.70	\$ 0.00	\$ 0.00	\$ 4,028.70	\$ 16,000.00	25.2%
PW Road & Bridges	\$ 9,665.00	\$ 0.00	\$ 0.00	\$ 161,916.40	\$ 22,382.50	\$ 90,581.88	\$ 284,545.78	\$ 2,699,500.00	10.5%
Debt Service, Principal	\$ 0.00	\$ 0.00	\$ 101,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 101,000.00	\$ 0.00	n/a
Debt Service, Interest	\$ 63.38	\$ 63.38	\$ 542.80	\$ 542.80	\$ 542.80	\$ 542.80	\$ 2,297.96	\$ 63.38	3625.7%
Other	\$ 0.00	\$ 2,049,453.72	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 2,049,453.72	\$ 5,000.00	40989.1%
Total Expenses	\$ 11,103.39	\$ 2,064,683.09	\$ 113,872.31	\$ 198,539.06	\$ 279,377.73	\$ 186,523.92	\$ 2,854,099.50	\$ 3,108,563.38	91.8%

NET INCOME/(LOSS) 2,104.31 (3,471.61) (100,145.34) (171,523.00) (263,401.39) (165,195.12) (701,632.15) (1,101,443.38)

West Vincent Township
Liquid Fuel Fund - 35
Monthly Expenses & Annual Budget 2026

	January	February	March	April	May	June	Total	2026 Annual Budget	YTD % Annual Budget
INCOME									
Interest	\$ 1,235.68	\$ 1,119.34	\$ 2,065.67	\$ 2,031.62	\$ 2,094.73	\$ 1,202.62	\$ 9,749.66	\$ 12,800.00	76.2%
Liquid Fuel Funds	\$ 0.00	\$ 0.00	\$ 273,971.74	\$ 0.00	\$ 0.00	\$ 0.00	\$ 273,971.74	\$ 268,115.97	102.2%
Act 32	\$ 0.00	\$ 0.00	\$ 4,480.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 4,480.00	\$ 4,480.00	100.0%
Snow Removal Fees	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100.0%
Total Income	\$ 1,235.68	\$ 1,119.34	\$ 280,517.41	\$ 2,031.62	\$ 2,094.73	\$ 1,202.62	\$ 288,201.40	\$ 285,395.97	101.0%
EXPENSES									
Materials	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100.0%
Traffic Control Devices	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100.0%
Road Program	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 536,495.85	\$ 500,000.00	107.3%
Total Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 536,495.85	\$ 500,000.00	0.0%
NET INCOME/(LOSS)	\$ 1,235.68	\$ 1,119.34	\$ 280,517.41	\$ 2,031.62	\$ 2,094.73	\$ 1,202.62	\$ (248,294.45)	\$ (214,604.03)	

GENERAL FUND CASH FLOW REPORT

through June 30, 2026

	<i>budgeted</i>	<i>actual</i>	<i>percent</i>
Real Estate Tax	\$ 1,252,000.00	\$ 1,217,020.86	97.21%
Real Estate Transfer Tax	\$ 132,000.00	\$ 175,972.97	133.31%
Earned Income Tax	\$ 1,327,000.00	\$ 1,521,583.49	114.66%
Building Permits	\$ 62,500.00	\$ 72,673.12	116.28%
Franchise Fees	\$ 38,700.00	\$ 34,323.54	88.69%
	\$ 2,812,200.00	\$ 3,021,573.98	107.45%

	<i>budgeted</i>	<i>actual</i>	<i>percent</i>
Police Department	\$ 1,071,954.59	\$ 1,016,214.89	94.80%
Public Works Department	\$ 339,714.98	\$ 332,345.19	97.83%
Fire & Ambulance	\$ 439,500.00	\$ 448,052.00	101.95%
Management & Finance	\$ 206,276.45	\$ 204,231.51	99.01%
Insurances (non-medical)	\$ 70,000.00	\$ 93,457.37	133.51%
	\$ 2,127,446.02	\$ 2,094,300.96	98.44%



PUBLIC WORKS DEPARTMENT REPORT

June 2026

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

- Mowing parks, basins
- Mowing Community Garden, Trim Fence, Cut Poison Ivy
- Mowing/ Clearing intersections
- Vehicle Inspections
- Boom mowing
- Roadside mowing
- Clear trails
- Building maintenance
- Paver Repairs at Township Building
- Assist OJR in Mural installation
- Clear Brush/ Install Fence at Botanical Garden
- Clear roadsides of debris
- Asphalt Road repairs (Flint, St. Andrews, Schoolhouse)
- Flint Road, remove stump, fill roadside
- Trees, Clean up Kimberton
- Painting Lines at Eagle Farms





Building & Zoning Department Report

June 2026

Planning Commission

June 25 Meeting

1. 2400 Horseshoe Trail – Planning module approval for an on-lot septic system to serve a single-family detached dwelling.

Zoning Hearing Board

- *no meetings*

Permits & Fees

	<u>number</u>	<u>fees paid</u>
Building Permits, June	14	\$ 23,725.54
Zoning Permit, June	3	\$ 900.00

	<u>received</u>	<u>closed</u>
all permits, YTD	72	18





To: West Vincent Township Board of Supervisors

From: Jenna Persick, Director Chester County Library and Henrietta Hankin Branch

Re: July Chester County Library and Henrietta Hankin Branch Update

Date: June 26, 2026

- The Children and Teens Summer Learning and the Adult Summer Reading programs are still going strong. Please visit our Event Calendar (<https://chescolibraries.org/events/>) to find programs and find information about the adult program here:
- On the go this summer? Check out our Libby app to read eBooks, listen to eAudiobooks, and read magazines. Find Libby here: <https://www.overdrive.com/apps/libby>
- July Program Highlights at the Henrietta Hankin Branch
 - **Unearth a Story: Hand Sewing (7/7):** Learn hand sewing skills and craft your own felt star stuffie. This program is for kids entering grades 6-12. Register here: <https://ccls.libcal.com/event/16219813>
 - **Coloring and Conversation for Adults (7/14):** Relax and connect with others! Coloring is a great way to reduce stress and improve focus and concentration. All supplies will be provided, but feel free to bring your own if you wish! Cold brew coffee will be served. For adults 18+. Register here: <https://ccls.libcal.com/event/15585649>
 - **Medicare 101 (7/27):** If you will be joining the ranks of Medicare soon, are already in the Medicare system and have questions, are helping a friend or relative obtain Medicare coverage, or just want to understand what Medicare is all about, this session is for you. Register here: <https://ccls.libcal.com/event/16019826>
- Both libraries will be closed July 3 & 4 for Independence Day.

**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, Opanie 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

MEMO

from: Tommy Ryan
date: July 10, 2026
re: Toll Mid-Atlantic (LD 2025-02)

At the July 20 Business Meeting discussion will continue regarding this proposed development. The Applicant will review a recommendation made at last month's meeting to provide site access at Conestoga Road.



1025 Andrew Drive, Suite 110, West Chester, PA 19380
610.326.3100 | INFO@TPDINC.COM
WWW.TPDINC.COM

July 9, 2026

Mr. Max Bustos
Toll Brothers
1140 Virginia Drive
Fort Washington, PA 19034

RE: Route 401 Access Opinion Letter

Bennett Property
West Vincent Township, Chester County, PA
TPD No. TOLB.00047

Dear Max:

As requested and based on previous comments received from the Township and adjacent residents, Traffic Planning and Design, Inc. (TPD) has had an opportunity to review the potential to provide a vehicular access on Conestoga Road/Route 401 (SR 0401) to serve the proposed Bennett Property residential development in lieu of the current access proposed. Please note that the currently proposed development will consist of 48 single-family homes (46 new homes and 2 existing homes to remain), which will be served by two (2) full-access driveways to Chester Springs Road, one (1) of which is located opposite St. Matthews Road.

The following are our thoughts:

EXISTING ROADWAY NETWORK

Roadway Characteristics

The existing roadway characteristics within the study area are summarized in **Table 1**.

TABLE 1
ROADWAY CHARACTERISTICS WITHIN STUDY AREA

Roadway	Ownership	Functional Classification/ Roadway Type	Predominant Directional Orientation	Average Daily Traffic	Posted Speed Limit
Conestoga Road	State (SR 0401)	Urban Minor Arterial	East-West	6,214 ¹	45 mph
Chester Springs Road	Township		North-South	440 ²	25 mph

1 = ADT from PennDOT TIRe (August, 2025)
2 = Assumed based on AM & PM Traffic Volumes

Sight Distance Analysis

In general, recommended safe sight distances depend upon the posted speed limit and roadway grades. The required sight distances needed along Conestoga Road/Route 401 (SR 0401) were determined based on PennDOT's desirable sight distance standard, which is identified in 67 PA Code Chapter 441.8(h), "Access to and

Occupancy of Highways by Driveways and Local Roads.”

Table 2 shows the desirable sight distances needed along Conestoga Road/Route 401 based on the posted speed of 45 mph. It should also be noted that due to variable grades along the property's frontage, and for purposes of providing a conservative analysis, it was assumed that the grades along Conestoga Road/Route 401 do not exceed +/- 3.0%, when in fact there are many locations along the property's frontage where the grades exceed +/- 3.0%.

TABLE 2
SIGHT DISTANCE ANALYSIS

	Direction	Speed	Sight Distances (feet)
			DES ¹
Conestoga Road/Route 401 (SR 0401)			
Exiting Movements	To the left	45	635'
	To the right		570'
Entering Left Turns	Approaching same direction		N/A
	Approaching opposite direction		445'

DES = PennDOT Desirable Sight Distance 1 = Based on Posted Speed

Based on the PennDOT desirable sight distance calculations listed in **Table 2** above, and assuming the vehicles along Conestoga Road/Route 401 (SR 0401) in the vicinity of the properties frontage are travelling at the posted speed limit, achieving the PennDOT desirable sight distance for a proposed full-access driveway to/from Conestoga Road/Route 401 (SR 0401) will be challenging due to travel speeds as well as the significant vertical curves which currently exist.

It should be noted that the Bennett Property residential development is currently proposed to be served by two (2) full-access driveways to Chester Springs Road, one (1) of which is located opposite St. Matthews Road. Based on the sight distance analysis contained within the previously completed Traffic Impact Study (TIS), and with removal/maintenance of existing vegetation and regrading along the Chester Springs Road site frontage, the proposed driveways will meet all PennDOT sight distance requirements.

Roadway Classifications

As previously mentioned in the Township Traffic Engineer's (Bowman) review letters, Chester Springs Road is classified as a Local Road and Conestoga Road is classified as a Minor Arterial by the Chester County Planning Commission (CCPC). According to the CCPC, "road functional classification is an important land use and transportation planning tool that establishes a hierarchy of roads based on the use relating to mobility and access". Local Roads primarily provide access to abutting properties and higher classification roadways, while Arterial Roads provide less access and greater mobility.

It should also be noted that according to the PennDOT Federal Functional Classification Map for Chester County, Conestoga Road/Route 401 (SR 0401) is listed as a Minor Arterial, with no classification listed for Chester Springs Road. According to Title 67 of the PA Code, Chapter 441 entitled, "Access to Highways", Chapter 441.7(c)(3) states, "Access to a property which abuts two or more intersecting streets or highways may be restricted to only that roadway which can more safely accommodate its traffic." Over the years, this statement has been interpreted by PennDOT to mean that when a property has the ability to access multiple

roadways, the preferred location would be from the roadway of lesser classification. In the instance of the proposed Bennett Property development, this would mean that access should be taken from Chester Springs Road. Being that PennDOT owns/controls Conestoga Road/Route 401 (SR 0401), a Highway Occupancy Permit (HOP) from PennDOT would be needed and therefore, PennDOT would dictate whether or not the proposed access to/from Chester Springs Road is safer and more appropriate than an access to/from Conestoga Road/Route 401 (SR 0401).

In addition, the provision of an access point serving the proposed residential development along Conestoga Road/Route 401 (SR 0401) would introduce additional turning movements ("conflict points") on a roadway with a posted speed of 45mph which carries 14x more daily traffic than Chester Springs Road.

CONCLUSION

Based on the above, it is TPD's opinion that the proposed access to/from Chester Springs Road is the safest and most appropriate location for access to serve the proposed Bennett Property residential development as there are substantial challenges (i.e. travel speeds, grades, etc.) in providing an access to/from Conestoga Road/Route 401 (SR 0401), which would also require PennDOT approval.

If you have any further questions, or need anything additional, please do not hesitate to contact us.

Sincerely,

TPD

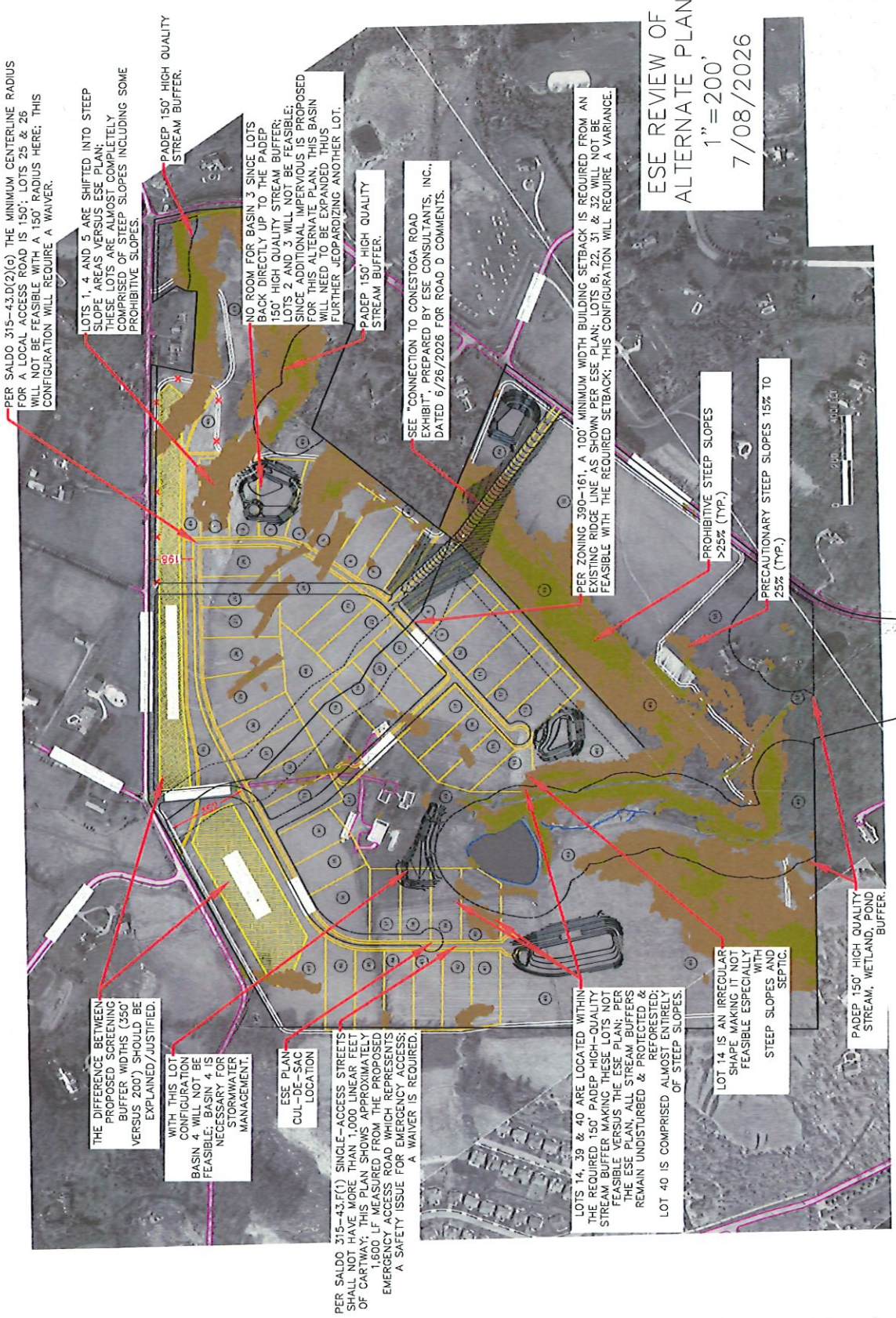
A handwritten signature in blue ink, appearing to read "Matthew I. Hammond", with a stylized flourish at the end.

Matthew I. Hammond, P.E.

Executive Vice President

mhammond@TPDinc.com

CC: West Vincent Township
Project Team
TPD File



PER SALDO 315-43.2(D)(6) THE MINIMUM CENTERLINE RADIUS FOR A LOCAL ACCESS ROAD IS 150'. LOTS 25 & 26 WILL NOT BE FEASIBLE WITH A 150' RADIUS HERE; THIS CONFIGURATION WILL REQUIRE A WAIVER.

LOTS 1, 4 AND 5 ARE SHIFTED INTO STEEP SLOPE AREAS VERSUS ESE PLAN; THESE LOTS ARE ALMOST COMPLETELY COMPRISED OF STEEP SLOPES INCLUDING SOME PROHIBITIVE SLOPES.

PADEP 150' HIGH QUALITY STREAM BUFFER.

NO ROOM FOR BASIN 3 SINCE LOTS BACK DIRECTLY UP TO THE PADEP 150' HIGH QUALITY STREAM BUFFER; LOTS 2 AND 3 WILL NOT BE FEASIBLE; SINCE ADDITIONAL IMPROVEMENTS IS PROPOSED FOR THIS ALTERNATE PLAN, THIS BASIN WILL NEED TO BE EXPANDED THUS FURTHER JEOPARDIZING ANOTHER LOT.

PADEP 150' HIGH QUALITY STREAM BUFFER.

SEE "CONNECTION TO CONESTOGA ROAD EXHIBIT", PREPARED BY ESE CONSULTANTS, INC., DATED 6/26/2026 FOR ROAD D COMMENTS.

PER ZONING 390-161, A 100' MINIMUM WIDTH BUILDING SETBACK IS REQUIRED FROM AN EXISTING RIDGE LINE AS SHOWN PER ESE PLAN; LOTS 8, 22, 31 & 32 WILL NOT BE FEASIBLE WITH THE REQUIRED SETBACK; THIS CONFIGURATION WILL REQUIRE A VARIANCE.

PROHIBITIVE STEEP SLOPES >25% (TYP.)

PRECAUTIONARY STEEP SLOPES 15% TO 25% (TYP.)

THE DIFFERENCE BETWEEN PROPOSED SCREENING BUFFER WIDTHS (350' VERSUS 200') SHOULD BE EXPLAINED/JUSTIFIED.

WITH THIS LOT CONFIGURATION BASIN 4 WILL NOT BE FEASIBLE; BASIN 4 IS NECESSARY FOR STORMWATER MANAGEMENT.

ESE PLAN CUL-DE-SAC LOCATION

PER SALDO 315-43.2(F)(1) SINGLE-ACCESS STREETS SHALL NOT HAVE MORE THAN 1,000 LINEAR FEET OF CARTWAY; THIS PLAN SHOWS APPROXIMATELY 1,600 LF MEASURED FROM THE PROPOSED EMERGENCY ACCESS ROAD WHICH REPRESENTS A SAFETY ISSUE FOR EMERGENCY ACCESS; A WAIVER IS REQUIRED.

LOTS 14, 39 & 40 ARE LOCATED WITHIN THE REQUIRED 150' PADP HIGH-QUALITY STREAM BUFFER; SINCE THESE LOTS ARE NOT FEASIBLE VERSUS THE ESE PLAN, PER THE ESE PLAN ALL STREAM BUFFERS REMAIN UNDISTURBED & PROTECTED & REFORESTED; LOT 40 IS COMPRISED ALMOST ENTIRELY OF STEEP SLOPES.

LOT 14 IS AN IRREGULAR SHAPE MAKING IT NOT FEASIBLE ESPECIALLY WITH STEEP SLOPES AND SEPTIC.

PADEP 150' HIGH QUALITY STREAM, WETLAND, POND BUFFER.

ESE REVIEW OF
ALTERNATE PLAN
1"=200'
7/08/2026

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

RESOLUTION 11-2026

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF WEST VINCENT TOWNSHIP
AUTHORIZING, CONFIRMING, AND RATIFYING THE SELECTION AND
ACQUISITION OF A CONSERVATION EASEMENT ON A PARCEL OF LAND AND
AUTHORIZING THE CHAIRMAN OF THE BOARD OF SUPERVISORS,
TOWNSHIP MANAGER, AND TOWNSHIP SOLICITOR TO EXECUTE AND FILE
ALL NECESSARY APPLICATIONS AND DOCUMENTATION REQUIRED
TO ACQUIRE THE CONSERVATION EASEMENT**

WHEREAS, the Board of Supervisors of West Vincent Township, after a properly advertised public hearing on the matter pursuant to the Open Space Act, 32 P.S. Section 5006, has determined that it is necessary and in the best interest of West Vincent Township to permanently conserve portions of those certain parcels owned by Seventeen Years, LLC, with a mailing address of 1746 Pughtown Road, Chester Springs, PA 19425, and further identified as Chester County Tax Map Parcel identifier numbers 25-4-104.3; 25-4-108.2; 25-4-108.3 and 25-4-108.4 (collectively, the "Property") by partially funding the acquisition of a conservation easement (the "Conservation Easement") on the Property; and,

WHEREAS, the Conservation Easement will be recorded against the Property and will restrict against further development designating highest protection, standard protection and minimal protection areas; and,

WHEREAS, the Commonwealth of Pennsylvania, County of Chester and various conservation organizations have established grant programs to assist the Township in the preservation of open space and agricultural lands; and,

WHEREAS, the West Vincent Township Board of Supervisors has adopted, by referendum and ordinance, a tax on earned income within the Township for the purpose of purchasing and securing interests in open space and has created the West Vincent Township Open Space Review Board to review and rate the desirability of interests in open space parcels throughout the Township; and,

WHEREAS, the West Vincent Township Open Space Review Board unanimously recommended that the West Vincent Township Board of Supervisors contribute Open Space Funds towards the acquisition of the Conservation Easement; and,

WHEREAS, West Vincent Township desires to support the acquisition of the Conservation Easement by partially funding the acquisition by means of an expenditure of Township Open Space Funds in the amount of Six Hundred Eighty-Three Thousand Dollars (\$683,000.00); and,

WHEREAS, the Second-Class Township Code authorizes the Board of Supervisors to pass resolutions that are consistent with the constitution and the laws of the Commonwealth that it deems necessary for the proper management, care and control of the Township and the maintenance of peace, good government, health and welfare of the Township and its citizens.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of West Vincent Township, as follows:

1. The Board of Supervisors of West Vincent Township hereby authorize the acquisition of the Conservation Easement and West Vincent Township will contribute a percentage of the cost for the acquisition of the Conservation Easement on the Property in a lump sum payment to French and Pickering Creeks Conservation Trust, which will be conveyed to the owners of the Property, along with other grant funds, at the time of the Conservation Easement closing, subject to the approval of the terms of the Conservation Easement and all other documentation by the Township Solicitor.
2. The Chairman of the Board of Supervisors, Township Manager and Township Solicitor are authorized to sign grant applications and any other documentation required and do all things necessary to ensure the timely filing of the applications and the closing of the purchase of the Conservation Easement.

RESOLVED AND APPROVED this 20th day of July, 2026.

ATTEST:

WEST VINCENT TOWNSHIP
BOARD OF SUPERVISORS

Sean Clark, Secretary

Dana Alan, Chair

Bernie Couris

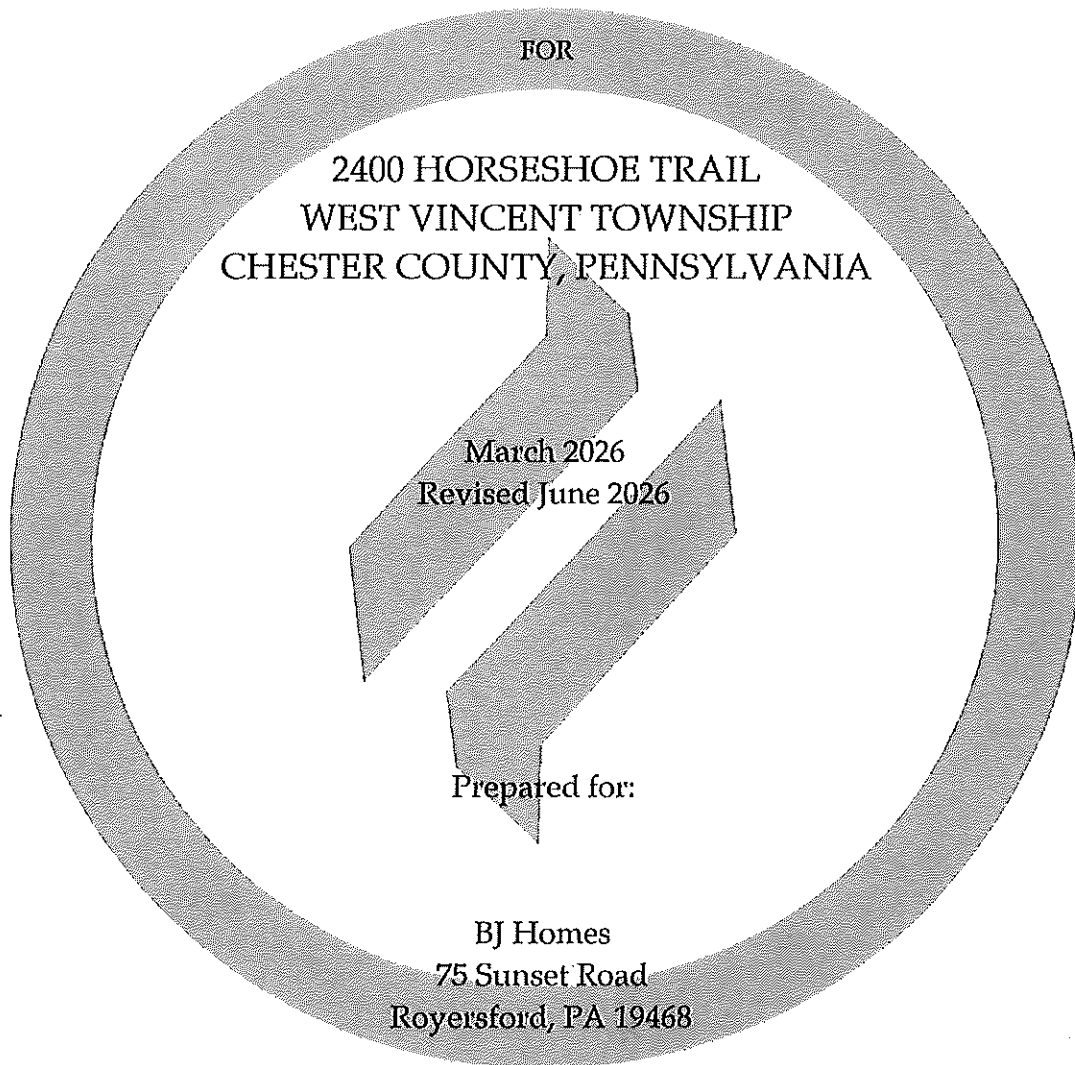
Sean Clark



French & Pickering Creeks Conservation Trust 4030 S. Whitehorse Road Devalt, PA 19432 610-933-7577	EASEMENT PLAN MAY 2026	Property of: Seventeen Years, LLC 1746 Pughtown Road Phoenixville, PA 19460 Parcel #s 25-4-104.3, 25-4-108.2, 25-4-108.3, & 25-4-108.4 West Vincent Township, Chester County, Pennsylvania Map prepared by: GEODESY, INC. (610) 304-6078
---	--	---

SEWAGE FACILITIES PLANNING MODULE

DEP CODE # 1-15970-429-1



Prepared by:

HOWELL ENGINEERING

1250 Wrights Lane, West Chester, PA 19380

Phone: 610-918-9002 Fax: 610-918-9003


 COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 BUREAU OF CLEAN WATER

SEWAGE FACILITIES PLANNING MODULE
Component 1. Exception to the Requirement to Revise the Official Plan
(Return completed module package to appropriate municipality)
DEP USE ONLY

DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #
1-15970-429-1				

This planning module component is used to satisfy the sewage facilities planning requirements for subdivisions of 10 lots or less (including residual lands) intended as building sites for detached single family dwelling units served by individual onlot sewage disposal systems. The number of lots includes only those lots created after May 15, 1972. Refer to the instructions for help in completing this component.

NOTE: All soil testing must be field verified by the Sewage Enforcement Officer (SEO). The SEO must notify the approving agency verbally or in writing at least 10 days prior to testing. In some cases, a representative of the approving agency may wish to observe the soil testing.

REVIEW FEES: Amendments to the Sewage Facilities Act established fees to be paid by the developer for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see Section K and the attached instructions for more information on these fees.

A. PROJECT INFORMATION (See Section A of instructions)

- Project Name 2400 Horseshoe Trail
- Brief Project Description The applicant is proposing to construct one single family residential dwelling.

3. Total Number of Lots:

Number of Lots Being Proposed	1
+ Residual Land Parcel/Lot	+ 0
+ Number of Previous Lots Developed from Present Tract As it Appeared on May 15, 1972	+ 1
Total	= 2 *

* If total exceeds 10, do not use this form. Contact DEP for correct forms.

B. CLIENT (MUNICIPALITY) INFORMATION (See Section B of instructions)

Municipality Name West Vincent Township	County Chester	City ☐	Boro ☐	Twp ☒
Municipality Contact - Last Name Ryan	First Name Tommy	MI	Suffix	Title Township Manager
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1 729 St. Matthews Road		Mailing Address Line 2		
Address Last Line -- City Chester Springs		State PA	ZIP+4 19425	
Phone + Ext. (610) 458-1601	FAX (optional) ()	Email (optional) manager@westvincenttp.org		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development Project) Name 2400 Horseshoe Trail

Site Location Line 1 2400 Horseshoe Trail		Site Location Line 2		
Site Location Last Line -- City Chester Springs	State PA	ZIP+4 19425	Latitude 40°06'50.2 "N	Longitude 75°39'20.0 "W

Detailed Written Directions to Site

From the intersection of St. Matthews Road and Conestoga Road- follow St. Matthews Road north east to the

intersection of Horseshoe Trail. the site is located on the west side of the intersection.

Description of Site (Project)

Currently the site is an undeveloped partially wooded parcel.

Site Contact (Developer) -- Last Name Winters	First Name BJ	MI	Suffix	Phone (610) 207-2988	Ext.
--	------------------	----	--------	-------------------------	------

Site Contact Title Builder	Site Contact Firm (if none, leave blank) BJ Homes
-------------------------------	--

FAX ()	Email Bjhomes@verizon.net
------------	------------------------------

Mailing Address Line 1 75 Sunset Road	Mailing Address Line 2
--	------------------------

Mailing Address Last Line -- City Royersford	State PA	ZIP+4 19468
---	-------------	----------------

D. PROJECT CONSULTANT INFORMATION (See Section D of instructions)

Last Name DiCecco	First Name Dave	MI	Suffix
----------------------	--------------------	----	--------

Title Environmental Scientist	Consulting Firm Howell Engineering
----------------------------------	---------------------------------------

Mailing Address Line 1 1250 Wrights Lane	Mailing Address Line 2
---	------------------------

Address Last Line -- City West Chester	State PA	ZIP+4 19380	Country USA
---	-------------	----------------	----------------

Email ddicecco@knowhowell.c om	Phone (610) 918-9002	Ext.	FAX ()
--------------------------------------	-------------------------	------	------------

E. AVAILABILITY OF DRINKING WATER SUPPLY

This project will be provided with drinking water from the following source: (Check appropriate box)

- ☒ Individual wells or cisterns.
☐ A proposed public water supply.
☐ An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: _____

F. PROJECT NARRATIVE (See Section F of instructions)

- ☒ A narrative has been prepared as described in Section F of the instructions.

The applicant may choose to include additional information beyond that required by Section F of the instructions.

G. GENERAL SITE SUITABILITY (See Section G of instructions)

1. PLOT PLAN

Attach an original or copy of a 7½ minute USGS topographic map with the area of the proposed land development plotted and labeled. Attach a copy of the plot plan of the proposed subdivision showing the following information:

- a. Location of all soils profiles and percolation tests.
- b. Slope at each test area.
- c. Soil types and boundaries.
- d. Existing and proposed streets, roadways, access roads, etc.
- e. Lot lines and lot sizes.
- f. Existing and proposed rights-of-way.
- g. Existing and proposed drinking water supplies for proposed and contiguous lots.
- h. Existing buildings.
- i. Surface waters.
- j. Wetlands from National Wetland Inventory Mapping and USDA Hydric Soils Mapping.
- k. Floodplain and floodways (Federal Flood Insurance Mapping).
- l. Designated open space areas.
- m. Remaining acreage under the same ownership and adjoining lots.
- n. Existing onlot or sewerage systems; pipelines, transmission lines, etc.
- o. Prime agricultural land.
- p. Orientation to North.

2. RESIDUAL TRACT PLANNING WAIVER REQUEST

A waiver from sewage facilities planning ☐ is, ☒ is not requested for the residual land tract associated with this project. (See Section H, I and J and instructions for additional information).

3. SOILS INFORMATION

- a. Attach copies of "Site Investigation and Percolation Test Report" (3850-FM-BCW0290A) form(s) for the proposed subdivision.
- b. Marginal conditions for long-term onlot sewage disposal ☐ are, ☐ are not present. See marginal conditions information in Sections H and J and in attached instructions.
- c. If one or more lots in this subdivision are planned to be served by Individual Residential Spray Irrigation Systems (IRSIS), please see the specific information on IRSIS in Section G of the instructions.

Both the soils description preparer and developer must sign below indicating acknowledgement of the false swearing statement.

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

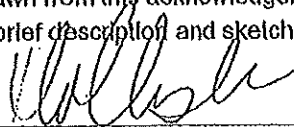
BJ Winters

DocuSigned by:
RONALD MINGES
2CB59798DFA5408...

3/12/2026

H. MUNICIPALITY'S CERTIFIED SEWAGE ENFORCEMENT OFFICER (See Section H of Instructions)

1. I have confirmed the information relating to the general suitability for onlot sewage disposal contained in this component. Confirmation of this information was based upon on-site verification of soil tests, general site conditions and other generally available soils information. The proposed development site:
- ☒ Is generally suitable for onlot disposal. This module does not constitute individual permit approval.
 - ☐ Is marginal for long-term onlot disposal. (See instructions for information on marginal conditions).
 - ☐ Is not generally suitable for onlot disposal. (See my attached comments regarding this determination).
 - ☐ Cannot be evaluated for general site suitability because of insufficient soils testing.
2. The proposed development site is considered "marginal for onlot disposal" or for long-term onlot system use because one or more of the following conditions exist. (Check all that apply).
- ☐ Soils profile examinations which document areas of suitable soil intermixed with areas of unsuitable soils.
 - ☐ Site evaluation which documents soils generally suitable for elevated sand mounds with some potential lots with slopes over 12%.
 - ☐ Site evaluation which documents soils generally suitable for in-ground systems with some potential lots with slopes in excess of 20%.
 - ☐ Lot density of more than one residential dwelling/acre.
3. Residual Tract Facilities (For use only when there is an existing septic system on the residual tract)
- ☐ I have inspected the lot on which the existing building and existing septic system is located and have concluded, based on soils mapping or soils evaluation, permit information or site inspection that the long-term sewage disposal needs of this site and the building currently served can be met.
 - ☐ I further acknowledge that no violations of the Sewage Facilities Act are known to me or have become apparent as a result of my site inspection. No inferences regarding future performance of the existing septic system should be drawn from this acknowledgement.
 - ☐ A brief description and sketch of the existing system and site is attached.


Signature of Certified Sewage Enforcement Officer with
jurisdiction in municipality where development is proposed

3030
Certification

6/3/26
Date

I. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES (See Section I of Instructions)

Check one:

- ☒ The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.
- ☐ A Manual Project Submission Form was submitted to each jurisdictional agency and their responses are attached.
- ☐ A concurrent review has been requested. I realize that all supporting documentation from each jurisdictional agency must be submitted to the DEP before the end of the technical review due date or my planning module may be denied.

Applicant or Consultant Initials _____

J. PLANNING AGENCY REVIEW (See Section J of instructions)

This planning module has been reviewed by the existing municipal planning agency and zoning officer and has been found to be ☒ consistent, ☐ inconsistent with municipal zoning ordinances or subdivision and land development ordinances. A waiver of the sewage facilities planning requirements for the residual tract of this subdivision ☐ has ☒ has not been requested. If requested, the proposed waiver ☐ is ☐ is not consistent with applicable ordinances administered by this agency.

West Vincent Township Planning Commission _____
Municipal Planning Agency Name

Zoning Officer Signature

Planning Agency Signature (Authorized Official)

☐ No municipal planning agency exists

☐ No municipal zoning ordinance exists

K. MUNICIPAL ACTION (See Section K of instructions)

The municipality must act within 60 days of receipt of a complete sewage facilities planning module package.

☐ This planning module has been reviewed by the municipal governing body and has been found to be **ACCEPTABLE**. Approval of this planning module does not constitute individual onlot system permit approval.

☐ This planning module is **NOT ACCEPTABLE** because:

Check appropriate reason(s)

☐ The subdivision does not comply with municipal zoning ordinances.

☐ The subdivision does not comply with municipal subdivision and land development ordinances.

☐ The subdivision is not suitable for the use of individual onlot subsurface absorption areas.

☐ The subdivision does not meet the requirements for use of this module or other provisions of Chapter 71 (Administration of Sewage Facilities Planning Program).

☐ Other (Explain) _____

☐ The proposed development has been identified in Section G and/or Section H as having marginal conditions or other concerns for the long-term use of onlot sewage systems. The municipality has selected the following method of providing long-term sewage disposal to this subdivision: (Check one)

☐ Provision of a sewage management program meeting the minimum requirements of Chapter 71, Section 71.73

☐ Replacement area testing

☐ Scheduled replacement with sewerage facilities

☐ Reduction of the density of onlot systems

The justification required in Section J of the instructions is attached.

☐ A waiver of the planning requirements for the residual tract of this subdivision has been requested.

The municipality acknowledges acceptance of this proposal and requests a waiver of the sewage facilities planning requirements for the residual tract designated on the subdivision plot plan. Our municipal officials accept full responsibility now and in the future to identify any violation of this waiver and to submit to the approving agency any required sewage facilities planning for the designated residual tract should a violation occur or construction of a new sewage-generating structure on the residual tract of the subdivision be proposed. We understand that such planning information may require municipal officials to be responsible for soil testing and other environmental assessments for the residual tract in the future.

Chairperson/Secretary of Governing Body

Signature

Date

West Vincent Township_____
Municipality Name

729 St. Matthews Road, Chester Springs, PA 19425_____
Address

(Area Code) Telephone No. (610) 458-1601_____

L. REVIEW FEE (See Section L of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor OR the project sponsor may attach a selfcalculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

- ☐ I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand the Department's review of my project will not begin until DEP receives the correct review fee from me for the project.
- ☒ I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$35.00 payable to "**Commonwealth of Pennsylvania DEP**". Include DEP code number and/or project name on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order and send me an invoice for the correct amount. I understand the DEP review will **NOT** begin until I have submitted the correct fee.
- ☐ I request to be exempt from the DEP planning module review fee because this planning module creates only one new lot and is the only lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

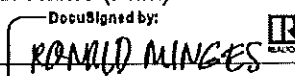
Page Number _____ Date Recorded _____

Formula:

1 _____ Lots X \$35.00 = 35.00 _____

- Note: (1) To calculate the review fee for any project, use the number of lots created in the above formula.
- (2) When using the number of lots, include only the number of lots being proposed when calculating the review fee. Do not include any "Residual Land Parcel/Lot".

Developer Name (Print) _____

DocuSigned by:
 
Signature _____ Date 3/12/2026
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Completeness Checklist

The following items should be checked off by the applicant as each is completed. The municipality should confirm that the required items have been included within ten days of receipt and if complete, sign and date the checklist. Submissions not containing the following information will be considered incomplete.

- ☒ Complete Component 1
- ☐ Letter from public water supplier (if applicable)
- ☒ Plot plan and 7.5' topo map showing subdivision
- ☒ "Site Investigation and Percolation Test Report(s)" with results of **ALL** profile examinations and percolation tests (suitable and unsuitable)
- ☒ Signature of soils description preparer
- ☒ Signature of developer
- ☒ SEO signature
- ☒ PNDI "Project Planning & Environmental Review Form" (request DEP search) or "Project Environmental Review Receipt" (self completed search) and all appropriate documentation for the form submitted.
- ☒ Planning Agency Signature
- ☐ Zoning Officer Signature (if applicable)

Signature of Municipal Official

Date submittal determined complete

Project Narrative

**BJ Homes
2400 Horseshoe Trail
West Vincent Township**

Project Narrative

1. Type of Development

The applicant proposes to construct a new single family residential dwelling on the existing parcel located at 2400 Horseshoe Trail in West Vincent Township, Chester County. Currently, the site is comprised of a vacant parcel with no existing structures. The site is located in a R-2 Residential Zoning District in West Vincent Township, Chester County.

2. Number of Lots

There is one lot associated with the proposed project, being tax parcel 25-7-69.2A. Using 400 gpd/EDU (Pennsylvania DEP criteria), this project anticipates yielding 500 gpd for the new residential dwelling.

3. Proposed Sewage Disposal Method

The proposed dwelling will utilize a newly constructed septic system to convey the flows to an on-lot absorption area.

4. Project Sewage Flows

Sewage flows have been projected using DEP Title 25 requirements:

Total Number of Lots	1
EDU Allocation	400 gpd/EDU
Proposed Dwelling	4 bedroom- 500 gpd
Total Proposed Flow	500 gpd/1.25 EDU

5. Location of Disposal Point

The proposed dwelling will utilize a newly constructed septic system to convey the flows to an on-lot absorption area.

6. Project Acreage

Total project acreage is 6.6 acres. Of this acreage, 6.6 acres are associated with the proposed project.

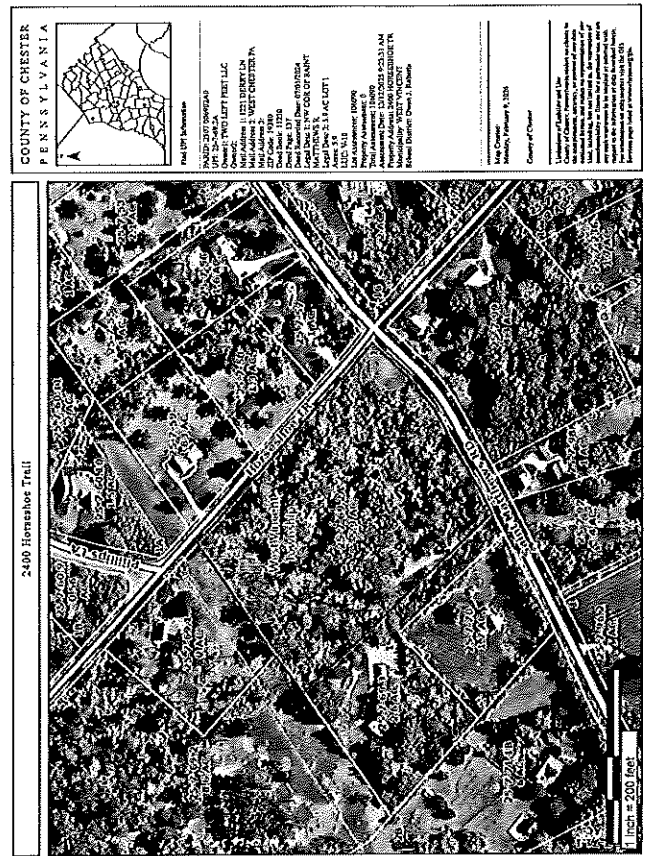
7. Future Use of Adjacent Properties

Land use surrounding the site is primarily zoned residential. The site is bordered by St. Matthews Road to the south, Horseshoe Trail to the east, and residential properties to the north and west.

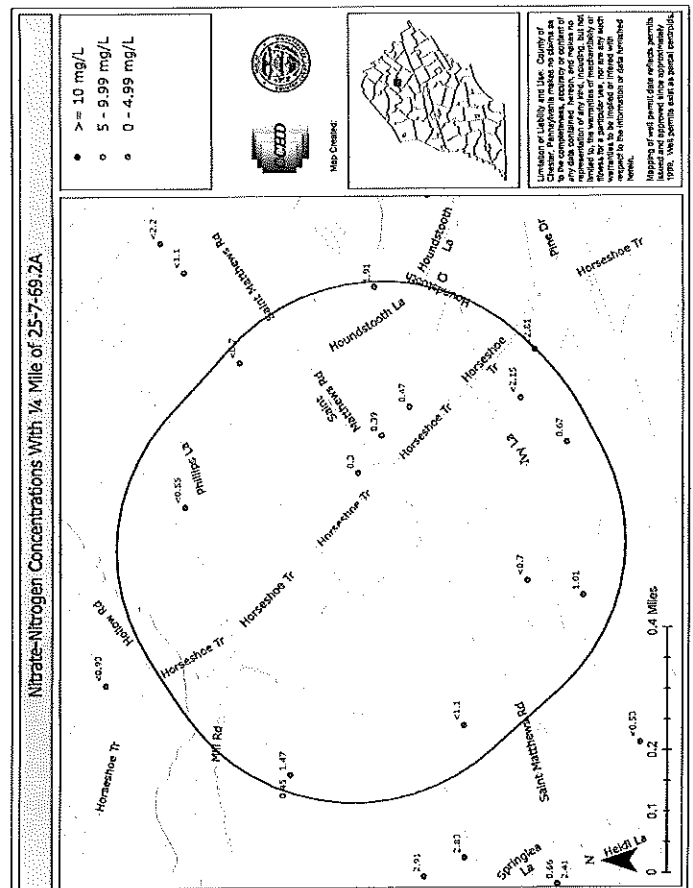
8. Other Relevant Information

The property owner and West Vincent Township have an executed Operation and Maintenance agreement in place to ensure long term operation and maintenance of the on-lot disposal system.

Location Map



Nitrate Map



MEMO

from: Tommy Ryan
date: June 23, 2026
re: Collective Bargaining Agreement

At its July 20 Business Meeting the Board of Supervisors will consider a Collective Bargaining Agreement with the West Vincent Police Officers' Association. If approved, the agreement would be in effect from January1, 2026 to December 31, 2028.