



# UPPER UWCHLAN TOWNSHIP BOARD OF SUPERVISORS

## AGENDA

January 7, 2019

7:00 p.m.

I.	CALL TO ORDER	Packet Page #
	A. Salute to the Flag	
	B. Moment of Silence	
	C. Inquire If Any Attendee Plans to Audio or Video Record the Meeting	
II.	ORGANIZATION:	2
	A. Elect Board of Supervisors' Chair and Vice-Chair	
	B. Appoint Staff, Consultants, Solicitors	
	C. Appoint Boards/Commissions Members	
	D. Recognize Elected Auditors	
	E. Establish Bond Amounts	
	F. Establish Depositories of Township Funds	
	G. Establish Supervisors' Meeting Schedule	
	H. Establish Voting Delegate for County & State Association Conventions	
III.	CALENDAR	
	January 8, 2019 4:00 PM Elected Auditors Annual Organization Meeting	
	January 21, 2019 Office OPEN ~ Martin Luther King, Jr. Day	
	There WILL BE trash/recycling collection January 21, 2019	
	January 22, 2019 (Tuesday) 7:00 PM Board of Supervisors Meeting	
	February 12, 2019 4:00 PM Board of Supervisors Workshop	
	February 12, 2019 6:00 PM Public Hearing – Vantage Point Retirement Living Hearing # 2	
	February 18, 2019 Office Closed ~ Presidents' Day	
	There WILL BE trash/recycling collection February 18, 2019	
	February 19, 2019 (Tuesday) 7:00 PM Board of Supervisors Meeting	
	Christmas Tree, Yard Waste Collection Dates: January 16, February 6, February 20	
	Do not use plastic bags as these materials are composted.	
	Place materials curbside the night before to guarantee collection.	
IV.	RESOLUTION – Consider Adoption of a Resolution in support of an Economic Development Restaurant Liquor License for Epicurean Garage	5
V.	OPEN SESSION	
VI.	ADJOURNMENT	



# UPPER UWCHLAN TOWNSHIP

## MEMORANDUM

### ADMINISTRATION

TO: Jamie Goncharoff, Sandy D'Amico, Guy Donatelli  
Cary Vargo, Township Manager

FROM: Gwen Jonik  
Township Secretary

RE: 2019 Organization Meeting

DATE: January 4, 2019

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The Board is requested to consider taking the following actions at the January 7, 2019 Organization meeting, which begins at 7:00 p.m.

1. 2018 Chairperson or Vice-Chairperson calls the meeting to order.
  - a. Salute to Flag
  - b. Moment of Silence
  - c. Inquire If Any Attendee Plans to Audio or Video Record the Meeting
2. 2018 Chairperson or Vice-Chairperson designates Cary Vargo, Township Manager, to conduct the re-organization of the Board of Supervisors.
  - a. Request Nominations / Motion for 2019 Chairperson
3. Newly-elected Chairperson conducts election of Vice-Chairperson.
4. Chairperson may conduct reappointments via a single Motion\*\*:

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

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

\*\* All Consultants and Solicitors expressed interest in continuing to provide services to Upper Uwchlan Township in 2019 and requested consideration for reappointment.

The following Consultants/Solicitors increased their rates for 2019:

ARRO Consulting	\$1-\$5/hour across all positions; \$25/hour - Executives
Gilmore & Associates	\$5/hour across most positions
Kristin Camp	\$5/hour attorney's time
Andy Rau (Alternate)	\$5/hour attorney's time

(Buckley Brion McGuire & Morris)  
(Unruh Turner Burke & Frees)

#### 5.A. Commissions / Boards Re-Appointments:

The following members expressed interest in continuing to serve their respective Board/Commission.

Emergency Management Planning Commission (3 Year Term):

*Bernie Carroll, Jamie Goncharoff, Cathy Tomlinson,*

Historic Commission (3 Year Term): *Brett Hand*

Municipal Authority (5 Year Term): *Don Carlson, Hal Harper*

Park and Recreation (5 Year Term): *No expirations this year*

Planning Commission (5 Year Term): *Jim Shrimp*

Technology Advisory Board (3 Year Term): *Ric Bassler, Ilya Lehrman*

Zoning Hearing Board (3 Year Term): *Cliff Schultz*

5.B. Announce the following Vacancies:

- i. Historical Commission – 1
- ii. Planning Commission -- 1
- iii. Technology Advisory Board - 1

6. Recognize Board of Elected Auditors: (6 Year Term)

William Perry Hughes .....term expires December 31, 2019  
Frederick Clark .....term expires December 31, 2021  
Eric Gallagher .....term expires December 31, 2023

7. Establish the following Bond rates:

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

8. Establish Depositories of Township's Funds:

- a. BB&T – “Branch Banking & Trust Company”, formerly National Penn Bank
- b. Fulton Bank
- c. Meridian Bank
- d. Downingtown National Bank
- e. First Resource Bank – Certificate of Deposit
- f. Penn Liberty Bank – Certificate of Deposit
- g. Pennsylvania School District Liquid Asset Fund (PSDLAF)
- h. US Bank – bond interest

9. Establish Board of Supervisors Meeting Schedule:

- a. Dates: 2<sup>nd</sup> Tuesdays 4:00 p.m. Work Session  
3<sup>rd</sup> Mondays 7:00 p.m. Meeting
- b. Location: 140 Pottstown Pike, Chester Springs, PA 19425

10. Establish a Voting Delegate to:

- a. Pennsylvania State Association of Township Supervisors' (PSATS) Annual Convention in Hershey April 14-17, 2019
- b. Chester County Association of Township Officials' (CCATO) Conventions; Spring – March; Fall – November

11. Concur with the IRS Standard Mileage Rate for 2019, 58 cents per mile, effective January 1, 2019. [per <https://www.irs.gov/newsroom/irs-issues-standard-mileage-rates-for-2019> ]



UPPER UWCHLAN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA

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

A RESOLUTION OF THE BOARD OF SUPERVISORS OF UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, RECOMMENDING AN APPLICATION FOR AN ECONOMIC DEVELOPMENT RESTAURANT LIQUOR LICENSE AT PREMISES WITHIN THE EAGLEPOINTE SHOPPING CENTER, LOCATED WITHIN UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

WHEREAS, Mr. Lee Krasley and Mr. John Scott seek support from the Upper Uwchlan Township Board of Supervisors of a request for an Economic Development Restaurant Liquor License for the sale of brewed or malt beverages, proposed to be issued by the Pennsylvania Liquor Control Board for the premises located at 570 Simpson Drive, Chester Springs PA 19425 within the Eaglepointe Shopping Center, in Upper Uwchlan Township;

WHEREAS, the Board of Supervisors has determined that the issuance of the license will permit local economic development and that it will not adversely affect the welfare, health, peace and morals of the Upper Uwchlan Township or its residents; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Upper Uwchlan Township, after considering the Applicant's request for support of an Economic Development Restaurant Liquor License to the Applicant by the Pennsylvania Liquor Control Board, the Board hereby expresses support of the Applicant's request for an Economic Development Restaurant Liquor License subject to the following conditions:

1. The support hereby expressed shall be personal to Mr. Lee Krasley and Mr. John Scott, and specific to the premises named above, and shall not be transferable or assignable in either respect without the prior written consent of the Upper Uwchlan Township Board of Supervisors, as well as compliance with the requirements of the Pennsylvania Liquor Control Board; and
2. Applicant shall otherwise comply with all relevant Ordinances, rules, Laws or Regulations, including, but not limited to, the applicable Rules of the Pennsylvania Liquor Control Board and the Zoning Ordinance of Upper Uwchlan Township as permitted, waived or amended.

RESOLVED AND ENACTED this \_\_\_\_\_ day of \_\_\_\_\_.

**UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Guy A. Donatelli, Chairperson

\_\_\_\_\_  
Sandra M. D'Amico, Vice-Chairperson

\_\_\_\_\_  
Jamie W. Goncharoff, Member

Attest:

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

Liquor License Data compiled  
by Applicant. Source: PALCB  
website: <https://plcbplus.pa.gov/pub/Default.aspx?>

County/municipality	Restaurant	EDR	Total Restaurant	Population Forecasts (2010-2040)										
	Liquor Licenses	Licenses (Active + Pending + Safekeep)		Liquor Licenses	2010 Census	2010 Ratio Census to License	2020 Forecast	2020 Ratio Census to License	2025 Forecast	2030 Forecast	2035 Forecast	2040 Forecast	2040 Ratio Census to License	2010 to 2040 Growth Forecast
Upper Uwchlan Township	3	-	3	11,227	3,742	12,815	4,272	14,180	15,544	16,428	17,132	5,711	5,905	53%
East Vincent Township	3	-	3	6,821	2,274	7,753	2,584	8,555	9,356	9,875	10,288	3,429	3,467	51%
Penn Township	2	-	2	5,364	2,682	6,084	3,042	6,702	7,320	7,721	8,040	4,020	2,676	50%
London Grove Township	2	-	2	7,475	3,738	8,474	4,237	9,332	10,189	10,745	11,188	5,594	3,713	50%
Charlestown Township	2	-	2	5,671	2,836	6,419	3,210	7,062	7,705	8,121	8,453	4,227	2,782	49%
South Coatesville Borough	1	-	1	1,303	1,303	1,460	1,460	1,596	1,731	1,818	1,888	1,888	585	45%
Valley Township	1	-	1	6,794	6,794	7,601	7,601	8,295	8,989	9,438	9,796	9,796	3,002	44%
East Pikeland Township	2	-	2	7,079	3,540	7,916	3,958	8,636	9,355	9,821	10,192	5,096	3,113	44%
East Marlborough Twsp.	6	1	7	7,026	1,004	7,854	1,122	8,565	9,276	9,737	10,104	1,443	3,078	44%
Parkesburg Borough	1	-	1	3,593	3,593	4,013	4,013	4,374	4,735	4,969	5,155	5,155	1,562	43%
New Garden Township	4	-	4	11,984	2,996	13,284	3,321	14,400	15,516	16,240	16,816	4,204	4,832	40%
Sadsbury Township	1	-	1	3,570	3,570	3,929	3,929	4,237	4,545	4,745	4,904	4,904	1,334	37%
Downington Borough	3	3	6	7,891	1,315	8,677	1,446	9,353	10,028	10,466	10,814	1,802	2,923	37%
East Bradford Township	1	-	1	9,942	9,942	10,893	10,893	11,711	12,528	13,057	13,479	13,479	3,537	36%
Cain Township	10	-	10	13,817	1,382	15,128	1,513	16,255	17,381	18,111	18,692	1,869	4,875	35%
West Bradford Township	2	-	2	12,223	6,112	13,280	6,640	14,189	15,098	15,686	16,155	8,078	3,932	32%
West Pikeland Township	-	1	1	4,024	4,024	4,366	4,366	4,660	4,954	5,144	5,296	5,296	1,272	32%
West Sadsbury Township	2	-	2	2,444	1,222	2,648	1,324	2,823	2,998	3,112	3,202	1,601	758	31%
Kennett Township	3	-	3	7,565	2,522	8,195	2,732	8,736	9,276	9,627	9,906	3,302	2,341	31%
Schuylkill Township	2	-	2	8,516	4,258	9,221	4,611	9,827	10,432	10,825	11,137	5,569	2,621	31%
Spring City Borough	2	-	2	3,323	1,662	3,597	1,799	3,832	4,067	4,220	4,341	2,171	1,018	31%
Honey Brook Borough	1	-	1	1,713	1,713	1,848	1,848	1,964	2,079	2,154	2,214	2,214	501	29%
Coatesville City	2	1	3	13,100	4,367	14,124	4,708	15,003	15,882	16,452	16,906	5,635	3,806	29%
Thornbury Township	1	-	1	3,017	3,017	3,242	3,242	3,435	3,627	3,752	3,852	3,852	835	28%
Honey Brook Township	1	-	1	7,647	7,647	8,198	8,198	8,672	9,145	9,452	9,696	9,696	2,049	27%
West Cain Township	2	-	2	9,014	4,507	9,654	4,827	10,203	10,752	11,109	11,392	5,696	2,378	26%
East Whiteland Township	11	-	11	10,650	968	11,388	1,035	12,023	12,657	13,068	13,395	1,218	2,745	26%
Birmingham Township	3	-	3	4,208	1,403	4,494	1,498	4,740	4,986	5,145	5,272	1,757	1,064	25%
Westtown Township	1	-	1	10,827	10,827	11,545	11,545	12,162	12,778	13,178	13,496	13,496	2,669	25%
Uwchlan Township	11	-	11	18,088	1,644	19,273	1,752	20,292	21,310	21,970	22,495	2,045	4,407	24%
West Whiteland Township	18	-	18	18,274	1,015	19,408	1,078	20,382	21,356	21,987	22,490	1,249	4,216	23%
Easttown Township	5	-	5	10,477	2,095	11,126	2,225	11,684	12,241	12,602	12,890	2,578	2,413	23%
Oxford Borough	1	-	1	5,077	5,077	5,384	5,384	5,648	5,912	6,083	6,219	6,219	1,142	22%
West Goshen Township	8	-	8	21,866	2,733	23,154	2,894	24,261	25,367	26,084	26,655	3,332	4,789	22%
Kennett Square Borough	4	-	4	6,072	1,518	6,428	1,607	6,734	7,039	7,237	7,395	1,849	1,323	22%
Malvern Borough	4	2	6	2,998	500	3,171	529	3,320	3,469	3,565	3,642	607	644	21%
West Vincent Township	2	-	2	4,567	2,284	4,830	2,415	5,056	5,282	5,428	5,545	2,773	978	21%
East Cain Township	8	-	8	4,838	605	5,114	639	5,352	5,589	5,743	5,865	733	1,027	21%
South Coventry Township	1	-	1	2,604	2,604	2,748	2,748	2,872	2,995	3,075	3,139	3,139	535	21%
Tredyffrin Township	15	1	16	29,332	1,833	30,912	1,932	32,270	33,627	34,507	35,207	2,200	5,875	20%
Phoenixville Borough	13	-	13	16,440	1,265	17,157	1,320	17,774	18,390	18,789	19,107	1,470	2,667	16%

County/municipality	Restaurant	EDR		Total Restaurant 2010 Census	2010 Ratio Census to License	2020 Forecast	2020 Ratio Census to License	2025 Forecast	2030 Forecast	2035 Forecast	2040 Forecast	2040 Ratio Census to License	2010 to 2040 Growth Forecast	2010 to 2040 % Growth Forecast											
	Liquor Licenses	Licenses (Active + Pending + Safekeep)																							
	(Active + Safekeep)	Liquor Licenses	(Active + Safekeep)																						
North Coventry Township	4	-	4	7,866	1,967	8,198	2,050	8,484	8,770	8,955	9,102	2,276	1,236	16%											
Pennsbury Township	1	-	1	3,604	3,604	3,740	3,740	3,857	3,973	4,049	4,109	4,109	505	14%											
Willistown Township	4	-	4	10,497	2,624	10,842	2,711	11,138	11,434	11,626	11,779	2,945	1,282	12%											
West Chester Borough	27	3	30	18,461	615	18,919	631	19,313	19,706	19,961	20,164	672	1,703	9%											
Elverson Borough	-	-	-	1,225	N/A	1,461	N/A	1,663	1,865	1,997	2,101	N/A	876	72%											
West Brandywine Twsp.	-	-	-	7,394	N/A	8,780	N/A	9,972	11,163	11,935	12,549	N/A	5,155	70%											
Modena Borough	-	-	-	535	N/A	629	N/A	711	792	844	886	N/A	351	66%											
New London Township	-	-	-	5,631	N/A	6,355	N/A	6,978	7,600	8,003	8,324	N/A	2,693	48%											
Lower Oxford Township	-	-	-	5,200	N/A	5,858	N/A	6,424	6,989	7,355	7,647	N/A	2,447	47%											
East Brandywine Township	-	-	-	6,742	N/A	7,566	N/A	8,274	8,981	9,440	9,805	N/A	3,063	45%											
Atglen Borough	-	-	-	1,406	N/A	1,577	N/A	1,724	1,870	1,965	2,041	N/A	635	45%											
Wallace Township	-	-	-	3,458	N/A	3,877	N/A	4,237	4,597	4,830	5,016	N/A	1,558	45%											
Franklin Township	-	-	-	4,352	N/A	4,851	N/A	5,281	5,710	5,988	6,209	N/A	1,857	43%											
East Nottingham Township	-	-	-	8,650	N/A	9,580	N/A	10,379	11,178	11,696	12,108	N/A	3,458	40%											
Avondale Borough	-	-	-	1,265	N/A	1,397	N/A	1,510	1,622	1,696	1,754	N/A	489	39%											
Londonderry Township	-	-	-	2,149	N/A	2,370	N/A	2,560	2,749	2,872	2,970	N/A	821	38%											
West Nottingham Township	-	-	-	2,722	N/A	2,971	N/A	3,185	3,399	3,538	3,648	N/A	926	34%											
East Coventry Township	-	-	-	6,636	N/A	7,240	N/A	7,760	8,279	8,615	8,883	N/A	2,247	34%											
East Fallowfield Township	-	-	-	7,449	N/A	8,051	N/A	8,568	9,084	9,419	9,686	N/A	2,237	30%											
West Grove Borough	-	-	-	2,854	N/A	3,055	N/A	3,229	3,402	3,514	3,603	N/A	749	26%											
West Nantmeal Township	-	-	-	2,170	N/A	2,315	N/A	2,440	2,564	2,645	2,709	N/A	539	25%											
East Goshen Township	-	-	-	18,026	N/A	19,202	N/A	20,212	21,221	21,876	22,397	N/A	4,371	24%											
Newlin Township	-	-	-	1,285	N/A	1,367	N/A	1,438	1,509	1,555	1,591	N/A	306	24%											
Pocopson Township	-	-	-	4,582	N/A	4,865	N/A	5,109	5,352	5,509	5,635	N/A	1,053	23%											
Upper Oxford Township	-	-	-	2,484	N/A	2,606	N/A	2,712	2,817	2,885	2,939	N/A	455	18%											
Elk Township	-	-	-	1,681	N/A	1,758	N/A	1,825	1,891	1,934	1,968	N/A	287	17%											
Highland Township	-	-	-	1,272	N/A	1,330	N/A	1,379	1,428	1,460	1,486	N/A	214	17%											
East Nantmeal Township	-	-	-	1,803	N/A	1,882	N/A	1,949	2,016	2,060	2,095	N/A	292	16%											
West Fallowfield Township	-	-	-	2,566	N/A	2,675	N/A	2,769	2,862	2,923	2,971	N/A	405	16%											
London Britain Township	-	-	-	3,139	N/A	3,271	N/A	3,385	3,498	3,571	3,630	N/A	491	16%											
Warwick Township	-	-	-	2,507	N/A	2,583	N/A	2,648	2,713	2,755	2,789	N/A	282	11%											
West Marlborough Twsp.	-	-	-	814	N/A	833	N/A	850	867	877	886	N/A	72	9%											
<b>Chester County</b>	<b>201</b>	<b>12</b>	<b>213</b>	<b>498,886</b>	<b>2,342</b>	<b>538,809</b>	<b>2,530</b>	<b>573,130</b>	<b>607,407</b>	<b>629,634</b>	<b>647,330</b>	<b>3,039</b>	<b>148,444</b>	<b>30%</b>											

## Regional and County Population Forecasts 2015-2040

Chester County  
Population Forecast

County	2000 Census	2010 Census	2015 Forecast	2020 Forecast	2025 Forecast	2030 Forecast	2035 Forecast	2040 Forecast	Absolute change 2010-2040	Percent change 2010-2040
Bucks County	597,636	625,249	634,879	654,140	673,290	692,440	709,795	727,150	101,901	16.3%
<b>Chester County</b>	<b>433,512</b>	<b>498,886</b>	<b>516,581</b>	<b>538,809</b>	<b>573,108</b>	<b>607,407</b>	<b>629,635</b>	<b>647,330</b>	<b>148,444</b>	<b>29.8%</b>
Delaware County	551,989	558,979	559,501	560,986	564,481	567,976	569,461	569,983	11,004	2.0%
Montgomery County	748,978	799,874	808,531	823,564	848,463	873,361	887,364	894,486	94,612	11.8%
Philadelphia County	1,517,550	1,526,006	1,536,124	1,551,247	1,572,342	1,599,436	1,618,512	1,630,589	104,583	6.9%
<b>5 SE PA counties</b>	<b>3,849,665</b>	<b>4,008,994</b>	<b>4,055,616</b>	<b>4,128,746</b>	<b>4,231,683</b>	<b>4,340,620</b>	<b>4,414,768</b>	<b>4,469,538</b>	<b>460,544</b>	<b>11.5%</b>
Burlington County	423,397	448,734	450,916	457,125	471,733	486,341	492,551	494,733	45,999	10.3%
Camden County	508,929	513,657	514,352	516,329	520,980	525,631	527,608	528,303	14,646	2.9%
Gloucester County	255,719	288,288	292,453	304,310	332,203	360,096	371,953	376,118	87,830	30.5%
Mercer County	350,752	366,513	367,662	370,544	377,426	384,309	388,386	390,730	24,217	6.6%
<b>4 New Jersey counties</b>	<b>1,538,797</b>	<b>1,617,192</b>	<b>1,625,382</b>	<b>1,648,308</b>	<b>1,702,343</b>	<b>1,756,377</b>	<b>1,780,498</b>	<b>1,789,884</b>	<b>172,692</b>	<b>10.7%</b>
<b>9-county Greater Philadelphia region</b>	<b>5,388,462</b>	<b>5,626,186</b>	<b>5,680,998</b>	<b>5,777,054</b>	<b>5,934,026</b>	<b>6,096,997</b>	<b>6,195,266</b>	<b>6,259,422</b>	<b>633,236</b>	<b>11.3%</b>

Source: Delaware Valley Regional Planning Commission, January 2012.

**Municipal Population Forecasts, Chester County 2015-2040**

County/municipality	2000	2010	2015	2020	2025	2030	2035	2040	Absolute change	Percent change
	Census	Census	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	2010-2040	2010-2040
<b>Chester County</b>	<b>433,512</b>	<b>498,886</b>	<b>516,581</b>	<b>538,809</b>	<b>573,108</b>	<b>607,407</b>	<b>629,635</b>	<b>647,330</b>	<b>148,444</b>	<b>29.8%</b>
Atglen Borough	1,215	1,406	1,482	1,577	1,724	1,870	1,965	2,041	635	45.2%
Avondale Borough	1,110	1,265	1,323	1,397	1,510	1,622	1,696	1,754	489	38.7%
Birmingham Township	4,220	4,208	4,335	4,494	4,740	4,986	5,145	5,272	1,064	25.3%
Caln Township	11,916	13,817	14,398	15,128	16,255	17,381	18,111	18,692	4,875	35.3%
Charlestown Township	4,050	5,671	6,003	6,419	7,062	7,705	8,121	8,453	2,782	49.1%
Coatesville City	10,838	13,100	13,554	14,124	15,003	15,882	16,452	16,906	3,806	29.1%
Downingtown Borough	7,590	7,891	8,239	8,677	9,353	10,028	10,466	10,814	2,923	37.0%
East Bradford Township	9,405	9,942	10,364	10,893	11,711	12,528	13,057	13,479	3,537	35.6%
East Brandywine Township	5,825	6,742	7,107	7,566	8,274	8,981	9,440	9,805	3,063	45.4%
East Caln Township	2,855	4,838	4,960	5,114	5,352	5,589	5,743	5,865	1,027	21.2%
East Coventry Township	4,565	6,636	6,904	7,240	7,760	8,279	8,615	8,883	2,247	33.9%
East Fallowfield Township	5,160	7,449	7,716	8,051	8,568	9,084	9,419	9,686	2,237	30.0%
East Goshen Township	16,825	18,026	18,547	19,202	20,212	21,221	21,876	22,397	4,371	24.2%
East Marlborough Twsp.	6,315	7,026	7,393	7,854	8,565	9,276	9,737	10,104	3,078	43.8%
East Nantmeal Township	1,785	1,803	1,838	1,882	1,949	2,016	2,060	2,095	292	16.2%
East Nottingham Township	5,515	8,650	9,062	9,580	10,379	11,178	11,696	12,108	3,458	40.0%
East Pikeland Township	6,550	7,079	7,450	7,916	8,636	9,355	9,821	10,192	3,113	44.0%
East Vincent Township	5,493	6,821	7,234	7,753	8,555	9,356	9,875	10,288	3,467	50.8%
East Whiteland Township	9,335	10,650	10,977	11,388	12,023	12,657	13,068	13,395	2,745	25.8%
Easttown Township	10,265	10,477	10,765	11,126	11,684	12,241	12,602	12,890	2,413	23.0%
Elk Township	1,490	1,681	1,715	1,758	1,825	1,891	1,934	1,968	287	17.1%
Elverson Borough	960	1,225	1,329	1,461	1,663	1,865	1,997	2,101	876	71.5%
Franklin Township	3,850	4,352	4,573	4,851	5,281	5,710	5,988	6,209	1,857	42.7%
Highland Township	1,125	1,272	1,298	1,330	1,379	1,428	1,460	1,486	214	16.8%
Honey Brook Borough	1,285	1,713	1,773	1,848	1,964	2,079	2,154	2,214	501	29.2%
Honey Brook Township	6,280	7,647	7,891	8,198	8,672	9,145	9,452	9,696	2,049	26.8%
Kennett Square Borough	5,275	6,072	6,230	6,428	6,734	7,039	7,237	7,395	1,323	21.8%
Kennett Township	6,450	7,565	7,844	8,195	8,736	9,276	9,627	9,906	2,341	30.9%
London Britain Township	2,795	3,139	3,198	3,271	3,385	3,498	3,571	3,630	491	15.6%
London Grove Township	5,265	7,475	7,918	8,474	9,332	10,189	10,745	11,188	3,713	49.7%
Londonderry Township	1,630	2,149	2,247	2,370	2,560	2,749	2,872	2,970	821	38.2%
Lower Oxford Township	4,320	5,200	5,492	5,858	6,424	6,989	7,355	7,647	2,447	47.1%
Malvern Borough	3,060	2,998	3,075	3,171	3,320	3,469	3,565	3,642	644	21.5%
Modena Borough	610	535	577	629	711	792	844	886	351	65.6%
New Garden Township	9,080	11,984	12,560	13,284	14,400	15,516	16,240	16,816	4,832	40.3%
New London Township	4,585	5,631	5,952	6,355	6,978	7,600	8,003	8,324	2,693	47.8%
Newlin Township	1,150	1,285	1,321	1,367	1,438	1,509	1,555	1,591	306	23.8%

County/municipality	2000	2010	2015	2020	2025	2030	2035	2040	Absolute change 2010-2040	Percent change 2010-2040
	Census	Census	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	2010-2040	2010-2040
North Coventry Township	7,380	7,866	8,013	8,198	8,484	8,770	8,955	9,102	1,236	15.7%
Oxford Borough	4,315	5,077	5,213	5,384	5,648	5,912	6,083	6,219	1,142	22.5%
Parkesburg Borough	3,375	3,593	3,779	4,013	4,374	4,735	4,969	5,155	1,562	43.5%
Penn Township	2,810	5,364	5,683	6,084	6,702	7,320	7,721	8,040	2,676	49.9%
Pennsbury Township	3,505	3,604	3,664	3,740	3,857	3,973	4,049	4,109	505	14.0%
Phoenixville Borough	14,795	16,440	16,758	17,157	17,774	18,390	18,789	19,107	2,667	16.2%
Pocopson Township	3,350	4,582	4,708	4,865	5,109	5,352	5,509	5,635	1,053	23.0%
Sadsbury Township	2,580	3,570	3,729	3,929	4,237	4,545	4,745	4,904	1,334	37.4%
Schuylkill Township	6,965	8,516	8,828	9,221	9,827	10,432	10,825	11,137	2,621	30.8%
South Coatesville Borough	995	1,303	1,373	1,460	1,596	1,731	1,818	1,888	585	44.9%
South Coventry Township	1,895	2,604	2,668	2,748	2,872	2,995	3,075	3,139	535	20.5%
Spring City Borough	3,305	3,323	3,444	3,597	3,832	4,067	4,220	4,341	1,018	30.6%
Thornbury Township	2,678	3,017	3,117	3,242	3,435	3,627	3,752	3,852	835	27.7%
Tredyffrin Township	29,065	29,332	30,032	30,912	32,270	33,627	34,507	35,207	5,875	20.0%
Upper Oxford Township	2,095	2,484	2,538	2,606	2,712	2,817	2,885	2,939	455	18.3%
Upper Uwchlan Township	6,850	11,227	11,931	12,815	14,180	15,544	16,428	17,132	5,905	52.6%
Uwchlan Township	16,575	18,088	18,613	19,273	20,292	21,310	21,970	22,495	4,407	24.4%
Valley Township	5,115	6,794	7,152	7,601	8,295	8,989	9,438	9,796	3,002	44.2%
Wallace Township	3,240	3,458	3,644	3,877	4,237	4,597	4,830	5,016	1,558	45.1%
Warwick Township	2,555	2,507	2,541	2,583	2,648	2,713	2,755	2,789	282	11.2%
West Bradford Township	10,775	12,223	12,692	13,280	14,189	15,098	15,686	16,155	3,932	32.2%
West Brandywine Twsp.	7,160	7,394	8,008	8,780	9,972	11,163	11,935	12,549	5,155	69.7%
West Caln Township	7,055	9,014	9,297	9,654	10,203	10,752	11,109	11,392	2,378	26.4%
West Chester Borough	17,861	18,461	18,664	18,919	19,313	19,706	19,961	20,164	1,703	9.2%
West Fallowfield Township	2,485	2,566	2,614	2,675	2,769	2,862	2,923	2,971	405	15.8%
West Goshen Township	20,495	21,866	22,437	23,154	24,261	25,367	26,084	26,655	4,789	21.9%
West Grove Borough	2,650	2,854	2,943	3,055	3,229	3,402	3,514	3,603	749	26.2%
West Marlborough Twsp.	855	814	823	833	850	867	877	886	72	8.8%
West Nantmeal Township	2,030	2,170	2,234	2,315	2,440	2,564	2,645	2,709	539	24.8%
West Nottingham Township	2,634	2,722	2,832	2,971	3,185	3,399	3,538	3,648	926	34.0%
West Pikeland Township	3,550	4,024	4,176	4,366	4,660	4,954	5,144	5,296	1,272	31.6%
West Sadsbury Township	2,440	2,444	2,534	2,648	2,823	2,998	3,112	3,202	758	31.0%
West Vincent Township	3,170	4,567	4,684	4,830	5,056	5,282	5,428	5,545	978	21.4%
West Whiteland Township	16,500	18,274	18,777	19,408	20,382	21,356	21,987	22,490	4,216	23.1%
Westtown Township	10,352	10,827	11,145	11,545	12,162	12,778	13,178	13,496	2,669	24.7%
Willistown Township	10,015	10,497	10,650	10,842	11,138	11,434	11,626	11,779	1,282	12.2%

Source: Delaware Valley Regional Planning Commission, January 2012.

Upper Uwchlan Township  
Municipality  
Growth Forecast

