



UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS MEETING

AGENDA

JUNE 20, 2022

7:00 p.m.

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

I.	CALL TO ORDER	
A.	Salute to the Flag	Packet Page #
B.	Moment of Silence	
C.	Inquire If Any Attendee Plans to Audio or Video Record the Meeting	
II.	APPROVAL OF MINUTES:	
	May 9, 2022 Conditional Use Hearing #5 ~ 100 Greenridge Road	2
	May 10, 2022 Board of Supervisors Workshop	4
	May 16, 2022 Board of Supervisors Meeting	6
	May 23, 2022 Conditional Use Hearing #6 ~ 100 Greenridge Road	9
III.	APPROVAL OF PAYMENTS	11
IV.	TREASURER'S REPORT	40
V.	SUPERVISORS' REPORT	
A.	Executive Sessions held May 3, 2022 re: personnel, June 20, 2022 re: legal matter	
B.	Monthly Police Liaison Report	
C.	Calendar:	
	June 22, 2022 6:00 p.m. Conditional Use Hearing #7 ~ 100 Greenridge Road being held at the Township Building	
	June 23, 2022 5:00 p.m. Village of Eagle ~ Village Walk, "Founding Mothers and Fathers" hosted by the Township's Historical Commission	72
	July 4, 2022 Office Closed ~ Independence Day ~ No trash/recycling service July 4 All trash/recycling service is delayed 1 day	
	July 12, 2022 4:00 p.m. Board of Supervisors Workshop	
	July 18, 2022 7:00 p.m. Board of Supervisors Meeting being held at Pickering Valley Elementary School, 121 Byers Road, Chester Springs 19425	
	Yard Waste Collection Dates: June 22, 29, July 13, 27 Do not use plastic bags as these materials are composted. Place materials curbside the night before to guarantee collection.	
VI.	ADMINISTRATION REPORTS	
A.	Township Engineer's Report, Development Update	75
B.	Building and Codes Department Report	79
C.	Police Chief's Report ~ Department Promotions	--
D.	Public Works Department Report	81
VII.	LAND DEVELOPMENT	
A.	Preserve at Marsh Creek Phase 3 Road Bond Agreement ~ Consider Execution	84
B.	Natural Lands / Shryock Lot Line Change/Minor Subdivision Plan ~ Consider Approval	90
VIII.	ADMINISTRATION	
A.	Fund Transfer – General Fund to Capital Fund	149
B.	2022 Road Materials Bid Results, Award Contract(s)	150
C.	Resolution – Townshipwide Act 537 Plan submission to PaDEP	152
D.	Authorize advertisement of revised ordinance amendment eliminating F1, F2 overlay districts	155
E.	Disposition of Township property - accept high bids and approve sales	162
F.	Delinquent Trash/Recycling Accounts – Consider Sheriff's Sale	--
G.	Uwchlan Ambulance Corps – Presentation	--
IX.	OPEN SESSION	
X.	ADJOURNMENT	



**TOWNSHIP OF UPPER UWCHLAN
CONDITIONAL USE HEARING**
May 9, 2022
6:30 PM
Minutes
DRAFT

LOCATION: This was an in-person Hearing, held at Pickering Valley Elementary School, 121 Byers Road, Chester Springs PA 19425, with audio-only attendance via Zoom provided as an option. The meeting's public notice instructed those interested in listening to the meeting via Zoom to email the Township Manager for the link and password to join in the meeting.

Attending:

Board of Supervisors

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

Kristin Camp, Esq., Township Solicitor
Mark Hagerty, Court Stenographer

Mike Crotty, Esq., Planning Commission Counsel

Township Administration

Tony Scheivert, Township Manager (via Zoom)
Shanna Lodge, Assistant Township Manager
Gwen Jonik, Township Secretary
Rhys Lloyd, Building Code Official
Anthony Campbell, Zoning Officer
Dave Leh, Township Engineer
Matt Brown, Township Wastewater Consultant
Sheila Fleming, Township Planner (via Zoom)
Chris Williams, Township Traffic Consultant

Mrs. D'Amico called to order at 6:35 p.m. Conditional Use Hearing #5 for Toll Mid-Atlantic LP Company regarding their 100 Greenridge Road Application. There were approximately 30 citizens in attendance and 2 audio-only.

Kristin Camp, Esq., conducted the Hearing. Mr. Hagerty recorded the proceedings, and his transcript is the official Record of the Hearing. The following is an informal summary of the Hearing.

Ms. Camp, Esq., explained the procedure for tonight, that the Applicant would present their last 2 witnesses, and if time allows, questioning by the Board of Supervisors and the Parties.

Alyson Zarro, Esq., representing Toll Mid Atlantic, called Guy DiMartino of Traffic Planning and Design (TPD), who was sworn in and provided testimony regarding the Traffic Study, Exhibit A-18, prepared in the Fall of 2021 while school was in session, the sight distance at the Greenridge Road driveway, the Transportation Impact Fee based on the proposed development generating 50 trips during peak morning hour and 66 trips during peak afternoon hour, the flow of traffic, and the level of service at nearby intersections.

At the conclusion of Mr. DiMartino's testimony, Mr. Crotty, Esq., Jon Long, Esq., Steve Egnaczyk, Mr. Maraz, Sue Quake, Mark Robinson, Alexandra Rose, and LeeAnn Smith asked questions regarding difference in August 2021 and October 2021 traffic studies, if PennDOT is involved, Lauren Lane as an emergency access only, traffic from other developments in the area considered in the studies, widening of Greenridge Road, turning radius for school buses, construction traffic impact on the intersections, would a follow-up study be required if the development is built, how are the intersections studied selected, would reducing roadway width

reduce speeding, reduction in the level of service at a variety of intersections, most concerned with Font Road at Route 100, and are calculations realistic.

The Supervisors and Ms. Camp asked questions regarding the benefit or detriment of using either Greenridge Road or Lauren Lane as the main access, what is an acceptable level of service, what is the difference (in seconds / minutes) between levels of service, and the compliance with McMahon's comments.

Ms. Camp announced at 7:54 p.m. that a short recess would be taken; the Hearing reconvened at 8:05 p.m.

Ms. Zarro called the last witness, Brian Thierrin, Toll's Senior Vice-President, who was sworn in and provided testimony regarding the material proposed for the emergency access, impervious surface tracking for each Lot, ownership of the access roadway retaining walls, the lighting plan, impacts to the historic resource on the property to the north-east and to the ruins discovered on-site, photographic documentation of the ruins, and the stone walls on the property and along Greenridge Road.

Following Mr. Thierrin's testimony, Mr. Crotty, Esq., Jon Long, Esq., Steve Egnaczyk, Mr. Maraz, Alexandra Rose, and Mark Robinson asked questions regarding the preservation of the ruins, preservation of the stone walls, lighting standards, the retaining wall along the roadway, the emergency access security and signage, disturbance of stone walls in buffer areas, tree replacement, potential for fencing along Shea Lane properties, and landscaping.

There was not adequate time for the Board members or Ms. Camp to ask questions as that would take us past our reserved time at the School.

Kristin Camp, Esq., announced the Hearing would be continued on May 23, 2022, 6:30 p.m. at Pickering Valley Elementary School, 121 Byers Road, Chester Springs PA 19425.

The evening was adjourned at 9:08 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary



Upper Uwchlan Township
Board of Supervisors
Workshop
May 10, 2022
4:00 p.m.
Minutes
DRAFT

Attendees:

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

Tony Scheivert, Township Manager
Shanna Lodge, Assistant Township Manager
Gwen Jonik, Township Secretary
John DeMarco, Police Chief
Rhys Lloyd, Building Code Official
Anthony Campbell, Zoning Officer
Jill Bukata, Treasurer

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

Sandy D'Amico called the Workshop to order at 4:04 p.m., led the Pledge of Allegiance and offered a moment of silence. No one planned to record the Workshop. There were 2 citizens in attendance.

Upland Farm Barn ~ Lower Level Floor

Tony Scheivert presented 4 quotes for installation of a commercial grade epoxy floor system for the basement level of the Barn at Upland Farm. An epoxy floor improves the aesthetics, ease of cleaning, and sealed floor. After review, Jenn Baxter moved, seconded by Andy Durkin, to enter a contract with Floorguard, the lowest quote, at \$13,530 to install the epoxy floor on the lower level of the Barn at Upland Farm. The motion carried unanimously.

Discussion: Board of Supervisors' goals, vision, and priorities for updating the Comprehensive Plan

Sandy D'Amico advised the Board had met to determine their goals, vision and priorities for the Township, as part of the Comprehensive Plan update. She highlighted the following categories:

1. Open space preservation – inventory open space, minimize dense housing – revise F1/F2 overlay, negotiate purchase of large tracts of land
2. Redevelopment of the Village of Eagle – create a destination for residents and neighboring communities, walkability, parking, enhance Crossroads Park, architectural standards
3. Responsible commercial zoning – guidelines to minimize eyesores, look at ordinances related to building height, buffers
4. Active and passive recreation – active outdoor space, not all sports fields, trail network
5. Reduce environmental impact – solar energy, including on Township-owned properties, stormwater management, promote walking/biking
6. Financial – continue prudent, thoughtful, conservative budgets, look at stormwater management funding

Gerry Stein, Greenridge Road resident, made comment of lack of walkability on the western side of Route 100 and of how noisy it is in the Village.

Sandy D'Amico and Tony Scheivert noted the Township will re-visit swapping Route 100 (Pottstown Pike) and Graphite Mine Road. Brake retarders will annoy residents of the Mews.

Anthony Campbell noted Atglen has great architectural design requirements.

Gerry Stein advised the Historical Commission, via consultant Bob Wise, is updating the Township's historic resource inventory.

Tony Scheivert advised that we've have several contracts with consultants assisting with the comprehensive plan update. Bob Wise is working on updating the historic resource inventory and drafting an historic resource preservation ordinance, Brandywine Conservancy is updating maps and assisting with revising the text of the comprehensive plan, as well as submitting an application to the Vision Partnership Program (VPP) grant for drafting an active transportation plan.

Joe Stoyack, Rosemary Lane resident, noted open space may be where older wastewater treatment facilities have been decommissioned, for pocket parks, tot lots, picnic areas.

The Board invited all residents to provide input.

Open Session

Tony Scheivert noted a previous Township resident recently donated 2 framed maps of the Township.

Shanna Lodge reminded all that the GreenDrop donation drive is Friday, May 20 at Upland Farm Park.

Adjournment

There being no further business to be brought before the Board, Sandy D'Amico adjourned the Workshop at 5:07 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary



TOWNSHIP OF UPPER UWCHLAN
BOARD OF SUPERVISORS
MEETING
May 16, 2022
7:00 p.m.
Minutes
DRAFT

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

Attending:

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

Township Administration
Tony Scheivert, Township Manager
Shanna Lodge, Assistant Township Manager
Gwen Jonik, Township Secretary
Jill Bukata, Township Treasurer
John DeMarco, Chief of Police
Rhys Lloyd, Director – Code Enforcement
Anthony Campbell, Zoning Officer
Mike Heckman, Director of Public Works
Dave Leh, Township Engineer

Mrs. D'Amico called the meeting to order at 7:00 p.m., led the Pledge of Allegiance and offered a moment of silence. No one planned to record the meeting. There were 4 citizens in attendance.

Approval of Minutes

Mrs. Baxter moved, seconded by Mr. Durkin, to approve as presented the minutes of the April 12, 2022 Joint Boards & Commissions Workshop and the April 18, 2022 Board of Supervisors Meeting. The motion carried unanimously.

Approval of Payments

Mrs. Baxter moved, seconded by Mr. Durkin, to approve the payments to all vendors listed May 13, 2022. The motion carried unanimously.

Treasurer's Report

Jill Bukata reported that the Township's financial position remains strong; year-to-date revenues are 42.6% of the budget; year-to-date expenses are 23.9% of the budget.

Supervisor's Report

Mrs. D'Amico, the Police Department liaison, announced that beginning in June she will provide a monthly update. She has met each month with an officer in the department so that she can get to know them and how things work in the police department. In January, she met with Steve Jones, the commercial vehicle officer, and they talked about a potential purchase of a portable vehicle scale (\$45,000); in February, she met with Paul Kemme, an Assistant Team Leader with the regional SWAT Team, which includes 25 municipalities, and they talked about improved technology for tasers; in March, she met with Brian Gathercole, the fleet manager, 2 new vehicles have been ordered to assist the 3 new officers; in April, she met with Rob Paradis, and they discussed a potential sidearm upgrade; in May, she'll meet with Joe Carr for an update of the Accreditation renewal.

Mrs. D'Amico plan to initiate this same procedure with the Public Works Department.

Mrs. D'Amico read the following calendar: May 15, 2022 1:00-4:00 PM "Life & Times Along The Struble Trail" ~ Upper Uwchlan's Historical Commission is participating in this event and will be stationed at Dorlan's Mill; May 20, 2022 10:00 AM -1:00 PM Green Drop Event ~ reduce, reuse, recycle ~ Upland Farm Park ~ sponsored by the Township's Environmental Advisory Council; May 23, 2022 6:30 PM Conditional Use Hearing ~ 100 Greenridge Road, at Pickering Valley Elementary School; May 30, 2022 Office Closed ~ Memorial Day ~ No Trash/Recycling Service; June 14, 2022 4:00 PM Board of Supervisors Workshop; June 18, 2022 6:00 PM – Dusk Upper Uwchlan's BLOCK PARTY IS BACK; June 20, 2022 7:00 PM Board of Supervisors Meeting; June 23, 2022 5:30 PM Chester County Town Tours & Village Walk featuring the Village of Eagle ~ hosted and presented by the Township's Historical Commission; Yard Waste Collection Dates: May 18, 25, and June 8, 22.

Administration Reports

Township Engineer's Report

Dave Leh reported that an amended PRD application was received for the currently vacant Byers Station Parcel 5C, Lot 2B Commercial, proposing a daycare facility, a freestanding eating-drinking establishment and retail/office space. The Plan is currently under consultants' review.

Building and Codes Department Report

Rhys Lloyd reported that 84 building permits were issued in April, totaling \$63,858.84 in permit fees; fire-safety inspections have resumed, Anthony Campbell is completing several each week, it's been 3 years since any have been done due to the pandemic; 15 new homes settled last month; there were 13 re-sales.

Police Chief's Report

Chief DeMarco reported there were 1,160 calls last month; Junior Police Academy will be held in June; residents should be mindful to lock their car doors to reduce theft; watch for upcoming community events on the Department's Facebook page, such as water ice truck visits; he's been crafting the emergency action plan for the block party; and it is National Police Week, honoring, remembering and supporting those who serve in law enforcement. Each officer received a Wawa gift card.

Sidearms purchase. Officer Paradis had proposed the replacement of the department's sidearms, transitioning from .40 caliber to 9mm. The proposal includes trading in the current pistols and duty ammunition for credit towards the purchase of the new sidearms. Mrs. Baxter moved, seconded by Mr. Durkin, to approve the purchase of 9mm sidearms and ammunition from Witmer Public Safety Group, Inc., totaling \$5,792.08 after trade-in credit. The motion carried unanimously.

Public Works Department Report

Mike Heckman reported that along with routine maintenance, the department received and completed 206 work order, completed street sweeping, began roadside mowing, prepped the Easter egg hunt and the Open House at the Barn at Upland Farm, and is repairing sprayheads in wastewater disposal fields.

It's National Public Works Week and the department will be treated to lunch later this week.

Land Development

Chester Springs Crossing Escrow Release #6. Dave Leh advised that Gilmore & Associates has reviewed Toll's request for escrow release #6. The project is complete, and they are working on the punchlist for dedication. Gilmore recommends releasing \$143,153.78. Mrs. Baxter moved, seconded by Mr. Durkin, to approve the release of \$143,153.78 to Toll for the Chester Springs Crossing project. The motion carried unanimously.

Villages at Byers Station / Chester Springs Escrow Release #3. Dave Leh advised that Gilmore & Associates has reviewed Toll's request for escrow release #3. The project is nearing completion. Gilmore recommends releasing \$150,700.00. Mrs. Baxter moved, seconded by Mr. Durkin, to approve the release of \$150,700.00 to Toll for the Villages at Byers Station / Chester Springs project. The motion carried unanimously.

ADMINISTRATION

Mike Heckman provided the results of the 2022 Road Materials Bid – bituminous concrete and coarse aggregate. There were 3 bidders for bituminous concrete. We typically pick up the material at the plant, for our timing. Mr. Heckman recommends Highway Materials Inc., the low bidder, be awarded the 2022 contract to furnish bituminous concrete warm mix materials, at plant, at \$44,980 if all material is bought. Mrs. Baxter moved, seconded by Mr. Durkin, to award the 2022 Contract for bituminous concrete to Highway Materials at \$44,980.00. The motion carried unanimously.

Mr. Heckman recommends New Enterprise Inc., the low bidder, be awarded the 2022 Contract to furnish coarse aggregate, delivered, at \$9,832.50 if all stone is bought. Mrs. Baxter moved, seconded by Mr. Durkin, to award the 2022 Contract for coarse aggregate to New Enterprise at \$9,832.50 delivered. The motion carried unanimously.

Authorize advertisement of ordinance amendment – Eliminate F1, F2 Flexible Development Overlay Districts. Tony Scheivert requested the Board authorize advertising the amendment for potential adoption at their June 20, 2022 meeting. The amendment would eliminate the F1 and F2 Flexible Development Overlay Districts, which currently allows for denser residential development on 10-acre or larger residential parcels. Mrs. Baxter moved, seconded by Mr. Durkin, to authorize advertising of the ordinance amendment. The motion carried unanimously.

Open Session

Laura Presby of the Henrietta Hankin Library and representing the County Library in Exton, advised that 37% of Upper Uwchlan Township residents have library cards; the library system is offering summer reading programs for all ages, offer a "Museum Pass" program, etc. and requests the Township promote the activities.

Shanna Lodge made comment that the first official Barn at Upland Farm rental permit was issued today.

Adjournment

There being no further business to be brought before the Board, Mrs. D'Amico adjourned the meeting at 7:27 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary



TOWNSHIP OF UPPER UWCHLAN
CONDITIONAL USE HEARING
May 23, 2022
6:30 PM
Minutes
DRAFT

LOCATION: This was an in-person Hearing, held at Pickering Valley Elementary School, 121 Byers Road, Chester Springs PA 19425, with audio-only attendance via Zoom provided as an option. The meeting's public notice instructed those interested in listening to the meeting via Zoom to email the Township Manager for the link and password to join in the meeting.

Attending:

Board of Supervisors

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

Kristin Camp, Esq., Township Solicitor
Mark Hagerty, Court Stenographer

Mike Crotty, Esq., Planning Commission Counsel

Township Administration

Gwen Jonik, Township Secretary
Lindsay Yeager, Accounting Associate
Rhys Lloyd, Building Code Official
Anthony Campbell, Zoning Officer
Dave Leh, Township Engineer
Matt Brown, Township Wastewater Consultant
Sheila Fleming, Township Planner
Chris Williams, Township Traffic Consultant

Mrs. D'Amico called the Hearing to order at 6:33 p.m. This is Conditional Use Hearing #6 for Toll Mid-Atlantic LP Company regarding their 100 Greenridge Road Application. There were approximately 27 citizens in attendance. The following is a brief summary of the evening's testimony. The Court Stenographer's transcript is the official Record of the Hearing.

Mrs. D'Amico asked Kristin Camp, Esq., to conduct the Hearing.

Alyson Zarro, Esq., Riley Riper Hollin & Colagreco, Brian Thierrin, Toll Mid-Atlantic LP and John Biaonna, ESE Engineering were in attendance representing the Applicant.

Ms. Camp and the Board of Supervisors questioned Brian Thierrin regarding the location, construction, repair and maintenance responsibilities of the retaining walls along the proposed access road, preservation of the adjacent property's historic resource sight line, lighting, advising buyers of possible accessory structures restrictions, traffic calming measures. Applicant distributed Exhibit A-25, 6 photos of typical retaining walls and grass paver systems. Jon Long, Esq., representing the Steins and the Fields, examined Mr. Fields who provided testimony regarding storm water impacts to his Greenridge Road property. Mr. Fields's Exhibits were marked L-1 through L-21.

Ms. Zarro questioned Mr. Fields regarding the dates of his Exhibits.

Mike Crotty, Esq., questioned Mr. Fields regarding his driveway slope.

A brief recess was taken from 8:00-8:15 p.m.

Mike Crotty and the Board of Supervisors questioned Dave Leh, Township Civil Engineer, regarding the plan review process, the waivers requested, storm water management measures, access points without using Greenridge Road.

Parties Steve Egnaczyk, Mark Robinson, LeeAnn Smith, and Elizabeth Woodward questioned Mr. Leh regarding design details changing after approval, slope recommendations, impact and recourse of storm water runoff onto adjacent properties.

Jon Long, Esq., questioned Mr. Leh regarding storm water calculations.

Mrs. Baxter questioned the process and timing if Toll would need a variance from the Zoning Hearing Board regarding the access road.

At 9:00 p.m., the date of the next Hearing was discussed off the Record.

On the Record, the next Hearing date was announced as Wednesday, June 22, 2022, 6:00 p.m. at the Township Building, 140 Pottstown Pike, Chester Springs PA 19425.

The evening was adjourned at 9:03 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary

Range of Checking Accts: GENERAL
Report Type: All Checks

to GENERAL

Range of Check Ids: 53104 to 53192

Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
53104	06/02/22	DIFFSAND SANDRA M. DIFFENDAL	264.84	2643
53105	06/20/22	21ST 21st CENTURY MEDIA PHILLY	2,132.24	2643
53106	06/20/22	ADVAN010 ADVANCED HORTICULTURAL SOLN	11,738.00	2643
53107	06/20/22	AQUAP010 AQUA PA	1,327.34	2643
53108	06/20/22	ARROC010 ARRO CONSULTING, INC.	449.00	2643
53109	06/20/22	ATTMOBIL AT & T MOBILITY	817.49	2643
53110	06/20/22	BARBA010 BARBACANE THORNTON & COMPANY	17,600.00	2643
53111	06/20/22	BAYDISTR BAY DISTRIBUTING	125.00	2643
53112	06/20/22	BCGARAGE B & C GARAGE DOORS	3,190.00	2643
53113	06/20/22	BRANDWIN BRANDYWINE CONSERVANCY	287.50	2643
53114	06/20/22	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	3,932.00	2643
53115	06/20/22	BUKAT010 JILL BUKATA	2,093.41	2643
53116	06/20/22	CAMPANEL CAMPANELLA CONSULTING GROUP	1,725.00	2643
53117	06/20/22	CHESCODE CHESTER COUNTY TREASURER-CCDES	600.00	2643
53118	06/20/22	CLIPPER CLIPPER PIPE & SERVICE, INC	618.45	2643
53119	06/20/22	COLLIFL COLLIFLOWER, INC	1,159.19	2643
53120	06/20/22	COMCA010 COMCAST	1,652.29	2643
53121	06/20/22	COMMO015 COMMONWEALTH OF PENNSYLVANIA	35.00	2643
53122	06/20/22	CRYST010 CRYSTAL SPRINGS	73.05	2643
53123	06/20/22	DELAW030 DELAWARE VALLEY HEALTH TRUST	55,526.47	2643
53124	06/20/22	DEPAR020 DEPARTMENT OF THE TREASURY	223.20	2643
53125	06/20/22	DEWEE010 DEWEES BROTHERS PLUMBING & HEA	320.00	2643
53126	06/20/22	DIICOMPU DII COMPUTERS, INC	2,734.80	2643
53127	06/20/22	DRUGS010 DRUGSCAN. INC.	235.00	2643
53128	06/20/22	EAGLE130 EAGLE TERMIT & PEST CONTROL	330.00	2643
53129	06/20/22	EAGLEPEQ EAGLE POWER TURF & TRACTOR	946.80	2643
53130	06/20/22	EAGLHARD EAGLE HARDWARE	352.39	2643
53131	06/20/22	FLEXIBEN FLEXIBLE BENEFIT ADMINISTRATOR	64.00	2643
53132	06/20/22	FREDBEAN FRED BEANS FORD LINCOLN OF WC	379.95	2643
53133	06/20/22	GATHE010 BRIAN E. GATHERCOLE	88.18	2643
53134	06/20/22	GENER010 GENERAL CODE	4,080.00	2643
53135	06/20/22	GILMO020 GILMORE & ASSOCIATES, INC	5,154.33	2643
53136	06/20/22	HAWEI010 H.A. WEIGAND, INC.	1,590.50	2643
53137	06/20/22	HELPNOW HELP-NOW,LLC	3,834.63	2643
53138	06/20/22	HIGHW010 HIGHWAY MATERIALS, INC.	639.94	2643
53139	06/20/22	INTER010 INTERCON TRUCK EQUIPMENT	2,461.83	2643
53140	06/20/22	IRONM010 IRON MOUNTAIN	579.54	2643
53141	06/20/22	KEENC010 KEEN COMPRESSED GAS COMPANY	222.73	2643
53142	06/20/22	LEVEN010 LEVENGOOD SEPTIC SERVICE	513.00	2643
53143	06/20/22	LINESYST TELESYSTEM	1,087.12	2643
53144	06/20/22	LUDWI060 LUDWIG'S CORNER SUPPLY CO.	66.06	2643
53145	06/20/22	MAINL010 MAIN LINE CONCRETE & SUPPLY IN	356.00	2643
53146	06/20/22	MARKH010 MARK HAGERTY	3,120.00	2643
53147	06/20/22	MARSH020 MARSH CREEK SIGNS	45.00	2643
53148	06/20/22	MARTI010 MARTIN ENTERPRISES	1,127.00	2643
53149	06/20/22	MATRIXDC MATRIX TRUST COMPANY	8,750.00	2643
53150	06/20/22	MCKENNA MCKENNA SNYDER, LLC	4,811.07	2643
53151	06/20/22	MCMAH010 MCMAHON ASSOCIATES, INC.	2,420.00	2643
53152	06/20/22	MIDAT010 MID ATLANTIC CONNECTIONS, INC.	325.00	2643
53153	06/20/22	MONTE010 MONTESANO BROS.	330.00	2643
53154	06/20/22	NANSAGE NANCY SAGE SCIARRETTA	215.00	2643

June 16, 2022
04:33 PM

Upper Uwchlan Township
Check Register By Check Id

Page No: 2

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
53155	06/20/22	NAPA0010 NAPA AUTO PARTS	1,872.31	2643
53156	06/20/22	NEWENT NEW ENTERPRISE STONE & LIME CO	956.63	2643
53157	06/20/22	NEWH0010 NEW HOLLAND AUTO GROUP	1,302.32	2643
53158	06/20/22	NOVUS NOVUS MAINTENANCE, LLC	6,228.12	2643
53159	06/20/22	OCCHEALT OCC HEALTH CENTERS OF SWPA	209.00	2643
53160	06/20/22	PATURNPI PA TURNPIKE TOLL BY PLATE	30.40	2643
53161	06/20/22	PECO PECO ENERGY COMPANY	3,609.04	2643
53162	06/20/22	PENNSTAT THE PENNSYLVANIA STATE UNIV	1,528.00	2643
53163	06/20/22	PITNEYGL PITNEY BOWES GLOBAL FINANCIAL	204.00	2643
53164	06/20/22	PULLEYR RONALD PULLEY	125.00	2643
53165	06/20/22	PURCHPOW PURCHASE POWER (PITNEY BOWES)	1,500.00	2643
53166	06/20/22	REAGE010 REAGENT PRINT & IMAGING	1,394.00	2643
53167	06/20/22	REILLYSI REILLY & SONS INC.	3,617.86	2643
53168	06/20/22	RICHGRUB RICHARD GRUBB & ASSOCIATES	1,908.50	2643
53169	06/20/22	SIANALAW SIANA LAW, LLP	2,029.75	2643
53170	06/20/22	SIRSP010 SIR SPEEDY	217.00	2643
53171	06/20/22	SKYSHOOT0 SKYSHOOTER DISPLAYS BY ZY PYRO	900.00	2643
53172	06/20/22	SNAPON01 SNAP-ON TOOLS	684.00	2643
53173	06/20/22	STAPLADV STAPLES BUSINESS CREDIT	443.68	2643
53174	06/20/22	STAPLCRP STAPLES CREDIT PLAN	638.02	2643
53175	06/20/22	SWEETWAT SWEETWATER NATURAL PRODUCTS LL	100.00	2643
53176	06/20/22	TAYLORL TAYLOR, LYNDSAY	211.12	2643
53177	06/20/22	TDAMEDEF TD AMERITRADE FBO 915-011842	14,866.25	2643
53178	06/20/22	TDAMEPOL TD AMERITRADE FBO 915-011550	56,991.00	2643
53179	06/20/22	THEPRO20 THE PROTECTION BUREAU	2,653.80	2643
53180	06/20/22	TIFCO TIFCO INDUSTRIES	354.90	2643
53181	06/20/22	TONYSCHE TONY SCHEIVERT	100.00	2643
53182	06/20/22	TRAFF010 TRAFFIC SAFETY STORE	559.00	2643
53183	06/20/22	TRAISR TRAISR, LLC	6,027.45	2643
53184	06/20/22	UPPER010 UPPER UWCHLAN CAPITAL ACQUISIT	750,000.00	2643
53185	06/20/22	UWCHL010 UWCHLAN AMBULANCE CORPS	175.00	2643
53186	06/20/22	UWCHL010 UWCHLAN AMBULANCE CORPS	175.00	2643
53187	06/20/22	VERIZ010 VERIZON	430.73	2643
53188	06/20/22	VERIZFIO VERIZON	134.99	2643
53189	06/20/22	VERIZOSP VERIZON - SPECIAL PROJECTS	217.14	2643
53190	06/20/22	WITME010 WITMER PUBLIC SAFETY GROUP, INC	1,318.14	2643
53191	06/20/22	YSM YSM	4,724.92	2643
53192	06/20/22	ZEPSA020 ACUITY SPECIALTY PRODUCTS, INC	299.25	2643

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	89	0	1,021,485.66	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>89</u>	<u>0</u>	<u>1,021,485.66</u>	<u>0.00</u>

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Range of Checking Accts: GENERAL to GENERAL Range of Check Ids: 53104 to 53192
Report Type: All Checks Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount	Paid	Charge Account	Account Type	Reconciled/Void	Ref	Ref Num	Seq	Acct
PO #	Item	Description					Contract				
53104	06/02/22	DIFFSAND SANDRA M. DIFFENDAL							2635		
22-00675	1	replenish petty cash	264.84		01-401-000-200 Supplies		Expenditure		1	1	
53105	06/20/22	21ST CENTURY MEDIA PHILLY		299.00	01-400-000-341 Advertising		Expenditure		2643		
22-00686	1	twp - notice to bidders	314.54		01-408-000-370 Reimbursable Advertising		Expenditure		4	1	
22-00686	2	twp - zoning notice	883.00		01-400-000-341 Advertising		Expenditure		5	1	
22-00686	3	twp - roadworker	635.70		01-400-000-341 Advertising		Expenditure		6	1	
22-00686	4	twp - advertisement for bids					Expenditure		7	1	
				2,132.24							
53106	06/20/22	ADVAN010 ADVANCED HORTICULTURAL SOLN							2643		
22-00691	1	hp - bio fert turf	2,258.00		01-454-002-450 Contracted Services		Expenditure		15	1	
22-00691	2	ff - bio fert turf	2,107.00		01-454-003-450 Contracted Services		Expenditure		16	1	
22-00691	3	ff - micronutrient mineral	1,081.00		01-454-003-450 Contracted Services		Expenditure		17	1	
22-00691	4	hp - micronutrient mineral	1,802.00		01-454-002-450 Contracted Services		Expenditure		18	1	
22-00691	5	ff - bio fert turf	1,769.00		01-454-003-450 Contracted Services		Expenditure		19	1	
22-00691	6	1f - bio fert turf	546.00		01-454-004-450 Contracted Services		Expenditure		20	1	
22-00691	7	hp - bio fert turf	2,175.00		01-454-002-450 Contracted Services		Expenditure		21	1	
			11,738.00								
53107	06/20/22	AQUAP010 AQUA PA							2643		
22-00696	1	140 pottstown pike	100.73		01-409-003-360 Utilities		Expenditure		23	1	
22-00696	2	140 pottstown pike	188.00		01-409-003-360 Utilities		Expenditure		24	1	
22-00696	3	hp	172.29		01-454-002-360 Utilities		Expenditure		25	1	
22-00696	4	milford	18.30		01-409-004-360 Utilities		Expenditure		26	1	
22-00696	5	upland	199.07		01-454-005-360 Utilities		Expenditure		27	1	
22-00696	6	upland	224.65		01-454-005-360 Utilities		Expenditure		28	1	
22-00696	7	ff	189.31		01-454-003-360 Utilities		Expenditure		29	1	

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Check #	Check Date	Vendor				Reconciled/Void Ref Num		
PO #	Item	Description	Amount Paid	Charge Account	Account Type	Contract	Ref Seq	Acct
53107	AQUA PA	Continued						
22-00696	8	pw	234.99	01-409-001-360 Utilities	Expenditure		30	1
				1,327.34				
53108	06/20/22	ARROC010 ARRO CONSULTING, INC.					2643	
22-00695	1	project 17000.00 consulting	449.00	01-408-000-313 Non Reimbursable	Expenditure		22	1
53109	06/20/22	ATTMOBIL AT & T MOBILITY					2643	
22-00687	1	admin	60.03	01-400-000-320 Telephone	Expenditure		8	1
22-00687	2	admin	12.74	01-401-000-322 Ipad Expense	Expenditure		9	1
22-00687	3	codes	60.03	01-413-000-320 Telephone	Expenditure		10	1
22-00687	4	codes	46.97	01-413-000-322 Ipad Expense	Expenditure		11	1
22-00687	5	pw	192.25	01-438-000-320 Telephone	Expenditure		12	1
22-00687	6	pw	59.55	01-438-000-322 Ipad Expense	Expenditure		13	1
22-00687	7	pd	385.92	01-410-000-320 Telephone	Expenditure		14	1
			817.49					
53110	06/20/22	BARBA010 BARBACANE THORNTON & COMPANY					2643	
22-00698	1	2021 twp audit	14,500.00	01-402-000-450 Contracted Services	Expenditure		33	1
22-00698	2	2021 twp audit	1,600.00	01-402-000-450 Contracted Services	Expenditure		34	1
22-00698	3	2021 twp audit	1,500.00	01-402-000-450 Contracted Services	Expenditure		35	1
			17,600.00					
53111	06/20/22	BAYDISTR BAY DISTRIBUTING					2643	
22-00700	1	pw - inspection of lift	125.00	01-438-000-450 Contracted Services	Expenditure		37	1
53112	06/20/22	BCGARAGE B & C GARAGE DOORS					2643	
22-00699	1	pw-supply & install liftmaster	3,190.00	01-409-001-250 Maint & Repair	Expenditure		36	1
53113	06/20/22	BRANDWIN BRANDYWINE CONSERVANCY					2643	
22-00701	1	twp - 2024 comp plan	287.50	01-408-000-313 Non Reimbursable	Expenditure		38	1
53114	06/20/22	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI					2643	
22-00697	1	twp - may services	2,321.50	01-404-000-311 Non Reimbursable Legal	Expenditure		31	1

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PO #	Item	Description					Contract	Ref Seq
53114	BUCKLEY, BRION, MCGUIRE, MORRI	Continued						
22-00697	2	toll/greenridge	1,610.50		01-404-000-310 Reimbursable Legal Fees	Expenditure	32	1
				3,932.00				
53115	06/20/22	BUKAT010 JILL BUKATA					2643	
22-00772	1	travel/training reimbursement	2,093.41		01-401-000-316 Training & Seminars	Expenditure	204	1
53116	06/20/22	CAMPANEL CAMPANELLA CONSULTING GROUP					2643	
22-00705	1	april & may services	1,725.00		01-401-000-450 Contracted Services	Expenditure	49	1
53117	06/20/22	CHESCODE CHESTER COUNTY TREASURER-CCDES					2643	
22-00704	1	pd - firearms simulator	320.00		01-410-000-316 Training/Seminar	Expenditure	47	1
22-00704	2	pd - sit awareness training	280.00		01-410-000-316 Training/Seminar	Expenditure	48	1
			600.00					
53118	06/20/22	CLIPPER CLIPPER PIPE & SERVICE, INC					2643	
22-00707	1	twp - water leak in pd	618.45		01-409-003-250 Maintenance & Repairs	Expenditure	51	1
53119	06/20/22	COLLIFL COLLIFLOWER, INC					2643	
22-00702	1	pw - coupler assembly	273.62		01-438-000-200 Supplies	Expenditure	39	1
22-00702	2	pw - hose assembly	110.07		01-438-000-245 Highway Supplies	Expenditure	40	1
22-00702	3	pw - nipple,coupler assembly	532.10		01-438-000-200 Supplies	Expenditure	41	1
22-00702	4	pw - hose assembly	243.40		01-438-000-200 Supplies	Expenditure	42	1
			1,159.19					
53120	06/20/22	COMCA010 COMCAST					2643	
22-00703	1	pw	208.39		01-409-001-450 Contracted Services	Expenditure	43	1
22-00703	2	twp	533.10		01-409-003-450 Contracted Services	Expenditure	44	1
22-00703	3	hp	522.28		01-454-002-450 Contracted Services	Expenditure	45	1
22-00703	4	upland	388.52		01-454-005-450 Contracted Services	Expenditure	46	1
			1,652.29					
53121	06/20/22	COMM0015 COMMONWEALTH OF PENNSYLVANIA					2643	
22-00745	1	pw-business pesticide license	35.00		01-438-000-420 Dues and Subscriptions	Expenditure	162	1
53122	06/20/22	CRYST010 CRYSTAL SPRINGS					2643	
22-00706	1	pw - kitchen supplies	73.05		01-438-000-200 Supplies	Expenditure	50	1

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Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description				Contract	Ref Seq
53123	06/20/22	DELAW030 DELAWARE VALLEY HEALTH TRUST					2643
22-00708	1	admin	4,092.21	01-401-000-156 Employee Benefit Expenses	Expenditure	52	1
22-00708	2	pd	30,196.30	01-410-000-156 Employee Benefit Expense	Expenditure	53	1
22-00708	3	codes	4,022.77	01-413-000-156 Employee Benefit Expenses	Expenditure	54	1
22-00708	4	pw	13,781.11	01-438-000-156 Employee Benefit Expense	Expenditure	55	1
22-00708	5	pw - facilities	3,434.08	01-438-001-156 Employee Benefit Expense	Expenditure	56	1
			55,526.47				
53124	06/20/22	DEPAR020 DEPARTMENT OF THE TREASURY					2643
22-00773	1	aca fees	223.20	01-401-000-157 ACA Fees	Expenditure	205	1
53125	06/20/22	DEWEEO10 DEWEES BROTHERS PLUMBING & HEA					2643
22-00710	1	twp - clear sewer line in pd	320.00	01-409-003-250 Maintenance & Repairs	Expenditure	58	1
53126	06/20/22	DIICOMPU DII COMPUTERS, INC					2643
22-00770	1	pd - 2, probooks	2,734.80	01-410-000-740 Computer/Furniture	Expenditure	201	1
53127	06/20/22	DRUGS010 DRUGSCAN. INC.					2643
22-00709	1	pd - lab	235.00	01-410-000-450 Contracted Services	Expenditure	57	1
53128	06/20/22	EAGLE130 EAGLE TERMITE & PEST CONTROL					2643
22-00712	1	upland	235.00	01-454-005-450 Contracted Services	Expenditure	74	1
22-00712	2	twp	95.00	01-409-003-450 Contracted Services	Expenditure	75	1
			330.00				
53129	06/20/22	EAGLEPEQ EAGLE POWER TURF & TRACTOR					2643
22-00713	1	pw - pusharm assembly	451.20	01-438-000-200 Supplies	Expenditure	76	1
22-00713	2	pw - pulley, hub, bolt	123.94	01-438-000-200 Supplies	Expenditure	77	1
22-00713	3	parks - valve, cap	371.66	01-454-001-200 Supplies	Expenditure	78	1
			946.80				
53130	06/20/22	EAGLHARD EAGLE HARDWARE					2643
22-00711	1	upland - cleaner/mop	29.98	01-454-005-200 Supplies	Expenditure	59	1
22-00711	2	parks - sprinkler	45.99	01-454-001-200 Supplies	Expenditure	60	1
22-00711	3	pw - brushes	11.78	01-438-000-200 Supplies	Expenditure	61	1

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PO #	Item	Description	Account Type	Contract	Ref Seq	Acct	
53130	EAGLE HARDWARE	Continued					
22-00711	4	pw - paddle	19.99	01-438-000-200 Supplies	Expenditure	62	1
22-00711	5	parks - hd tie	19.99	01-454-001-200 Supplies	Expenditure	63	1
22-00711	6	pd - extinguisher	64.99	01-410-000-235 Vehicle Maintenance	Expenditure	64	1
22-00711	7	parks - hardware	5.18	01-454-001-200 Supplies	Expenditure	65	1
22-00711	8	hp - brushes	13.48	01-454-002-200 Supplies-Hickory	Expenditure	66	1
22-00711	9	parks - bit	21.98	01-454-001-200 Supplies	Expenditure	67	1
22-00711	10	parks - screws	36.99	01-454-001-200 Supplies	Expenditure	68	1
22-00711	11	upland - poly rope	23.99	01-454-005-200 Supplies	Expenditure	69	1
22-00711	12	upland - battery	6.49	01-454-005-200 Supplies	Expenditure	70	1
22-00711	13	pw - sponge	7.99	01-438-000-200 Supplies	Expenditure	71	1
22-00711	14	upland - fan	36.99	01-454-005-200 Supplies	Expenditure	72	1
22-00711	15	pw - connector, elbow	6.58	01-438-000-200 Supplies	Expenditure	73	1
			352.39				
53131	06/20/22	FLEXIBEN FLEXIBLE BENEFIT ADMINISTRATOR				2643	
22-00716	1	pd - monthly admin fee	64.00	01-410-000-450 Contracted Services	Expenditure	80	1
53132	06/20/22	FREDBEAN FRED BEANS FORD LINCOLN OF WC				2643	
22-00715	1	pd - car 328	379.95	01-410-000-235 Vehicle Maintenance	Expenditure	79	1
53133	06/20/22	GATHE010 BRIAN E. GATHERCOLE				2643	
22-00778	1	uniform reimbursement	88.18	01-410-000-238 Clothing/Uniforms	Expenditure	206	1
53134	06/20/22	GENERAL CODE				2643	
22-00718	1	30% upon submission of draft	4,080.00	01-414-001-366 Ordinance Update	Expenditure	84	1
53135	06/20/22	GILMO020 GILMORE & ASSOCIATES, INC				2643	
22-00717	1	twp - may services	3,378.51	01-408-000-313 Non Reimbursable	Expenditure	81	1
22-00717	2	tp improvements	105.00	01-408-000-310 Reimbursable Engineer	Expenditure	82	1
22-00717	3	toll/greenridge	1,670.82	01-408-000-310 Reimbursable Engineer	Expenditure	83	1
			5,154.33				

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PO #	Item	Description					Contract	Ref Seq
53136	06/20/22	HAWEI010 H.A. WEIGAND, INC.						2643
22-00720	1	twp - various signage	1,102.00		01-433-000-200 Supplies	Expenditure		86 1
22-00720	2	twp - various signage		488.50	01-433-000-200 Supplies	Expenditure		87 1
					1,590.50			
53137	06/20/22	HELPNOW HELP-NOW, LLC						2643
22-00721	1	twp - service tickets	900.00		01-401-000-450 Contracted Services	Expenditure		88 1
22-00721	2	twp - monthly guardian		2,934.63	01-401-000-450 Contracted Services	Expenditure		89 1
					3,834.63			
53138	06/20/22	HIGHW010 HIGHWAY MATERIALS, INC.						2643
22-00719	1	pw - materials	639.94		01-438-000-200 Supplies	Expenditure		85 1
53139	06/20/22	INTER010 INTERCON TRUCK EQUIPMENT						2643
22-00723	1	pw - repair crane	1,886.83		01-438-000-450 Contracted Services	Expenditure		91 1
22-00723	2	pw - lift bracket, hinge pins		575.00	01-438-000-200 Supplies	Expenditure		92 1
					2,461.83			
53140	06/20/22	IRONM010 IRON MOUNTAIN						2643
22-00722	1	twp - storage fees	579.54		01-401-000-450 Contracted Services	Expenditure		90 1
53141	06/20/22	KEENC010 KEEN COMPRESSED GAS COMPANY						2643
22-00724	1	pw - cylinder rentals	23.05		01-438-000-450 Contracted Services	Expenditure		93 1
22-00724	2	pw - cylinder rentals		23.05	01-438-000-450 Contracted Services	Expenditure		94 1
22-00724	3	pw - cylinder rentals		23.05	01-438-000-450 Contracted Services	Expenditure		95 1
22-00724	4	pw - cylinder rentals		153.58	01-438-000-450 Contracted Services	Expenditure		96 1
					222.73			
53142	06/20/22	LEVEN010 LEVENGOOD SEPTIC SERVICE						2643
22-00726	1	hp - pumped holding tank	256.50		01-454-005-450 Contracted Services	Expenditure		100 1
22-00726	2	hp - pumped holding tank		256.50	01-454-005-450 Contracted Services	Expenditure		101 1
					513.00			
53143	06/20/22	LINESYST TELESYSTEM						2643
22-00758	1	pw	238.29		01-409-001-320 Telephone	Expenditure		178 1
22-00758	2	twp		828.66	01-409-003-320 Telephone	Expenditure		179 1

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Check #	Check Date	Vendor	Amount	Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description					Contract	Ref Seq
53143	TELESYSTEM							
22-00758	3	milford						
		Continued						
				20.17	01-409-004-320			
					Telephone	Expenditure		
					<u>1,087.12</u>			
53144	06/20/22	LUDWI060 LUDWIG'S CORNER SUPPLY CO.						2643
22-00725	1	pw - fuel pump switches		11.98	01-438-000-200			97
					Supplies	Expenditure		1
22-00725	2	pw - hitch pins		8.58	01-438-000-200			98
					Supplies	Expenditure		1
22-00725	3	pw - supplies		45.50	01-438-000-200			99
					Supplies	Expenditure		1
				<u>66.06</u>				
53145	06/20/22	MAINL010 MAIN LINE CONCRETE & SUPPLY IN						2643
22-00732	1	pw - concrete		356.00	01-438-000-200			113
					Supplies	Expenditure		1
53146	06/20/22	MARKH010 MARK HAGERTY						2643
22-00730	1	greenridge/toll		932.50	01-414-003-301			105
					Court Reporter	Reimb		1
22-00730	2	greenridge/toll		62.50	01-414-001-301			106
					Court Reporter	Expenditure		1
22-00730	3	greenridge/toll		888.50	01-414-003-301			107
					Court Reporter	Reimb		1
22-00730	4	greenridge/toll		62.50	01-414-001-301			108
					Court Reporter	Expenditure		1
22-00730	5	greenridge/toll		929.50	01-414-003-301			109
					Court Reporter	Reimb		1
22-00730	6	greenridge/toll		62.50	01-414-003-301			110
					Court Reporter	Reimb		1
22-00730	7	kolonauski application		182.00	01-414-001-301			111
					Court Reporter	Expenditure		1
				<u>3,120.00</u>				
53147	06/20/22	MARSH020 MARSH CREEK SIGNS						2643
22-00729	1	pd - new "corporals" sign		45.00	01-410-000-250			104
					Maintenance & Repairs	Expenditure		1
53148	06/20/22	MARTI010 MARTIN ENTERPRISES						2643
22-00727	1	pw - annual fire inspection		1,127.00	01-438-000-450			102
					Contracted Services	Expenditure		1
53149	06/20/22	MATRIXDC MATRIX TRUST COMPANY						2643
22-00789	1	admin		4,076.99	01-401-000-160			212
					Non-Uniform Pension	Expenditure		1
22-00789	2	codes		1,110.30	01-413-000-160			213
					Pension	Expenditure		1
22-00789	3	pw		2,075.59	01-438-000-160			214
					Pension	Expenditure		1

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53149	MATRIX TRUST COMPANY							
22-00789	4	pw - facilities	1,487.12	01-438-001-160	Expenditure		215	1
				Pension Expense - Facilities				
			8,750.00					
53150	06/20/22	MCKENNA MCKENNA SNYDER, LLC					2643	
22-00734	1	march services	610.50	01-404-000-310	Expenditure		116	1
				Reimbursable Legal Fees				
22-00734	2	april services	2,243.60	01-404-000-310	Expenditure		117	1
				Reimbursable Legal Fees				
22-00734	3	may services	1,956.97	01-404-000-310	Expenditure		118	1
				Reimbursable Legal Fees				
			4,811.07					
53151	06/20/22	MCMAH010 MCMAHON ASSOCIATES, INC.					2643	
22-00733	1	april services	320.00	01-408-000-311	Expenditure		114	1
				Traffic Engineering				
22-00733	2	park rd traffic calming	2,100.00	01-408-000-311	Expenditure		115	1
				Traffic Engineering				
			2,420.00					
53152	06/20/22	MIDAT010 MID ATLANTIC CONNECTIONS, INC.					2643	
22-00731	1	hp - repair electrical	325.00	01-454-002-250	Expenditure		112	1
				Maintenance & Repairs				
53153	06/20/22	MONTE010 MONTESANO BROS.					2643	
22-00728	1	training - hoagie trays	330.00	01-410-000-316	Expenditure		103	1
				Training/Seminar				
53154	06/20/22	NANSAGE NANCY SAGE SCIARRETTA					2643	
22-00736	1	court reporter	145.00	01-414-003-301	Expenditure		134	1
				Court Reporter Reimb				
22-00736	2	court reporter	70.00	01-414-001-301	Expenditure		135	1
				Court Reporter				
			215.00					
53155	06/20/22	NAPA0010 NAPA AUTO PARTS					2643	
22-00735	1	pd - credit	18.00	01-410-000-235	Expenditure		119	1
				Vehicle Maintenance				
22-00735	2	pd - lamp	44.76	01-410-000-235	Expenditure		120	1
				Vehicle Maintenance				
22-00735	3	codes - valve	7.08	01-413-000-235	Expenditure		121	1
				Vehicle Maintenance				
22-00735	4	pw - gloves	119.94	01-438-000-200	Expenditure		122	1
				Supplies				
22-00735	5	pd - battery	116.97	01-410-000-235	Expenditure		123	1
				Vehicle Maintenance				
22-00735	6	pw - batteries	263.37	01-438-000-200	Expenditure		124	1
				Supplies				
22-00735	7	pw - bat/prot	10.29	01-438-000-200	Expenditure		125	1
				Supplies				
22-00735	8	pw - idbar	105.60	01-438-000-200	Expenditure		126	1
				Supplies				

Check #	Check Date	Vendor	Amount	Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description					Contract	Ref Seq
53155	NAPA AUTO PARTS	Continued						
22-00735	9	pw - oil/fuel filters	108.32		01-438-000-235 Vehicle Maintenance	Expenditure		127 1
22-00735	10	pd - duramax drum	217.25		01-410-000-235 Vehicle Maintenance	Expenditure		128 1
22-00735	11	pd - duramax drum	217.25		01-413-000-235 Vehicle Maintenance	Expenditure		129 1
22-00735	12	pd - duramax drum	217.25		01-438-000-235 Vehicle Maintenance	Expenditure		130 1
22-00735	13	pw - oil filter	60.23		01-438-000-235 Vehicle Maintenance	Expenditure		131 1
22-00735	14	pw - lamp	22.00		01-438-000-200 Supplies	Expenditure		132 1
22-00735	15	parks - trufuel	380.00		01-454-001-200 Supplies	Expenditure		133 1
					1,872.31			
53156	06/20/22	NEWENT NEW ENTERPRISE STONE & LIME CO						2643
22-00739	1	hp - diamond-tex	956.63		01-454-002-200 Supplies-Hickory	Expenditure		147 1
53157	06/20/22	NEWH0010 NEW HOLLAND AUTO GROUP						2643
22-00738	1	codes - tpms sensor	250.88		01-413-000-235 Vehicle Maintenance	Expenditure		143 1
22-00738	2	pd - moulding	197.19		01-410-000-235 Vehicle Maintenance	Expenditure		144 1
22-00738	3	pw - step kit	454.25		01-438-000-235 Vehicle Maintenance	Expenditure		145 1
22-00738	4	pw - service training	400.00		01-438-000-316 Training/Seminar	Expenditure		146 1
					1,302.32			
53158	06/20/22	NOVUS NOVUS MAINTENANCE, LLC						2643
22-00737	1	upland-post construction clean	1,000.00		01-454-005-450 Contracted Services	Expenditure		136 1
22-00737	2	march cleaning services	1,400.00		01-409-003-450 Contracted Services	Expenditure		137 1
22-00737	3	twp supplies	216.72		01-409-003-200 Supplies	Expenditure		138 1
22-00737	4	april cleaning services	1,600.00		01-409-003-450 Contracted Services	Expenditure		139 1
22-00737	5	may cleaning services	1,400.00		01-409-003-450 Contracted Services	Expenditure		140 1
22-00737	6	twp supplies	231.40		01-409-003-200 Supplies	Expenditure		141 1
22-00737	7	upland - post event cleanings	380.00		01-454-005-450 Contracted Services	Expenditure		142 1
					6,228.12			
53159	06/20/22	OCCHEALT OCC HEALTH CENTERS OF SWPA						2643
22-00740	1	pw - dot recert/physical	121.00		01-438-000-450 Contracted Services	Expenditure		148 1

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Check #	Check Date	Vendor	Amount	Paid	Charge Account	Account Type	Reconciled/Void	Ref	Ref Num
PO #	Item	Description					Contract	Seq	Acct
53159	OCC HEALTH CENTERS OF SWPA	Continued							
22-00740	2	pw - physical		88.00	01-438-000-450 Contracted Services	Expenditure		149	1
				209.00					
53160	06/20/22	PATURNPI PA TURNPIKE TOLL BY PLATE		30.40	01-410-000-450 Contracted Services	Expenditure	2643		
22-00744	1	toll by plate						161	1
53161	06/20/22	PECO PECO ENERGY COMPANY		566.50	01-454-005-360 Utilities	Expenditure	2643		
22-00742	1	upland		1,178.88	01-409-003-360 Utilities	Expenditure		151	1
22-00742	2	twp		44.03	01-409-003-360 Utilities	Expenditure		152	1
22-00742	3	twp		807.21	01-454-003-360 Utilities	Expenditure		153	1
22-00742	4	ff		79.65	01-454-003-360 Utilities	Expenditure		154	1
22-00742	5	ff		417.53	01-409-001-360 Utilities	Expenditure		155	1
22-00742	6	pw		367.12	01-409-003-360 Utilities	Expenditure		156	1
22-00742	7	twp		46.24	01-409-004-360 Utilities	Expenditure		157	1
22-00742	8	milford		101.88	01-454-002-360 Utilities	Expenditure		158	1
22-00742	9	hp		3,609.04				159	1
53162	06/20/22	PENNSTAT THE PENNSYLVANIA STATE UNIV					2643		
22-00741	1	pd - class for pozza/s. jones	1,528.00		01-410-000-316 Training/Seminar	Expenditure		150	1
53163	06/20/22	PITNEYGL PITNEY BOWES GLOBAL FINANCIAL		204.00	01-401-000-215 Postage	Expenditure	2643		
22-00746	1	postage lease						163	1
53164	06/20/22	PULLEYR RONALD PULLEY		125.00	01-454-001-202 Community Day	Expenditure	2643		
22-00743	1	block party refund						160	1
53165	06/20/22	PURCHPOW PURCHASE POWER (PITNEY BOWES)					2643		
22-00685	1	ordinance update - mailing	1,500.00		01-401-000-215 Postage	Expenditure		3	1
53166	06/20/22	REAGE010 REAGENT PRINT & IMAGING		1,394.00	01-415-000-200 Supplies	Expenditure	2643		
22-00748	1	empc - flyer						165	1
53167	06/20/22	REILLYSI REILLY & SONS INC.		3,617.86	01-409-001-231 Propane & heating - PW bldg	Expenditure	2643		
22-00747	1	pw - propane						164	1

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description			Contract	Ref Seq	Acct
53168	06/20/22	RICHGRUB RICHARD GRUBB & ASSOCIATES					2643
22-00771	1	irwin/rice rd, 100 greenridge	1,805.50	01-408-000-310 Reimbursable Engineer	Expenditure	202	1
22-00771	2	dorlans mill, millers house	103.00	01-408-000-313 Non Reimbursable	Expenditure	203	1
			1,908.50				
53169	06/20/22	SIANALAW SIANA LAW, LLP					2643
22-00752	1	pc - april/may services	2,029.75	01-414-001-315 Legal Fees	Expenditure	170	1
53170	06/20/22	SIRSP010 SIR SPEEDY					2643
22-00749	1	twp - name plates	217.00	01-401-000-200 Supplies	Expenditure	166	1
53171	06/20/22	SKYSHOOT SKYSHOOTER DISPLAYS BY ZY PYRO					2643
22-00683	1	fireworks - shipping fee	900.00	01-454-001-202 Community Day	Expenditure	1	1
53172	06/20/22	SNAPON01 SNAP-ON TOOLS					2643
22-00750	1	pw - tpms toolkit,sensor tool	342.00	01-438-000-260 Small Tools & Equipment	Expenditure	167	1
22-00750	2	tw - tpms toolkit,sensor tool	342.00	01-401-000-235 Vehicle Maintenance	Expenditure	168	1
			684.00				
53173	06/20/22	STAPLADV STAPLES BUSINESS CREDIT					2643
22-00754	1	twp - office/kitchen supplies	443.68	01-401-000-200 Supplies	Expenditure	172	1
53174	06/20/22	STAPLCRP STAPLES CREDIT PLAN					2643
22-00753	1	pd - office supplies	638.02	01-410-000-200 Supplies	Expenditure	171	1
53175	06/20/22	SWEETWAT SWEETWATER NATURAL PRODUCTS LL					2643
22-00751	1	hp - topsoil	100.00	01-454-002-200 Supplies-Hickory	Expenditure	169	1
53176	06/20/22	TAYLORL TAYLOR, LYNSDAY					2643
22-00760	1	mileage reimbursement	211.12	01-410-000-316 Training/Seminar	Expenditure	182	1
53177	06/20/22	TDAMEDEF TD AMERITRADE FBO 915-011842					2643
22-00787	1	admin	5,039.75	01-401-000-160 Non-Uniform Pension	Expenditure	207	1
22-00787	2	codes	3,061.41	01-413-000-160 Pension	Expenditure	208	1
22-00787	3	pw	5,631.64	01-438-000-160 Pension	Expenditure	209	1
22-00787	4	pw - facilities	1,133.45	01-438-001-160 Pension Expense - Facilities	Expenditure	210	1
			14,866.25				

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Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Ref	Ref Num	Ref Seq	Acct
PO #	Item	Description				Contract			
53178	06/20/22	TDAMEPOL TD AMERITRADE FBO	915-011550				2643		
22-00788	1	police - q2 pension expense	56,991.00	01-410-000-160 Pension Expense	Expenditure		211	1	
53179	06/20/22	THEPR020 THE PROTECTION BUREAU					2643		
22-00757	1	upland - fire alarm	345.00	01-454-005-450 Contracted Services	Expenditure		176	1	
22-00757	2	upland - fire alarm	388.80	01-454-005-450 Contracted Services	Expenditure		177	1	
22-00759	1	twp -annual monitoring service	1,920.00	01-409-003-450 Contracted Services	Expenditure		181	1	
			2,653.80						
53180	06/20/22	TIFCO TIFCO INDUSTRIES					2643		
22-00761	1	pw - metered deodorizer	159.90	01-438-000-200 Supplies	Expenditure		183	1	
22-00761	2	pw - marker paint	195.00	01-438-000-200 Supplies	Expenditure		184	1	
			354.90						
53181	06/20/22	TONYSCHE TONY SCHEIVERT					2643		
22-00684	1	cellphone - reimbursement	100.00	01-400-000-320 Telephone	Expenditure		2	1	
53182	06/20/22	TRAFF010 TRAFFIC SAFETY STORE					2643		
22-00756	1	cones for block party	559.00	01-454-001-202 Community Day	Expenditure		175	1	
53183	06/20/22	TRAISR TRAISR, LLC					2643		
22-00755	1	march services	3,028.70	01-407-000-220 Software	Expenditure		173	1	
22-00755	2	april services	2,998.75	01-407-000-220 Software	Expenditure		174	1	
			6,027.45						
53184	06/20/22	UPPER010 UPPER UWCHLAN CAPITAL ACQUISIT					2643		
22-00790	1	transfer to capital fund	750,000.00	01-492-000-030 Transfer to Capital Res	Expenditure		216	1	
53185	06/20/22	UWCHL010 UWCHLAN AMBULANCE CORPS					2643		
22-00762	1	pd - blood draw	175.00	01-410-000-450 Contracted Services	Expenditure		185	1	
53186	06/20/22	UWCHL010 UWCHLAN AMBULANCE CORPS					2643		
22-00766	1	pd - blood draw	175.00	01-410-000-450 Contracted Services	Expenditure		190	1	
53187	06/20/22	VERIZ010 VERIZON					2643		
22-00763	1	milford	284.34	01-409-004-320 Telephone	Expenditure		186	1	

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Check #	Check Date	Vendor	Amount Paid	Charge Account	Reconciled/Void	Ref Num		
PO #	Item	Description			Account Type	Contract	Ref Seq	Acct
53187	VERIZON	Continued						
22-00763	2	twp	146.39	01-409-001-320 Telephone	Expenditure		187	1
			<u>430.73</u>					
53188	06/20/22	VERIZFIO VERIZON					2643	
22-00764	1	internet	134.99	01-454-003-320 Telephone	Expenditure		188	1
53189	06/20/22	VERIZOSP VERIZON - SPECIAL PROJECTS					2643	
22-00765	1	june conduit occupancy	217.14	01-434-000-450 Contracted Services	Expenditure		189	1
53190	06/20/22	WITME010 WITMER PUBLIC SAFETY GROUP, INC					2643	
22-00767	1	pd - zmuida	64.58	01-410-000-238 Clothing/Uniforms	Expenditure		191	1
22-00767	2	pd - reversible cap cover	16.00	01-410-000-238 Clothing/Uniforms	Expenditure		192	1
22-00767	3	pd - nametag	62.13	01-410-000-238 Clothing/Uniforms	Expenditure		193	1
22-00767	4	pd - nametag	68.26	01-410-000-238 Clothing/Uniforms	Expenditure		194	1
22-00767	5	pd - shirts, patch	228.83	01-410-000-238 Clothing/Uniforms	Expenditure		195	1
22-00767	6	meter calibration	251.00	01-454-001-450 Contracted Services	Expenditure		196	1
22-00767	7	pd - uniform supplies	415.16	01-410-000-238 Clothing/Uniforms	Expenditure		197	1
22-00767	8	twp - for bos	212.18	01-401-000-200 Supplies	Expenditure		198	1
			<u>1,318.14</u>					
53191	06/20/22	YSM YSM					2643	
22-00768	1	hp - architectural services	4,724.92	01-454-002-450 Contracted Services	Expenditure		199	1
53192	06/20/22	ZEPSA020 ACUITY SPECIALTY PRODUCTS, INC					2643	
22-00769	1	pw - cleaning supplies	299.25	01-438-000-200 Supplies	Expenditure		200	1

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	89	0	1,021,485.66	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>89</u>	<u>0</u>	<u>1,021,485.66</u>	<u>0.00</u>

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Range of Checking Accts: GENERAL EFTS to GENERAL EFTS Range of Check Ids: 1041 to 1045
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
1041	06/23/22	AQUAP010 AQUA PA	6,646.02	2637
1042	06/09/22	LOWES020 LOWES BUSINESS ACCOUNT	783.96	2638
1043	06/10/22	STANDINS STANDARD INSURANCE COMPANY	3,153.26	2639
1044	06/05/22	WEXBANK WEX BANK	11,127.71	2640
1045	06/09/22	BANKAMER BANK OF AMERICA	11,146.36	2641

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	5	0	32,857.31	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>5</u>	<u>0</u>	<u>32,857.31</u>	<u>0.00</u>

Range of Checking Accts: GENERAL EFTS to GENERAL EFTS Range of Check Ids: 1041 to 1045
 Report Type: All Checks Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description				Contract	Ref Seq Acct
1041	06/23/22	AQUAP010 AQUA PA					2637
22-00677	1	217 hydrants	5,611.62	01-411-000-451 Hydrant expenses-Aqua	Expenditure		1 1
22-00677	2	40 hydrants	1,034.40	01-411-000-451 Hydrant expenses-Aqua	Expenditure		2 1
			6,646.02				
1042	06/09/22	LOWES020 LOWES BUSINESS ACCOUNT					2638
22-00678	1	pw - supplies	16.14	01-438-000-200 Supplies	Expenditure		1 1
22-00678	2	pw - supplies	25.24	01-438-000-200 Supplies	Expenditure		2 1
22-00678	3	pw - supplies	76.90	01-438-000-200 Supplies	Expenditure		3 1
22-00678	4	pw - supplies	8.52	01-438-000-200 Supplies	Expenditure		4 1
22-00678	5	pw - maintenance	208.05	01-409-001-250 Maint & Repair	Expenditure		5 1
22-00678	6	upland - supplies	136.18	01-454-005-200 Supplies	Expenditure		6 1
22-00678	7	parks - supplies	312.93	01-454-001-200 Supplies	Expenditure		7 1
			783.96				
1043	06/10/22	STANDINS STANDARD INSURANCE COMPANY					2639
22-00679	1	admin	535.45	01-401-000-156 Employee Benefit Expens	Expenditure		1 1
22-00679	2	pd	1,603.05	01-410-000-156 Employee Benefit Expense	Expenditure		2 1
22-00679	3	codes	265.97	01-413-000-156 Employee Benefit Expens	Expenditure		3 1
22-00679	4	pw	399.75	01-438-000-156 Employee Benefit Expense	Expenditure		4 1
22-00679	5	pw - facilities	349.04	01-438-001-156 Employee Benefit Expense	Expenditure		5 1
			3,153.26				
1044	06/05/22	WEXBANK WEX BANK					2640
22-00680	1	admin	218.22	01-401-000-230 Gasoline & oil	Expenditure		1 1
22-00680	2	pd	5,127.50	01-410-000-230 Gasoline & oil	Expenditure		2 1
22-00680	3	codes	394.16	01-413-000-230 Gasoline & oil	Expenditure		3 1
22-00680	4	pw	1,612.67	01-438-000-230 Gasoline & oil	Expenditure		4 1
22-00680	5	pw - facilities	3,775.16	01-438-001-230 Gasoline & oil - Facilities	Expenditure		5 1
			11,127.71				

Check #	Check Date	Vendor	Amount	Paid	Charge Account	Account Type	Reconciled/Void	Ref Num	Ref Seq	Acct
PO #	Item	Description					Contract			
1045	06/09/22	BANKAMER BANK OF AMERICA						2641		
22-00681	1	pd - ron's orginal bar	53.63		01-410-000-340 Public Relations	Expenditure		1	1	
22-00681	2	pd - public safety store	204.99		01-410-000-235 Vehicle Maintenance	Expenditure		2	1	
22-00681	3	pd - amazon	21.17		01-410-000-235 Vehicle Maintenance	Expenditure		3	1	
22-00681	4	pd - amazon	124.30		01-410-000-235 Vehicle Maintenance	Expenditure		4	1	
22-00681	5	pd - amazon	48.75		01-410-000-235 Vehicle Maintenance	Expenditure		5	1	
22-00681	6	pd - amazon	34.95		01-410-000-250 Maintenance & Repairs	Expenditure		6	1	
22-00681	7	pd - amazon	33.91		01-410-000-260 Small Tools & Equipment	Expenditure		7	1	
22-00681	8	pd - amazon	15.89		01-410-000-420 Dues/Subscription/Memb	Expenditure		8	1	
22-00681	9	pd - paypal	119.00		01-410-000-200 Supplies	Expenditure		9	1	
22-00681	10	pd - amazon	31.79		01-410-000-200 Supplies	Expenditure		10	1	
22-00681	11	parks - aed superstore	321.18		01-454-001-200 Supplies	Expenditure		11	1	
22-00681	12	refund - formswift	59.90		01-401-000-200 Supplies	Expenditure		12	1	
22-00681	13	twp - microsoft	600.00		01-407-000-450 Contracted Services	Expenditure		13	1	
22-00681	14	twp - microsoft	224.00		01-407-000-450 Contracted Services	Expenditure		14	1	
22-00681	15	twp - adobe	15.89		01-407-000-220 Software	Expenditure		15	1	
22-00681	16	twp - hotel hershey	546.12		01-400-000-460 Meeting & Conferences	Expenditure		16	1	
22-00681	17	twp - hotel hershey	546.12		01-400-000-460 Meeting & Conferences	Expenditure		17	1	
22-00681	18	twp - hotel hershey	546.12		01-400-000-460 Meeting & Conferences	Expenditure		18	1	
22-00681	19	twp - hotel hershey	861.72		01-400-000-460 Meeting & Conferences	Expenditure		19	1	
22-00681	20	twp - hotel hershey	546.12		01-400-000-460 Meeting & Conferences	Expenditure		20	1	
22-00681	21	twp - nlisharefile	179.85		01-407-000-220 Software	Expenditure		21	1	
22-00681	22	twp - county of chester	10.00		01-401-000-200 Supplies	Expenditure		22	1	
22-00681	23	twp - instantcheckmate	5.29		01-401-000-200 Supplies	Expenditure		23	1	
22-00681	24	hp - amazon	49.90		01-454-002-200 Supplies-Hickory	Expenditure		24	1	
22-00681	25	hp - ricciardi brothers	76.29		01-454-002-200 Supplies-Hickory	Expenditure		25	1	
22-00681	26	pd - safelite	652.27		01-410-000-235 Vehicle Maintenance	Expenditure		26	1	

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Check #	Check Date	Vendor	Item Description	Amount	Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #							Contract	Ref Seq	Acct
1045	BANK OF AMERICA		Continued						
22-00681	27	twp - notary		42.00		01-401-000-316 Training & Seminars	Expenditure		27 1
22-00681	28	codes - tirerack		700.56		01-413-000-235 Vehicle Maintenance	Expenditure		28 1
22-00681	29	pc - visco		64.21		01-414-001-200 Supplies	Expenditure		29 1
22-00681	30	twp - amazon		29.48		01-401-000-200 Supplies	Expenditure		30 1
22-00681	31	upland - eagle hardware		17.79		01-454-005-200 Supplies	Expenditure		31 1
22-00681	32	twp - amazon		217.90		01-401-000-200 Supplies	Expenditure		32 1
22-00681	33	hc - us storage centers		1,221.00		01-459-000-200 Supplies	Expenditure		33 1
22-00681	34	twp - canva		119.40		01-401-000-200 Supplies	Expenditure		34 1
22-00681	35	eac - amazon		204.99		01-455-000-450 EAC - Contracted Services	Expenditure		35 1
22-00681	36	block party - customink		107.10		01-454-001-202 Community Day	Expenditure		36 1
22-00681	37	twp - hershey lodge		60.69		01-401-000-317 Parking/Travel	Expenditure		37 1
22-00681	38	twp - hershey lodge		121.18		01-401-000-317 Parking/Travel	Expenditure		38 1
22-00681	39	upland - webstaurant store		2,430.71		01-454-005-200 Supplies	Expenditure		39 1
						11,146.36			

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	5	0	32,857.31	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u><u>5</u></u>	<u><u>0</u></u>	<u><u>32,857.31</u></u>	<u><u>0.00</u></u>

June 9, 2022
10:53 AM

Upper Uwchlan Township
Check Register By Check Id

Page No: 1

Range of Checking Accts: PAYROLL EFTS to PAYROLL EFTS Range of Check Ids: 793 to 793
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
793	06/15/22	AFLAC010 AFLAC	1,170.36	2636
<hr/>				
Report Totals			<u>Paid</u>	<u>Void</u>
	Checks:	1	0	1,170.36
	Direct Deposit:	0	0	0.00
	Total:	<u>1</u>	<u>0</u>	<u>1,170.36</u>
			<u>Amount Paid</u>	<u>Amount Void</u>
			0.00	0.00
			0.00	0.00

June 16, 2022
04:50 PM

Upper Uwchlan Township
Check Register By Check Id

Page No: 1

Range of Checking Accts: SOLID WASTE to SOLID WASTE Range of Check Ids: 10531 to 10534
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
10531	06/20/22	AJBL0010 A.J. BLOSENSKI	16,020.48		2644
10532	06/20/22	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	249.22		2644
10533	06/20/22	CCSWA010 CCSWA	36,065.27		2644
10534	06/20/22	WMCORP WM CORPORATE SERVICES, INC	37,933.80		2644

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	4	0	90,268.77	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	4	0	90,268.77	0.00

June 16, 2022
04:49 PM

Upper Uwchlan Township
Check Payment Batch Verification Listing

Page No: 1

Batch Id: LHAINES Batch Type: C Batch Date: 06/20/22 Checking Account: SOLID WASTE G/L Credit: Expenditure G/L Credit
Generate Direct Deposit: N

Check No.	Check Date	Vendor #	Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct Description
	06/20/22	AJBL0010	A.J. BLOSENSKI		P.O. BOX 392					
22-00776	06/20/22	1	june collection	16,020.48	05-427-000-460		Expenditure	Aprv	8	1
				16,020.48	Contracted Services - Recycling					
	06/20/22	BUCKL010	BUCKLEY, BRION, MCGUIRE, MORRI		118 W. MARKET STREET					
22-00775	06/20/22	1	may - trash collections	249.22	05-427-000-314		Expenditure	Aprv	7	1
				249.22	Legal Fees					
	06/20/22	CCSWA010	CCSWA		P. O. BOX 476					
22-00774	06/20/22	1	5/2-5/4/2022	4,474.56	05-427-000-700		Expenditure	Aprv	1	1
					Tipping Fees					
22-00774	06/20/22	2	5/9-5/13/2022	3,216.31	05-427-000-700		Expenditure	Aprv	2	1
					Tipping Fees					
22-00774	06/20/22	3	5/16-5/18/2022	5,877.94	05-427-000-700		Expenditure	Aprv	3	1
					Tipping Fees					
22-00774	06/20/22	4	5/23-5/31/2022	7,567.35	05-427-000-700		Expenditure	Aprv	4	1
					Tipping Fees					
22-00774	06/20/22	5	6/1-6/7/2022	8,426.59	05-427-000-700		Expenditure	Aprv	5	1
					Tipping Fees					
22-00774	06/20/22	6	6/8-6/15/2022	6,502.52	05-427-000-700		Expenditure	Aprv	6	1
				36,065.27	Tipping Fees					
	06/20/22	WMCORP	WM CORPORATE SERVICES, INC		AS PAYMENT AGENT					
22-00777	06/20/22	1	may collection	37,933.80	05-427-000-450		Expenditure	Aprv	9	1
				37,933.80	Contracted Services					

Checks:	Count	Line Items	Amount
	4	9	90,268.77

There are NO errors or warnings in this listing.

June 16, 2022
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Upper Uwchlan Township
Check Register By Check Id

Page No: 1

Range of Checking Accts: CAPITAL to CAPITAL Range of Check Ids: 1991 to 1997
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
1991	06/09/22	BANKAMER BANK OF AMERICA	1,585.83		2642
1992	06/20/22	DIGITALL DIGITAL-ALLY	4,735.75		2645
1993	06/20/22	LIFTNOW LIFTNOW AUTOMOTIVE EQUIP CORP	8,025.18		2645
1994	06/20/22	MARSH020 MARSH CREEK SIGNS	1,045.00		2645
1995	06/20/22	MOHAWK MOHAWK RESOURCES LTD	18,614.96		2645
1996	06/20/22	NEWH0010 NEW HOLLAND AUTO GROUP	35,275.00		2645
1997	06/20/22	PAXS0010 PAXSON LIGHTNING RODS, INC.	3,900.00		2645
Report Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
Checks:			7	0	73,181.72
Direct Deposit:			<u>0</u>	<u>0</u>	<u>0.00</u>
Total:			<u>7</u>	<u>0</u>	<u>73,181.72</u>
					<u>Amount Void</u>
					0.00
					0.00
					0.00

June 16, 2022
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Upper Uwchlan Township
Check Register By Check Id

Page No: 1

Range of Checking Accts: CAPITAL to CAPITAL Range of Check Ids: 1991 to 1997
Report Type: All Checks Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	PO #	Item	Description	Amount Paid	Charge Account	Account Type	Contract	Reconciled/Void Ref Num	Ref Seq	Acct
1991	06/09/22	BANKAMER BANK OF AMERICA	22-00682	1	pd - ctech manufacturing	1,585.83	30-410-000-700 Capital Purchases - Police	Expenditure		2642	1	1
1992	06/20/22	DIGITALL DIGITAL-ALLY	22-00782	1	police - new car installs	3,455.75	30-410-000-700 Capital Purchases - Police	Expenditure		2645	2	1
			22-00782	2	police - body cams	1,280.00	30-410-000-700 Capital Purchases - Police	Expenditure			3	1
						4,735.75						
1993	06/20/22	LIFTNOW AUTOMOTIVE EQUIP CORP	22-00785	1	pw - wheel balancer	8,025.18	30-438-000-701 Capital Purchases - Equipment	Expenditure		2645	6	1
1994	06/20/22	MARSH020 MARSH CREEK SIGNS	22-00781	1	graphics/labor for 324	1,045.00	30-410-000-700 Capital Purchases - Police	Expenditure		2645	1	1
1995	06/20/22	MOHAWK RESOURCES LTD	22-00786	1	pw bldg - bay garage equipment	18,614.96	30-409-003-700 Capital Purchases - PW Building	Expenditure		2645	7	1
1996	06/20/22	NEWH0010 NEW HOLLAND AUTO GROUP	22-00784	1	2022 ford police utility	35,275.00	30-410-000-700 Capital Purchases - Police	Expenditure		2645	5	1
1997	06/20/22	PAXSO010 PAXSON LIGHTNING RODS, INC.	22-00783	1	upland - lighting protection	3,900.00	30-454-004-600 Capital Construction - Upland	Expenditure		2645	4	1

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	7	0	73,181.72	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>7</u>	<u>0</u>	<u>73,181.72</u>	<u>0.00</u>

June 16, 2022
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Upper Uwchlan Township
Check Register By Check Id

Page No: 1

Range of Checking Accts: STORM WATER MGT to STORM WATER MGT Range of Check Ids: 1361 to 1362
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
1361	06/20/22	GILM0020 GILMORE & ASSOCIATES, INC	1,077.50		2646
1362	06/20/22	TMASSOC T & M ASSOCIATES	721.42		2646
<hr/>					
Report Totals			<u>Amount Paid</u>	<u>Amount Void</u>	
Checks:	2	0	1,798.92	0.00	
Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	
Total:	<u><u>2</u></u>	<u><u>0</u></u>	<u><u>1,798.92</u></u>	<u><u>0.00</u></u>	

June 16, 2022
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Upper Uwchlan Township
Check Payment Batch Verification Listing

Page No: 1

Batch Id: LHAINES Batch Type: C Batch Date: 06/20/22 Checking Account: STORM WATER MGT G/L Credit: Expenditure G/L Credit
Generate Direct Deposit: N

Check No.	Check Date	Vendor #	Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct Description
PO #	Enc Date	Item Description								
22-00780	06/20/22	GILM0020	GILMORE & ASSOCIATES, INC	1,077.50	65 E. BUTLER AVENUE, SUITE 100	08-420-000-035	Expenditure	Aprv	2	Permits
			1 ms4 permit - may services	<hr/>	1,077.50					
22-00779	06/20/22	TMASSOC	T & M ASSOCIATES	721.42	11 TINDALL ROAD	08-446-000-450	Expenditure	Aprv	1	Contracted services
			1 marsh creek watershed	<hr/>	721.42					

Checks:	Count	Line Items	Amount
	2	2	1,798.92

There are NO errors or warnings in this listing.

June 16, 2022
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Upper Uwchlan Township
Check Register By Check Id

Page No: 1

Range of Checking Accts: DEV ESCROW to DEV ESCROW Range of Check IDs: 618 to 623
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
618	06/20/22	ARROC010 ARRO CONSULTING, INC.	14,007.96		2647
619	06/20/22	BRANDWIN BRANDYWINE CONSERVANCY	1,077.50		2647
620	06/20/22	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	751.50		2647
621	06/20/22	CHRISFRA FRANTZ, CHRISTOPHER	258.00		2647
622	06/20/22	GILMO020 GILMORE & ASSOCIATES, INC	30,942.62		2647
623	06/20/22	MCMAH010 MCMAHON ASSOCIATES, INC.	2,130.00		2647

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	6	0	49,167.58	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>6</u>	<u>0</u>	<u>49,167.58</u>	<u>0.00</u>

June 16, 2022
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Upper Uwchlan Township
Check Payment Batch Verification Listing

Page No: 1

Batch Id: LHAINES Batch Type: C Batch Date: 06/20/22 Checking Account: DEV ESCROW G/L Credit: Expenditure G/L Credit
Generate Direct Deposit: N

Check No.	Check Date	Vendor # Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct Description
PO #	Enc Date	Item Description							
	06/20/22	ARROC010 ARRO CONSULTING, INC.		108 WEST AIRPORT ROAD					
22-00694	06/20/22	1 crossings	3,008.03	248-033 Chester Springs Crossing	Project	Aprv	14	1	
22-00694	06/20/22	2 enclave	79.00	248-038 ENCLAVE at CHESTER SPRINGS	Project	Aprv	15	1	sew
22-00694	06/20/22	3 vantage point	296.00	248-017 Vantage Point at Chester Spr	Project	Aprv	16	1	
22-00694	06/20/22	4 prosperity	537.50	248-046 Prosperity Byers 5C 2B	Project	Aprv	17	1	
22-00694	06/20/22	5 preserve	7,964.43	248-035 THE PRESERVE @ MARSH CREEK	Project	Aprv	18	1	SEW
22-00694	06/20/22	6 villages	2,123.00	248-019 The Village at Byers Station	Project	Aprv	19	1	
			14,007.96						
	06/20/22	BRANDWIN BRANDYWINE CONSERVANCY		118 W. MARKET STREET					
22-00693	06/20/22	1 prosperity	627.50	248-046 Prosperity Byers 5C 2B	Project	Aprv	12	1	
22-00693	06/20/22	2 crossings	450.00	248-033 Chester Springs Crossing	Project	Aprv	13	1	
			1,077.50						
	06/20/22	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI		118 W. MARKET STREET					
22-00688	06/20/22	1 Preserve at Marsh Creek	423.50	248-1-035 THE PRESERVE @ MARSH CREEK CON	Project	Aprv	1	1	
22-00688	06/20/22	2 Enclave	61.50	248-1-038 ENCLAVE at CHESTER SPRINGS	Project	Aprv	2	1	sit
22-00688	06/20/22	3 Prosperity	266.50	248-046 Prosperity Byers 5C 2B	Project	Aprv	3	1	
			751.50						
	06/20/22	CHRISFRA FRANTZ, CHRISTOPHER		PO BOX 557					
22-00714	06/20/22	1 villages	258.00	248-019 The Village at Byers Station	Project	Aprv	20	1	
			258.00						
	06/20/22	GILMO020 GILMORE & ASSOCIATES, INC		65 E. BULTER AVENUE, SUITE 100					
22-00689	06/20/22	1 Crossings	2,363.93	248-033 Chester Springs Crossing	Project	Aprv	4	1	
22-00689	06/20/22	2 Eagleview 1 c	608.84	248-025 Eagleview Lot 1C	Project	Aprv	5	1	
22-00689	06/20/22	3 enclave	986.05	248-1-038 ENCLAVE at CHESTER SPRINGS	Project	Aprv	6	1	sit
22-00689	06/20/22	4 Vantage Point	1,622.50	248-017 Vantage Point at Chester Spr	Project	Aprv	7	1	
22-00689	06/20/22	5 villages	3,936.23	248-019 The Village at Byers Station	Project	Aprv	8	1	
22-00689	06/20/22	6 preserve	21,425.07	248-1-035 THE PRESERVE @ MARSH CREEK CON	Project	Aprv	9	1	

Check No.	Check Date	Vendor #	Name	Payment Amt	Street 1 of Address to be printed on Check				
PO #	Enc Date	Item Description			Charge Account	Account Type	Status	Seq	Acct Description
				30,942.62					
22-00690	06/20/22	MCMAH010	MCMAHON ASSOCIATES, INC.	922.50	425 COMMERCE DRIVE				
22-00690	06/20/22	1 crossings		1,207.50	248-033	Project	Aprv	10	1
					Chester Springs Crossing				
					248-046	Project	Aprv	11	1
					Prosperity Byers 5C 2B				
				2,130.00					

	<u>Count</u>	<u>Line Items</u>	<u>Amount</u>
Checks:	6	20	49,167.58

There are NO errors or warnings in this listing.



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

TO: BOARD OF SUPERVISORS

FROM: Jill Bukata, Township Treasurer

RE: Status Update

DATE: June 20, 2022

Finance has worked on the following items during the month

- Received and processed 119 trash and 1,513 sewer payments (5/13/2022 – 6/15/2022)

Highlights of the May 2022 financial statements

- The balance sheet remains strong with cash of over **\$13.1 million** - of that amount **approximately \$4.2 million** is not available for the routine operations of the Township as it is reserved for specific purposes, ie. Liquid Fuels and Act 209 for highways, Turf Field for replacement of the Turf Field, Capital Projects for capital improvements etc.
- Combined revenue and expense status (General Fund & Solid Waste Fund):

○ Percentage through the year	41.7%	
○ YTD revenues	\$ 5,205,647	56.8%
○ YTD expenses	\$ 2,828,192	31.6%
○ YTD transfers out		
○ YTD net income	\$ 2,377,455	(before transfers)
○ YTD net income (after transfers)	\$ 2,377,455	
○ Budgeted 2022 net income	\$ 93,673	(before transfers)
○ Budgeted 2022 net income (after)	(1,651,327)	(after transfers)
- Up to June 15, June EIT receipts totalled \$317,100. This is approximately \$58,000 more than the amount received through **June 30** last year.
- Interest payments due to the bondholders of the Upper Uwchlan Township Bonds – Series of 2019 and 2019A were paid at the end of May

**Upper Uwchlan Township
Treasurer's Report**

**Cash Balances
As of May 31, 2022**

General Fund

Meridian Bank	\$ 7,318,848
Meridian Bank - Payroll	19,013
Meridian Bank - ARPA Funds	404,605
Meridian Bank MMA - restricted	39,037
Meridian Bank-restricted-Meadow Creek	1,003,474
Fulton Bank	109,349
Fulton Bank - Turf Field	203,667
Petty cash	300
Total General Fund	9,098,295

Certificate of Deposit - 7/2/23 277,841

Total General Fund \$ 9,376,136

Solid Waste Fund

Meridian Bank - Solid Waste	406,114
Fulton Bank - Solid Waste	787,884
Total Solid Waste Funds	1,193,998
Total Solid Waste Fund	1,193,998

Liquid Fuels Fund

Fulton Bank	1,183,984
	<hr/>
Total Liquid Fuels Fund	1,183,984

Capital Projects Fund

Fulton Bank	55,889
PSDLAF	5,110
Fulton Bank - 2019 Bond Proceeds	-
Fulton Bank - 2019 Bond Proceeds, ICS Sweep	1
	<hr/>
Total Capital Projects Fund	60,999

Act 209 Impact Fund

Fulton Bank	1,045,520
	<hr/>
Total Act 209 Impact Fund	1,045,520

Water Resource Protection Fund

Fulton Bank	213,849
	<hr/>
Total Water Resource Protection Fund	213,849

Sewer Fund

PSDLAF	84
Fulton Bank	105,937
	<hr/>
Total Sewer Fund	106,021

Total - Upper Uwchlan Township	\$ 13,180,507
Municipal Authority	\$ 6,809,344
Developer's Escrow Fund	\$ 33,282

Upper Uwchlan Township
Schedule of Investments

As of May 31, 2022

	Institution	Amount Invested	Type of Investment	Maturity Date	Interest Rate	Market Value
<i><u>General Fund</u></i>						
General Fund	First Resource Bank	250,000.00	Certificate of Deposit	7/2/2023	2.000%	250,000.00
		27,440.46	Interest accrued			27,440.46
	Accrued interest - YTD	400.07				400.07
		<u>277,840.53</u>				<u>277,840.53</u>
<i><u>Sewer Fund - General Obligation Bonds (2014 Bonds)</u></i>						
Sewer Fund	PSDLAF	2,812,792.62	Collateralized CD Pool		0.100%	2,812,792.62
	Redemptions	(2,812,792.62)				(2,812,792.62)
	PSDLAF	83.59	MAX account (MMF)			83.59
	PSDLAF	-	MAX account (MMF)	-	0.02%	-
		<u>83.59</u>				<u>83.59</u>
<i><u>Capital Fund</u></i>						
Capital Fund	PSDLAF	1,500,000.00	Collateralized CD Pool		0.100%	1,500,000.00
	Redemptions	(1,535,000.00)				(1,535,000.00)
	MAX account (MMF)	40,109.71	MAX account (MMF)	-	0.02%	40,109.71
		<u>5,109.71</u>				<u>5,109.71</u>
<i>Fulton Bank - 2019</i>						
	Bond Proceeds	5,598,727.66				5,598,727.66
	Used for projects/interest	<u>(5,598,727.11)</u>				<u>(5,598,727.11)</u>
		0.55				0.55
<i>Total Capital Fund</i>						
		<u>5,110.26</u>				<u>5,110.26</u>

Upper Uwchlan Township
 Accounts Receivable
 As of May 31, 2022

Engineering and Legal Receivables - 01-145-000-200 and 300

Reimbursable CU Fees - 01-145-000-021

	Total Amount Due 5/31/2022	Total Amount Due 4/30/2022	Less than 30 days	31 - 60 days	61 - 90 days	Over 90 days	Over 180 days	Total
Alpha Phylite Fitness	1,083.30	1,083.30	-	-	-	1,083.30	-	1,083.30
Hankin	3,102.50	3,102.50	-	-	-	-	3,102.50	3,102.50
Montesano	1,774.96	2,774.96	-				1,774.96	1,774.96
Toll Brothers	20,898.36	13,659.88	3,633.80	-	17,264.56	-	-	20,898.36
Balance at May 31, 2022	\$ 26,859.12	\$ 20,620.64	\$ 3,633.80	\$ -	\$ 17,264.56	\$ 1,083.30	\$ 4,877.46	\$ 26,859.12

Upper Uwchlan Township
 Accounts Receivable
 As of May 31, 2022

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

	Total Amount 5/31/2022	Total Amount 4/30/2022	Less than 30 days	31 - 60	61 - 90	Over 90 days	Over 180 days	Total
Marsh Creek Eagles	3,300.00	3,300.00	-	-	3,300.00	-	-	3,300.00
GEYA Soccer	-	-	-	-	-	-	-	-
Brandywine Rugby	-	-	-	-	-	-	-	-
Downingtown East Lacrosse	45.00	45.00	-	-	45.00	-	-	45.00
Next Level Sports	-	-	-	-	-	-	-	-
Balance at May 31, 2022	\$ 3,345.00	\$ 3,345.00	\$ -	\$ -	\$ 3,345.00	\$ -	\$ -	\$ 3,345.00

Upper Uwchlan Township
General Fund
Balance Sheet
As of May 31, 2022

ASSETS

Cash

01-100-000-100	General Checking - Fulton Bank	\$ 109,349.47
01-100-000-200	Meridian Bank	7,318,848.13
01-100-000-210	Meridian Bank - Payroll	19,012.78
01-100-000-220	Meridian Bank MMA - restricted	39,037.39
01-100-000-230	Meridian Bank - ARPA	404,605.45
01-100-000-250	Fulton Bank - Turf Field	203,667.28
01-100-000-260	Meridian Bank - Meadow Creek Lane	1,003,474.17
01-100-000-300	Petty Cash	300.00
	<hr/>	
	Total Cash	9,098,294.67

Investments

01-120-000-100	Certificate of Deposit - 7/2/23	277,840.53
		<hr/>
		277,840.53

Accounts Receivable

01-145-000-020	Engineering Fees Receivable	14,755.38
01-145-000-021	Engineering Fees Receivable-CU	488.80
01-145-000-030	Legal Fees Receivable	5,620.96
01-145-000-040	R/E Taxes Receivable	32,719.97
01-145-000-050	Hydrant Tax Receivable	-
01-145-000-060	Domestic Relations Receivable	140.25
01-145-000-080	Field Fees Receivables	3,345.00
01-145-000-085	Turf Field Receivables	-
01-145-000-086	EIT Receivable	65,604.76
01-145-000-090	RE Transfer Tax Receivable	75,162.69
01-145-000-095	Misc accounts receivable	-
01-145-000-096	Traffic Signals Receivable	-
01-145-000-097	Advertising Fees Reimbursable	818.18
	<hr/>	
	Total Accounts Receivable	198,655.99

Other Current Assets

01-130-000-001	Due From Municipal Authority	45,457.16
01-130-000-003	Due From Liquid Fuels	-
01-130-000-004	Due from ACT 209 Fund	-
01-130-000-005	Due From Capital Fund	-
01-130-000-006	Due from Solid Waste Fund	8,499.63
01-130-000-007	Due from Water Resource Protection Fund	-
01-130-000-008	Due from the Sewer Fund	-
01-130-000-009	Due from Developer's Escrow Fund	-
01-131-000-000	Suspense Account	-
	<hr/>	
	Total Other Current Assets	53,956.79

Prepaid Expense

01-155-000-000	Prepaid expenses	-
	Total Prepaid Expense	<hr/>

Total Assets \$ 9,628,747.98

**Upper Uwchlan Township
General Fund
Balance Sheet
As of May 31, 2022**

LIABILITIES AND FUND BALANCE

Accounts Payable		
01-200-000-000	Accounts Payable	-
01-252-000-001	Deferred Revenues	418,136.48
	Total Accounts Payable	418,136.48

Other Current Liabilities

01-199-000-000	Suspense Account	-
01-210-000-000	Payroll Liabilities	-
01-210-000-001	Federal Tax Withheld	-
01-211-000-000	FICA Tax Withheld	-
01-212-000-000	Earned Income Tax W/H	5,330.79
01-214-000-000	Non-Uniform Pension	-
01-214-000-100	NU Pension Plan #2	-
01-215-000-000	Police Pension Withheld	-
01-216-000-000	Domestic Relation W/H	-
01-217-000-000	State Tax Withheld	-
01-218-000-000	Police Association Dues	5,240.00
01-219-000-000	LST Tax Withheld	20.00
01-220-000-000	State Unemployment W/H	298.34
01-221-000-000	Benefit Deduction-Aflac	(302.00)
01-221-000-100	Benefit Deduction-Aflac After Tax	302.00
01-222-000-000	457 Contribution Deduction	-
01-223-000-000	Direct Deposit	-
01-224-000-000	Payroll Deduction Adjustments	-
01-239-000-001	Due to Municipal Authority	-
01-239-000-003	Due To Liquid Fuels	-
01-239-000-004	Due to Act 209 Fund	-
01-239-000-005	Due to Capital Fund	-
01-239-000-006	Due to Solid Waste Fund	82.50
01-239-000-007	Due to Water Resource Protection Fund	-
01-239-000-008	Due to Developer's Escrow Fund	12,392.42
01-258-000-000	Accrued Expenses	-
	Total Other Current Liabilities	23,364.05

Total Liabilities \$ 441,500.53

EQUITY

01-272-000-000	Opening Balance Equity	812,921.60
01-272-000-001	Retained Earnings	6,535,579.71
	Current Period Net Income (Loss)	1,838,746.14
	Total Equity	9,187,247.45

Total Fund Balance \$ 9,187,247.45

Total Liabilities & Fund Balance \$ 9,628,747.98

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2022

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
01-301-000-010	Current Real Estate Taxes	\$ 1,105,363.08	\$ 1,050,100.00	\$ 55,263.08	105.3%
01-301-000-013	Real Estate Tax Refunds	(176.91)	(25,000.00)	24,823.09	0.7%
01-301-000-030	Delinquent Real Estate Taxes	25,425.92	30,000.00	(4,574.08)	84.8%
01-301-000-071	Hydrant Tax	-	65,000.00	(65,000.00)	0.0%
01-301-000-072	Delinquent Hydrant Taxes	342.26	-	342.26	#DIV/0!
01-310-000-010	Real Estate Transfer Taxes	308,589.35	650,000.00	(341,410.65)	47.5%
01-310-000-020	Earned Income Taxes	2,325,383.89	4,100,000.00	(1,774,616.11)	56.7%
01-310-000-021	EIT commissions paid	(28,797.49)	(55,760.00)	26,962.51	51.6%
01-320-000-010	Building Permits	275,513.40	500,000.00	(224,486.60)	55.1%
01-320-000-020	Use & Occupancy Permit	4,490.00	12,000.00	(7,510.00)	37.4%
01-320-000-030	Sign Permits	-	100.00	(100.00)	0.0%
01-320-000-040	Contractors Permit	900.00	2,000.00	(1,100.00)	45.0%
01-320-000-050	Refinance Certification Fees	1,690.00	3,000.00	(1,310.00)	56.3%
01-321-000-080	Cable TV Franchise Fees	50,656.26	210,000.00	(159,343.74)	24.1%
01-331-000-010	Vehicle Codes Violation	23,944.98	45,000.00	(21,055.02)	53.2%
01-331-000-011	Reports/Fingerprints	790.00	2,000.00	(1,210.00)	39.5%
01-331-000-012	Solicitation Permits	-	500.00	(500.00)	0.0%
01-331-000-050	Reimbursable Police Wages	598.57	3,000.00	(2,401.43)	20.0%
01-341-000-001	Interest Earnings	7,526.95	33,000.00	(25,473.05)	22.8%
01-342-000-001	Rental Property Income	10,000.00	24,000.00	(14,000.00)	41.7%
01-354-000-010	County Grants	-	-	-	#DIV/0!
01-354-000-020	State Grants	-	618,752.00	(618,752.00)	0.0%
01-354-000-030	Police Grants	-	-	-	#DIV/0!
01-355-000-001	PURTA	-	5,000.00	(5,000.00)	0.0%
01-355-000-004	Alcoholic Beverage Tax	200.00	600.00	(400.00)	33.3%
01-355-000-005	State Aid, Police Pension	-	122,000.00	(122,000.00)	0.0%
01-355-000-006	State Aid, Non-Uniform Pension	-	60,000.00	(60,000.00)	0.0%
01-355-000-007	Foreign Fire Insurance Tax	-	95,000.00	(95,000.00)	0.0%
01-360-000-010	Vehicle Storage Fees	-	1,000.00	(1,000.00)	0.0%
01-361-000-030	Zoning/SubDivision Land Development	3,341.82	6,000.00	(2,658.18)	55.7%
01-361-000-032	Fees from Engineering	17,988.92	50,000.00	(32,011.08)	36.0%
01-361-000-033	Admin Fees from Engineering	100.00	4,000.00	(3,900.00)	2.5%
01-361-000-035	Admin Fees from Legal	-	1,000.00	(1,000.00)	0.0%
01-361-000-036	Legal Services Fees	4,536.00	6,000.00	(1,464.00)	75.6%
01-361-000-038	Sale of Maps & Books	80.00	250.00	(170.00)	32.0%
01-361-000-039	Fire Inspection Fees	225.00	2,000.00	(1,775.00)	11.3%
01-361-000-040	Fees from Engineering - CU	698.80	20,000.00	(19,301.20)	3.5%
01-361-000-041	Property Inspection Fees	-	8,000.00	(8,000.00)	0.0%
01-361-000-042	Copies	-	100.00	(100.00)	0.0%
01-361-000-043	Fees from Traffic Signals Reimbursables	-	-	-	#DIV/0!
01-361-000-044	Fees from Advertising Reimbursables	1,246.68	500.00	746.68	249.3%
01-367-000-010	Recreation Donations	-	-	-	#DIV/0!
01-367-000-014	Pavillion Rental	150.00	500.00	(350.00)	30.0%
01-367-000-021	Field Programs	14,245.00	30,000.00	(15,755.00)	47.5%
01-367-000-025	Turf Field Fees	18,400.00	45,000.00	(26,600.00)	40.9%
01-367-000-030	Community Events Donations	7,070.00	10,000.00	(2,930.00)	70.7%
01-367-000-040	History Book Revenue	-	200.00	(200.00)	0.0%
01-367-000-045	Upland Farms Barn Rental Fees	450.00	5,000.00	(4,550.00)	9.0%
01-367-000-089	Donations for Park Equipment	-	-	-	#DIV/0!
01-380-000-001	Miscellaneous Revenue	5,997.00	5,000.00	997.00	119.9%
01-380-000-010	Insurance Reimbursement	-	3,000.00	(3,000.00)	0.0%
01-392-000-008	Municipal Authority Reimbursement	129,548.11	272,707.00	(143,158.89)	47.5%

**Upper Uwchlan Township
General Fund**
Statement of Revenues and Expenditures
For the Period Ended May 31, 2022

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
01-392-000-020	Transfer from Capital Fund	-	-	-	#DIV/0!
01-392-000-030	Transfer from Solid Waste Fund	-	-	-	#DIV/0!
01-395-000-000	Refund of Prior Year Expenses	1,574.00	-	1,574.00	#DIV/0!
	Total Revenue	\$ 4,318,091.59	\$ 8,020,549.00	\$ (3,702,457.41)	53.8%

GENERAL GOVERNMENT						
01-400-000-113	Supervisors Wages	\$ 4,875.00	\$ 9,750.00	\$ (4,875.00)	50.0%	
01-400-000-150	Payroll Tax Expense	372.96	746.00	(373.04)	50.0%	
01-400-000-320	Telephone	740.27	2,000.00	(1,259.73)	37.0%	
01-400-000-340	Public Relations	752.54	2,500.00	(1,747.46)	30.1%	
01-400-000-341	Advertising	4,025.23	7,500.00	(3,474.77)	53.7%	
01-400-000-342	Printing	3,153.00	5,000.00	(1,847.00)	63.1%	
01-400-000-344	Community Notice	-	2,000.00	(2,000.00)	0.0%	
01-400-000-350	Insurance-Bonding	2,707.00	2,945.00	(238.00)	91.9%	
01-400-000-352	Insurance-Liability	8,295.60	16,591.00	(8,295.40)	50.0%	
01-400-000-420	Dues/Subscriptions/Memberships	5,185.85	4,375.00	810.85	118.5%	
01-400-000-460	Meeting & Conferences	1,125.00	6,000.00	(4,875.00)	18.8%	
01-400-000-461	Bank Fees	5,339.66	12,000.00	(6,660.34)	44.5%	
01-400-000-463	Misc expenses	4,313.91	2,000.00	2,313.91	215.7%	
01-400-000-464	Wallace Twp. Tax Agreement	-	4,800.00	(4,800.00)	0.0%	
		40,886.02	78,207.00	(37,320.98)	52.3%	
EXECUTIVE						
01-401-000-100	Administration Wages	213,483.21	582,528.00	(369,044.79)	36.6%	
01-401-000-150	Payroll Tax Expense	17,780.93	44,563.00	(26,782.07)	39.9%	
01-401-000-151	PSATS Unemployment Compensation	3,210.00	3,745.00	(535.00)	85.7%	
01-401-000-156	Employee Benefit Expense	25,034.23	83,348.00	(58,313.77)	30.0%	
01-401-000-157	ACA Fees	-	240.00	(240.00)	0.0%	
01-401-000-160	Non-Uniform Pension	9,503.58	36,467.00	(26,963.42)	26.1%	
01-401-000-165	Employer 457 Match	-	12,000.00	(12,000.00)	0.0%	
01-401-000-174	Tuition Reimbursements	(169.59)	6,300.00	(6,469.59)	-2.7%	
01-401-000-181	Longevity Pay	3,600.00	5,550.00	(1,950.00)	64.9%	
01-401-000-183	Overtime Wages	3,824.12	5,000.00	(1,175.88)	76.5%	
01-401-000-200	Supplies	7,323.12	15,000.00	(7,676.88)	48.8%	
01-401-000-205	Meals & Meal Allowances	-	200.00	(200.00)	0.0%	
01-401-000-215	Postage	4,164.13	4,500.00	(335.87)	92.5%	
01-401-000-230	Gasoline & Oil	557.87	2,200.00	(1,642.13)	25.4%	
01-401-000-235	Vehicle Maintenance	671.60	1,000.00	(328.40)	67.2%	
01-401-000-252	Repair & Maintenance	-	2,000.00	(2,000.00)	0.0%	
01-401-000-316	Training & Seminars	2,043.26	10,000.00	(7,956.74)	20.4%	
01-401-000-317	Parking/Travel	1,025.97	1,200.00	(174.03)	85.5%	
01-401-000-322	Ipad Expenses	50.96	600.00	(549.04)	8.5%	
01-401-000-352	Insurance - Liability	140.76	282.00	(141.24)	49.9%	
01-401-000-353	Insurance-Vehicle	199.12	398.00	(198.88)	50.0%	
01-401-000-354	Insurance-Workers Compensation	886.30	720.00	166.30	123.1%	
01-401-000-420	Dues/Subscriptions/Memberships	2,854.00	6,100.00	(3,246.00)	46.8%	
01-401-000-450	Contracted Services	13,181.72	16,000.00	(2,818.28)	82.4%	
		309,365.29	839,941.00	(530,575.71)	36.8%	
AUDIT						
01-402-000-450	Contracted Services	850.00	25,700.00	(24,850.00)	3.3%	
		850.00	25,700.00	(24,850.00)	3.3%	

**Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2022**

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
TAX COLLECTION					
01-403-000-110	Chester Co. Treasurer Expense	8,200.50	12,500.00	(4,299.50)	65.6%
01-403-000-200	Supplies	-	-	-	#DIV/0!
01-403-000-215	Postage	-	-	-	#DIV/0!
01-403-000-350	Insurance-Bonding	-	-	-	#DIV/0!
01-403-000-450	Contracted Services	-	400.00	(400.00)	0.0%
		8,200.50	12,900.00	(4,699.50)	63.6%
LEGAL					
01-404-000-305	Reimbursable Legal Fees - CU	-	500.00	(500.00)	0.0%
01-404-000-310	Reimbursable Legal Fees	8,041.50	9,500.00	(1,458.50)	84.6%
01-404-000-311	Non Reimbursable Legal	15,749.66	45,000.00	(29,250.34)	35.0%
01-404-000-450	Contracted Services	-	5,000.00	(5,000.00)	0.0%
		23,791.16	60,000.00	(36,208.84)	39.7%
MUNICIPAL AUTHORITY ADMINISTRATOR					
01-406-000-100	Administrator Wages	-	-	-	#DIV/0!
01-406-000-101	Employee Cost Transferred to MA	-	-	-	#DIV/0!
01-406-000-150	Payroll Tax Expense	-	-	-	#DIV/0!
01-406-000-151	PSATS Unemployment Compensation	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
TECHNOLOGY					
01-407-000-200	Supplies	-	2,000.00	(2,000.00)	0.0%
01-407-000-220	Software	26,754.80	73,280.00	(46,525.20)	36.5%
01-407-000-222	Hardware	-	16,000.00	(16,000.00)	0.0%
01-407-000-240	Web Page	6,361.83	6,000.00	361.83	106.0%
01-407-000-450	Contracted Services	21,147.71	62,720.00	(41,572.29)	33.7%
		54,264.34	160,000.00	(105,735.66)	33.9%
ENGINEERING					
01-408-000-305	Reimbursable Conditional Use	-	25,000.00	(25,000.00)	0.0%
01-408-000-310	Reimbursable Engineering	18,763.38	75,000.00	(56,236.62)	25.0%
01-408-000-311	Traffic Engineering	10,000.00	25,000.00	(15,000.00)	40.0%
01-408-000-313	Non Reimbursable Engineering	18,311.94	30,000.00	(11,688.06)	61.0%
01-408-000-366	Ordinance Update	-	4,500.00	(4,500.00)	0.0%
01-408-000-367	General Planning	-	10,000.00	(10,000.00)	0.0%
01-408-000-368	MS4 Expenses	-	618,752.00	(618,752.00)	0.0%
01-408-000-369	Reimbursable Traffic Signals	-	-	-	#DIV/0!
01-408-000-370	Reimbursable Advertising	840.02	-	840.02	#DIV/0!
		47,915.34	788,252.00	(740,336.66)	6.1%
TOWNSHIP PROPERTIES					
<i>Public Works Building</i>					
01-409-001-200	Supplies	-	1,000.00	(1,000.00)	0.0%
01-409-001-231	Propane & heating - PW bldg	7,446.32	15,000.00	(7,553.68)	49.6%
01-409-001-250	Maint & Repair	4,545.43	21,850.00	(17,304.57)	20.8%
01-409-001-320	Telephone	1,458.86	4,000.00	(2,541.14)	36.5%
01-409-001-351	Insurance - property	7,772.76	15,546.00	(7,773.24)	50.0%
01-409-001-360	Utilities	2,747.21	12,000.00	(9,252.79)	22.9%
01-409-001-450	Contracted Services	1,071.85	8,000.00	(6,928.15)	13.4%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2022

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
<u><i>Township Building</i></u>					
01-409-003-101	Employee Cost Allocated	-	-	-	#DIV/0!
01-409-003-200	Supplies	2,319.19	2,000.00	319.19	116.0%
01-409-003-231	Propane & Heating Oil	824.13	5,000.00	(4,175.87)	16.5%
01-409-003-250	Maintenance & Repairs	2,636.47	2,500.00	136.47	105.5%
01-409-003-320	Telephone	2,568.80	7,000.00	(4,431.20)	36.7%
01-409-003-351	Insurance Property	9,068.15	18,136.00	(9,067.85)	50.0%
01-409-003-360	Utilities	8,812.19	25,000.00	(16,187.81)	35.2%
01-409-003-450	Contracted Services	7,272.04	39,000.00	(31,727.96)	18.6%
<u><i>Milford Road</i></u>					
01-409-004-200	Supplies	-	500.00	(500.00)	0.0%
01-409-004-231	Propane	1,167.18	2,000.00	(832.82)	58.4%
01-409-004-250	Maintenance & Repairs	1,900.00	500.00	1,400.00	380.0%
01-409-004-320	Telephone	1,519.74	3,000.00	(1,480.26)	50.7%
01-409-004-351	Insurance - property	1,295.46	2,591.00	(1,295.54)	50.0%
01-409-004-360	Utilities	365.44	1,000.00	(634.56)	36.5%
01-409-004-450	Contracted Services	4,320.17	500.00	3,820.17	864.0%
		69,111.39	186,123.00	(117,011.61)	37.1%
POLICE EXPENSES					
01-410-000-100	Police Wages	583,716.24	1,603,004.00	(1,019,287.76)	36.4%
01-410-000-110	Police Wages - WC reimbursement	-	-	-	#DIV/0!
01-410-000-150	Payroll Tax Expense	49,175.67	122,630.00	(73,454.33)	40.1%
01-410-000-151	PSATS Unemployment Compensation	8,730.27	8,765.00	(34.73)	99.6%
01-410-000-156	Employee Benefit Expense	137,617.53	392,907.00	(255,289.47)	35.0%
01-410-000-158	Medical Expense Reimbursements	3,976.24	13,000.00	(9,023.76)	30.6%
01-410-000-160	Pension Expense	56,991.00	227,964.00	(170,973.00)	25.0%
01-410-000-165	Employer 457 Match	-	30,000.00	(30,000.00)	0.0%
01-410-000-174	Tuition Reimbursement	1,966.20	15,000.00	(13,033.80)	13.1%
01-410-000-181	Longevity Pay	10,200.00	29,400.00	(19,200.00)	34.7%
01-410-000-182	Education incentive	4,750.00	5,750.00	(1,000.00)	82.6%
01-410-000-183	Overtime Wages	17,620.07	60,000.00	(42,379.93)	29.4%
01-410-000-187	Courttime Wages	4,478.80	12,000.00	(7,521.20)	37.3%
01-410-000-190	ARPA - COVID Pay	11,250.00	-	11,250.00	#DIV/0!
01-410-000-191	Uniform/Boot Allowances	8,550.00	14,000.00	(5,450.00)	61.1%
01-410-000-200	Supplies	4,391.17	14,000.00	(9,608.83)	31.4%
01-410-000-215	Postage	-	750.00	(750.00)	0.0%
01-410-000-230	Gasoline & Oil	20,877.80	43,000.00	(22,122.20)	48.6%
01-410-000-235	Vehicle Maintenance	4,783.87	25,000.00	(20,216.13)	19.1%
01-410-000-238	Clothing/Uniforms	9,852.60	11,700.00	(1,847.40)	84.2%
01-410-000-250	Maintenance & Repairs	219.45	2,500.00	(2,280.55)	8.8%
01-410-000-260	Small Tools & Equipment	2,135.91	10,000.00	(7,864.09)	21.4%
01-410-000-311	Non-Reimbursable-Legal	-	-	-	#DIV/0!
01-410-000-316	Training/Seminar	7,818.15	15,000.00	(7,181.85)	52.1%
01-410-000-317	Parking & travel	-	1,000.00	(1,000.00)	0.0%
01-410-000-320	Telephone	2,017.79	7,000.00	(4,982.21)	28.8%
01-410-000-322	Ipad Expense	-	600.00	(600.00)	0.0%
01-410-000-327	Radio Equipment M & R	-	1,000.00	(1,000.00)	0.0%
01-410-000-340	Public Relations	4,225.82	15,000.00	(10,774.18)	28.2%
01-410-000-342	Police Accreditation	2,521.76	6,000.00	(3,478.24)	42.0%
01-410-000-352	Insurance - Liability	6,396.50	12,793.00	(6,396.50)	50.0%
01-410-000-353	Insurance - Vehicles	1,053.00	2,106.00	(1,053.00)	50.0%
01-410-000-354	Insurance - Workers Compensation	19,203.28	43,200.00	(23,996.72)	44.5%
01-410-000-420	Dues/Subscriptions/Memberships	485.97	1,000.00	(514.03)	48.6%
01-410-000-450	Contracted Services	10,578.47	29,950.00	(19,371.53)	35.3%
01-410-000-740	Computer/Furniture	(34.77)	3,000.00	(3,034.77)	-1.2%
		995,548.79	2,779,019.00	(1,783,470.21)	35.8%

**Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2022**

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
FIRE/AMBULANCE					
01-411-000-354	Insurance - Workers Compensation	8,648.25	23,000.00	(14,351.75)	37.6%
01-411-000-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-411-000-450	Contracted Services	-	-	-	#DIV/0!
01-411-000-451	Hydrant expenses-Aqua	33,230.10	60,000.00	(26,769.90)	55.4%
01-411-001-001	Ludwigs	49,598.00	249,196.00	(199,598.00)	19.9%
01-411-001-002	Lionville	49,680.00	99,360.00	(49,680.00)	50.0%
01-411-001-003	Lionville Capital	-	-	-	100.0%
01-411-001-004	Glenmoore	5,717.50	11,435.00	(5,717.50)	50.0%
01-411-001-005	E. Brandywine	10,639.50	46,279.00	(35,639.50)	23.0%
01-411-001-006	Reimbursement - Uwchlan Township	-	2,300.00	(2,300.00)	0.0%
01-411-001-007	Reimbursement - East Brandywine Twp.	306.38	200.00	106.38	153.2%
01-411-002-530	Contributions-Fire Relief	-	95,000.00	(95,000.00)	0.0%
		157,819.73	586,770.00	(428,950.27)	26.9%
AMBULANCE					
01-412-000-540	Uwchlan Ambulance	13,519.00	27,038.00	(13,519.00)	50.0%
01-412-000-544	Minquas Ambulance	-	-	-	#DIV/0!
		13,519.00	27,038.00	(13,519.00)	50.0%
CODES ADMINISTRATION					
01-413-000-100	Code Adminstrator Wages	88,898.21	242,130.00	(153,231.79)	36.7%
01-413-000-150	Payroll Tax Expenses	7,304.75	18,523.00	(11,218.25)	39.4%
01-413-000-151	PSATS Unemployment Compensation	1,605.00	1,605.00	-	100.0%
01-413-000-156	Employee Benefit Expense	21,080.14	49,529.00	(28,448.86)	42.6%
01-413-000-160	Pension	4,264.16	16,687.00	(12,422.84)	25.6%
01-413-000-165	Employer 457 Match	-	6,000.00	(6,000.00)	0.0%
01-413-000-181	Longevity Pay	2,550.00	5,100.00	(2,550.00)	50.0%
01-413-000-183	Overtime	-	2,000.00	(2,000.00)	0.0%
01-413-000-200	Supplies	2,000.69	2,000.00	0.69	100.0%
01-413-000-230	Gasoline & Oil	1,558.33	3,400.00	(1,841.67)	45.8%
01-413-000-235	Vehicle Maintenance	824.99	1,500.00	(675.01)	55.0%
01-413-000-316	Training/Seminar	297.00	3,000.00	(2,703.00)	9.9%
01-413-000-317	Parking/Travel	368.42	250.00	118.42	147.4%
01-413-000-320	Telephone	305.69	2,000.00	(1,694.31)	15.3%
01-413-000-322	Ipad Expense	187.88	600.00	(412.12)	31.3%
01-413-000-352	Insurance - Liability	140.76	282.00	(141.24)	49.9%
01-413-000-353	Insurance - Vehicle	199.12	398.00	(198.88)	50.0%
01-413-000-354	Insurance - Workers Compensation	886.30	720.00	166.30	123.1%
01-413-000-420	Dues/Subscriptions/Memberships	337.00	3,000.00	(2,663.00)	11.2%
01-413-000-450	Contracted Services	746.54	10,000.00	(9,253.46)	7.5%
01-413-000-460	Meetings & Conferences	-	1,000.00	(1,000.00)	0.0%
		133,554.98	369,724.00	(236,169.02)	36.1%
PLANNING & ZONING					
01-414-001-116	Compensation	-	-	-	#DIV/0!
01-414-001-200	Supplies	34.41	500.00	(465.59)	6.9%
01-414-001-301	Court Reporter	187.50	1,500.00	(1,312.50)	12.5%
01-414-001-315	Legal Fees	9,668.50	3,000.00	6,668.50	322.3%
01-414-001-365	Comp Plan Update	-	50,000.00	(50,000.00)	0.0%
01-414-001-366	Ordinance Update	-	20,000.00	(20,000.00)	0.0%
01-414-001-367	General Planning	-	3,000.00	(3,000.00)	0.0%
01-414-001-368	Advertising	-	500.00	(500.00)	0.0%
01-414-001-451	ACT 209	-	-	-	#DIV/0!
		9,890.41	78,500.00	(68,609.59)	12.6%

**Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2022**

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
VILLAGE CONCEPT					
01-414-002-367	General Planning	-	1,000.00	(1,000.00)	0.0%
		-	1,000.00	(1,000.00)	0.0%
ZONING					
01-414-003-100	Compensation	-	800.00	(800.00)	0.0%
01-414-003-301	Court Reporter	1,926.50	2,000.00	(73.50)	96.3%
01-414-003-315	Legal Fees	-	6,000.00	(6,000.00)	0.0%
01-414-003-450	Contracted Services	-	1,000.00	(1,000.00)	0.0%
		1,926.50	9,800.00	(7,873.50)	19.7%
EMERGENCY OPERATIONS					
01-415-000-200	Supplies	1,209.44	2,000.00	(790.56)	60.5%
01-415-000-260	Small Tools & Equipment	-	1,000.00	(1,000.00)	0.0%
01-415-000-316	Training/Seminar	420.36	1,200.00	(779.64)	35.0%
01-415-000-317	Parking/Travel	-	400.00	(400.00)	0.0%
01-415-000-320	Telephone	-	1,200.00	(1,200.00)	0.0%
01-415-000-330	Other Services/Charges	-	500.00	(500.00)	0.0%
01-415-000-420	Dues/subscriptions/memberships	-	50.00	(50.00)	0.0%
01-415-000-450	Contracted Services	-	500.00	(500.00)	0.0%
01-415-000-740	Computer/Office Equipment	-	1,000.00	(1,000.00)	0.0%
		1,629.80	7,850.00	(6,220.20)	20.8%
ANIMAL CONTROL/OTHER					
01-422-000-530	Contributions - SPCA	2,399.27	4,776.00	(2,376.73)	50.2%
01-422-000-601	Contributions - DARC	24,189.00	25,341.00	(1,152.00)	95.5%
01-422-000-603	Downingtown Senior Center	-	2,000.00	(2,000.00)	0.0%
01-422-000-605	Natural Lands Trust	-	20,000.00	(20,000.00)	0.0%
		26,588.27	52,117.00	(25,528.73)	51.0%
SIGNS					
01-433-000-200	Supplies	6,858.15	5,000.00	1,858.15	137.2%
01-433-000-450	Contracted Services	-	1,000.00	(1,000.00)	0.0%
		6,858.15	6,000.00	858.15	114.3%
SIGNALS					
01-434-000-450	Contracted Services	2,030.94	35,200.00	(33,169.06)	5.8%
		2,030.94	35,200.00	(33,169.06)	5.8%
PUBLIC WORKS					
01-438-000-100	Public Works Wages	156,089.41	451,945.00	(295,855.59)	34.5%
01-438-000-101	Employee Cost Allocated	-	(82,665.00)	82,665.00	0.0%
01-438-000-150	Payroll Tax Expense	14,317.22	34,574.00	(20,256.78)	41.4%
01-438-000-151	PSATS Unemployment Compensation	3,494.36	3,745.00	(250.64)	93.3%
01-438-000-156	Employee Benefit Expense	69,973.33	187,111.00	(117,137.67)	37.4%
01-438-000-160	Pension	7,541.49	30,829.00	(23,287.51)	24.5%
01-438-000-165	Employer 457 Match	-	14,000.00	(14,000.00)	0.0%
01-438-000-181	Longevity	6,300.00	8,850.00	(2,550.00)	71.2%
01-438-000-183	Overtime Wages	9,064.56	26,000.00	(16,935.44)	34.9%
01-438-000-200	Supplies	20,641.73	49,000.00	(28,358.27)	42.1%
01-438-000-205	Meals & Meal Allowances	-	600.00	(600.00)	0.0%
01-438-000-230	Gasoline & Oil	12,940.72	42,000.00	(29,059.28)	30.8%
01-438-000-235	Vehicle Maintenance	10,980.16	18,000.00	(7,019.84)	61.0%
01-438-000-238	Uniforms	2,065.59	3,050.00	(984.41)	67.7%
01-438-000-245	Highway Supplies	5,373.13	9,600.00	(4,226.87)	56.0%

**Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2022**

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
01-438-000-260	Small Tools & Equipment	6,805.61	9,750.00	(2,944.39)	69.8%
01-438-000-316	Training/Seminar	924.00	5,225.00	(4,301.00)	17.7%
01-438-000-317	Parking & travel	-	800.00	(800.00)	0.0%
01-438-000-320	Telephone	802.71	3,000.00	(2,197.29)	26.8%
01-438-000-322	Ipad Expense	235.96	1,200.00	(964.04)	19.7%
01-438-000-341	Advertising	-	-	-	#DIV/0!
01-438-000-342	Accreditation	-	5,000.00	(5,000.00)	0.0%
01-438-000-352	Insurance - Liability	742.80	1,486.00	(743.20)	50.0%
01-438-000-353	Vehicle Insurance	796.48	1,593.00	(796.52)	50.0%
01-438-000-354	Insurance - Workers Compensation	4,726.96	13,680.00	(8,953.04)	34.6%
01-438-000-420	Dues and Subscriptions	180.00	400.00	(220.00)	45.0%
01-438-000-450	Contracted Services	7,781.39	56,500.00	(48,718.61)	13.8%
01-438-000-463	Miscellaneous	-	-	-	#DIV/0!
01-438-000-720	Road Resurfacing	-	274,333.00	(274,333.00)	0.0%
		341,777.61	1,169,606.00	(827,828.39)	29.2%

Public Works - Facilities Division

01-438-001-100	Wages	70,124.98	241,115.00	(170,990.02)	29.1%
01-438-001-101	Employee Costs Allocated	-	(225,983.00)	225,983.00	0.0%
01-438-001-150	Payroll Tax Expense	6,184.74	18,445.00	(12,260.26)	33.5%
01-438-001-151	PSATS Unemployment Compensation	1,732.46	3,745.00	(2,012.54)	46.3%
01-438-001-156	Employee Benefit Expense	17,944.82	42,307.00	(24,362.18)	42.4%
01-438-001-160	Pension Expense	2,950.09	10,482.00	(7,531.91)	28.1%
01-438-001-165	Employer 457 Match	-	6,000.00	(6,000.00)	0.0%
01-438-001-174	Tuition Reimbursement	-	-	-	#DIV/0!
01-438-001-181	Longevity	2,250.00	3,300.00	(1,050.00)	68.2%
01-438-001-183	Overtime Wages	4,087.84	8,000.00	(3,912.16)	51.1%
01-438-001-200	Supplies	-	-	-	#DIV/0!
01-438-001-230	Gasoline & Oil	6,992.34	12,000.00	(5,007.66)	58.3%
01-438-001-235	Vehicle Maintenance	-	6,500.00	(6,500.00)	0.0%
01-438-001-238	Uniforms	-	1,200.00	(1,200.00)	0.0%
01-438-001-316	Training & Seminars	280.46	1,600.00	(1,319.54)	17.5%
01-438-001-352	Insurance - Liability	742.80	1,486.00	(743.20)	50.0%
01-438-001-353	Insurance - Vehicles	796.48	1,593.00	(796.52)	50.0%
01-438-001-354	Insurance - Workers Compensation	2,363.48	9,360.00	(6,996.52)	25.3%
01-438-001-450	Contracted Services	88.00	-	88.00	#DIV/0!
		116,538.49	141,150.00	(24,611.51)	82.6%

PARK & RECREATION

	<i>Parks - General</i>	-			
01-454-000-150	Scholarships for Youth Groups	-	6,000.00	(6,000.00)	0.0%
01-454-001-101	Park wages allocation	-	225,983.00	(225,983.00)	0.0%
01-454-001-200	Supplies	9,749.09	15,000.00	(5,250.91)	65.0%
01-454-001-201	Park & Rec Special Events	520.00	6,000.00	(5,480.00)	8.7%
01-454-001-202	Community Day	24,725.00	28,000.00	(3,275.00)	88.3%
01-454-001-230	Gasoline & Oil	-	-	-	#DIV/0!
01-454-001-235	Vehicle Maintenance	1,188.97	6,000.00	(4,811.03)	19.8%
01-454-001-250	Maintenance & Repairs	-	500.00	(500.00)	0.0%
01-454-001-260	Small Tools & Equipment	-	3,330.00	(3,330.00)	0.0%
01-454-001-316	Training/Seminars	-	1,000.00	(1,000.00)	0.0%
01-454-001-340	Public Relations	-	-	-	#DIV/0!
01-454-001-354	Insurance - Workers Compensation	1,477.18	4,320.00	(2,842.82)	34.2%
01-454-001-420	Dues/Subscriptions/Memberships	-	300.00	(300.00)	0.0%
01-454-001-427	Waste Disposal	-	-	-	#DIV/0!
01-454-001-450	Contracted Services	-	500.00	(500.00)	0.0%
		37,660.24	296,933.00	(259,272.76)	12.7%

**Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2022**

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
HICKORY PARK					
01-454-002-200	Supplies-Hickory	1,040.28	3,000.00	(1,959.72)	34.7%
01-454-002-231	Propane	-	2,000.00	(2,000.00)	0.0%
01-454-002-250	Maintenance & Repairs	1,748.10	8,000.00	(6,251.90)	21.9%
01-454-002-351	Insurance-Property	2,590.92	5,182.00	(2,591.08)	50.0%
01-454-002-360	Utilities	1,865.05	5,000.00	(3,134.95)	37.3%
01-454-002-450	Contracted Services	19,814.74	20,000.00	(185.26)	99.1%
		27,059.09	43,182.00	(16,122.91)	62.7%
FELLOWSHIP FIELDS					
01-454-003-200	Supplies	234.60	3,000.00	(2,765.40)	7.8%
01-454-003-250	Maintenance & Repairs	4,175.00	18,000.00	(13,825.00)	23.2%
01-454-003-312	Engineering Fees	-	-	-	#DIV/0!
01-454-003-320	Telephone	509.96	2,500.00	(1,990.04)	20.4%
01-454-003-351	Insurance Property	2,590.92	5,182.00	(2,591.08)	50.0%
01-454-003-360	Utilities	4,005.33	12,000.00	(7,994.67)	33.4%
01-454-003-450	Contracted Services	-	16,000.00	(16,000.00)	0.0%
		11,515.81	56,682.00	(45,166.19)	20.3%
LARKINS FIELD					
01-454-004-200	Supplies-Larkins	-	1,000.00	(1,000.00)	0.0%
01-454-004-250	Maintenance & Repair	-	1,000.00	(1,000.00)	0.0%
01-454-004-312	Engineering Fee-Larkins	-	-	-	#DIV/0!
01-454-004-450	Contracted Services	-	3,000.00	(3,000.00)	0.0%
		-	5,000.00	(5,000.00)	0.0%
UPLAND FARMS					
01-454-005-200	Supplies	8,898.74	5,000.00	3,898.74	178.0%
01-454-005-231	Propane & Heating Oil	989.15	6,000.00	(5,010.85)	16.5%
01-454-005-250	Repairs & Maintenance	9,935.23	50,000.00	(40,064.77)	19.9%
01-454-005-351	Insurance - Building	2,590.92	5,182.00	(2,591.08)	50.0%
01-454-005-360	Utilities	10,047.09	14,000.00	(3,952.91)	71.8%
01-454-005-450	Contracted Services	8,462.47	10,000.00	(1,537.53)	84.6%
01-454-005-513	Engineering Fees	-	-	-	#DIV/0!
		40,923.60	90,182.00	(49,258.40)	45.4%
Total Parks and Recreation		117,158.74	491,979.00	(374,820.26)	23.8%

**Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2022**

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
LIBRARY and EAC					
01-455-000-450	EAC Contracted Services	120.00	10,000.00	(9,880.00)	1.2%
01-456-000-530	Library Contributions	-	5,000.00	(5,000.00)	0.0%
		120.00	15,000.00	(14,880.00)	0.8%
HISTORICAL COMMISSIONS					
01-459-000-200	Supplies	-	2,500.00	(2,500.00)	0.0%
01-459-000-320	Telephone	-	1,000.00	(1,000.00)	0.0%
01-459-000-450	Contracted Services	-	1,500.00	(1,500.00)	0.0%
		-	5,000.00	(5,000.00)	0.0%
Total Expenditures Before Operating Transfers		2,479,345.45	7,926,876.00	(5,447,530.55)	31.3%
Excess of Revenues over Expenses Before Operating Transfers		1,838,746.14	93,673.00	1,745,073.14	1962.9%
OPERATING TRANSFERS					
01-492-000-030	Transfer from Turf Field Cash account	-	-	-	#DIV/0!
01-492-000-031	Transfer to Capital Projects Fund	-	1,500,000.00	(1,500,000.00)	0.0%
01-492-000-031	Transfer to Solid Waste Fund	-	-	-	#DIV/0!
01-492-000-033	Transfer to Developer's Escrow Fund	-	-	-	#DIV/0!
01-492-000-034	Transfer to Act 209 Fund	-	-	-	#DIV/0!
01-492-000-035	Transfer to Municipal Authority	-	-	-	#DIV/0!
01-492-000-036	Transfer to Water Resource Protection Fund	-	245,000.00	(245,000.00)	0.0%
		-	1,745,000.00	(1,745,000.00)	0.0%
Total Expenditures after Operating Transfers		2,479,345.45	9,671,876.00	(7,192,530.55)	25.6%
EXCESS OF REVENUES OVER EXPENSES		\$ 1,838,746.14	\$ (1,651,327.00)	\$ 3,490,073.14	-111.3%

**Upper Uwchlan Township
Liquid Fuels Fund
Balance Sheet
As of May 31, 2022**

ASSETS

Cash		
04-100-000-000	Cash - Fulton Bank	\$ 1,183,984.05
	Total Cash	<hr/> 1,183,984.05
Other Current Assets		
04-130-000-001	Due from General Fund	-
04-130-000-002	Due from Capital Fund	-
	Other Assets	<hr/> -
	Total Other Current Assets	<hr/> -
	Total Assets	\$ 1,183,984.05

LIABILITIES AND FUND BALANCE

Accounts Payable		
04-200-000-000	Accounts Payable	-
04-258-000-000	Accrued Expenses	<hr/> -
	Total Accounts Payable	<hr/> -
Other Current Liabilities		
	Other Liabilities	
04-230-000-010	Due To General Fund	-
04-252-000-000	Deferred Revenues	<hr/> -
	Total Other Current Liabilities	<hr/> -
	Total Liabilities	-
Equity		
04-272-000-001	Opening Balance Equity	192,790.66
04-272-000-002	Retained Earnings	662,458.78
04-272-000-003	Transfer from Other Funds	-
	Unrestricted Net Assets	-
	Current Period Net Income (Loss)	<hr/> 328,734.61
	Total Equity	<hr/> 1,183,984.05
	Total Fund Balance	\$ 1,183,984.05
	Total Liabilities & Fund Balance	\$ 1,183,984.05

Upper Uwchlan Township
Liquid Fuels Fund
Statement of Revenues and Expenditures
For the Period Ending May 31, 2022

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
04-341-000-000	Interest Earnings	\$ 40.17	\$ 7,000.00	(\$6,959.83)	1%
04-355-000-002	Motor Fuel Vehicle Taxes	387,093.43	362,257.00	24,836.43	107%
04-389-000-001	Winter Snow Agreement	679.18	600.00	79.18	113%
04-389-000-002	Turnback Maintenance	14,520.00	14,520.00	-	100%
	Total Revenues	\$ 402,332.78	\$ 384,377.00	\$ 17,955.78	321%
EXPENDITURES					
Equipment					
04-400-000-074	Equipment Purchases	11,260.00	-	11,260.00	#DIV/0!
	Total Equipment	11,260.00	-	11,260.00	#DIV/0!
Snow					
04-432-000-239	Snow & Ice Supplies	46,803.54	75,000.00	(28,196.46)	62%
04-432-000-250	Vehicle Maintenance & Repair	-	4,000.00	(4,000.00)	0%
04-432-000-450	Snow & Ice Contracted Services	10,743.75	24,000.00	(13,256.25)	45%
	Total Snow	57,547.29	103,000.00	(45,452.71)	107%
Road Projects					
04-438-000-239	Road Project Supplies	4,790.88	31,800.00	(27,009.12)	15%
04-438-000-450	Road Project Contracted Services	-	-	-	#DIV/0!
	Total Road Projects	4,790.88	31,800.00	(27,009.12)	#DIV/0!
Highway Construction					
04-439-001-250	Resurfacing	-	275,000.00	(275,000.00)	0%
04-439-002-250	Base Repairs - Pa. Drive	-	6,000.00	(6,000.00)	0%
	Total Highway Construction	-	281,000.00	(281,000.00)	-
	Total Expenditures	\$ 73,598.17	\$ 415,800.00	\$ (342,201.83)	18%
	Excess of Revenues over Expenditures	\$ 328,734.61	\$ (31,423.00)	\$ 360,157.61	-1046%

Upper Uwchlan Township
Solid Waste Fund
Balance Sheet
As of May 31, 2022

ASSETS

Cash		
05-100-000-010	Meridian Bank	\$ 406,114.20
05-100-000-030	Cash - Fulton Bank	<u>787,884.06</u>
	Total Cash	1,193,998.26
Accounts Receivable		
05-130-000-045	WIPP Receivable from MA	13,569.79
05-145-000-010	Solid Waste Receivable	142,444.46
05-145-000-095	Misc. Receivable	<u>-</u>
		156,014.25
Other Current Assets		
05-130-000-010	Due from General Fund	37.50
05-130-000-020	Due from Capital Fund	-
05-130-000-050	Due from Municipal Authority	1,336.50
05-155-000-010	Prepaid Attorney Fees	-
	Other Assets	<u>-</u>
	Total Other Current Assets	1,374.00
Total Assets	\$ 1,351,386.51	

LIABILITIES AND FUND BALANCE

Accounts Payable		
05-200-000-020	Accounts Payable	-
05-258-000-000	Accrued Expenses	<u>53,900.00</u>
	Total Accounts Payable	53,900.00
Other Current Liabilities		
05-239-000-010	Due To General Fund	8,499.63
05-239-000-020	Due To Capital Fund	-
05-239-000-030	Due to Liquid Fuels Fund	-
05-239-000-040	Due to Act 209 Fund	-
05-239-000-050	Due to Municipal Authority	-
05-252-000-010	Deferred Revenues	<u>126,775.03</u>
	Total Other Current Liabilities	135,274.66
Total Liabilities	189,174.66	

Equity

05-272-000-001	Opening Balance Equity	984,603.98
05-272-000-004	Unrestricted Net Assets	(361,101.22)
	Current Period Net Income (Loss)	<u>538,709.09</u>
	Total Equity	1,162,211.85
Total Fund Balance	\$ 1,162,211.85	

Total Liabilities & Fund Balance **\$ 1,351,386.51**

**Upper Uwchlan Township
Solid Waste Fund
Statement of Revenues and Expenditures
For the Period Ending May 31, 2022**

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
05-341-000-000	Interest Earnings	\$ 369.25	\$ 2,000.00	(1,630.75)	18%
05-364-000-010	Solid Waste Income	885,719.25	1,121,066.00	(235,346.75)	79%
05-364-000-015	Resident Refunds	-	-	-	#DIV/0!
05-364-000-020	Recycling Income	1,237.40	-	1,237.40	#DIV/0!
05-364-000-025	Hazardous Waste Event	-	2,000.00	(2,000.00)	0%
05-364-000-030	Leaf Bags Sold	-	500.00	(500.00)	0%
05-364-000-035	Scrap Metal Sold	229.40	500.00	(270.60)	46%
	Equipment Purchase Grant (Pa.)	-	-	-	#DIV/0!
05-364-000-040	Performance Grant	-	25,000.00	(25,000.00)	0%
05-380-000-000	Misc Income	-	-	-	#DIV/0!
Total Revenues		\$ 887,555.30	\$ 1,151,066.00	\$ (263,510.70)	#DIV/0!
EXPENDITURES					
<i>Operations</i>					
05-427-000-101	Employee Cost Allocation	-	21,835.00	(21,835.00)	0%
05-427-000-150	Bank Fees	40.00	200.00	(160.00)	20%
05-427-000-200	Supplies	-	2,000.00	(2,000.00)	0%
05-427-000-210	Utility Billing Expenses	2,810.65	2,800.00	10.65	100%
05-427-000-220	Postage	2,039.86	2,300.00	(260.14)	89%
05-427-000-230	Toters	-	18,844.00	(18,844.00)	0%
05-427-000-314	Legal Fees	33.03	9,000.00	(8,966.97)	0%
05-427-000-316	Training & Seminars	-	500.00	(500.00)	0%
05-427-000-420	Dues/Subscriptions/Memberships	-	125.00	(125.00)	0%
05-427-000-450	Contracted Services - Solid Waste	188,686.50	444,336.00	(255,649.50)	42%
05-427-000-460	Contracted Services - Recycling	79,284.39	183,438.00	(104,153.61)	43%
05-427-000-700	Tipping Fees	75,848.43	275,000.00	(199,151.57)	28%
05-427-000-725	Tipping Fees - Recycling	103.35	39,000.00	(38,896.65)	0%
05-427-000-800	Recycling Disposal	-	9,000.00	(9,000.00)	0%
05-427-000-805	Electronic Waste Event	-	6,000.00	(6,000.00)	0%
	Total Operations	348,846.21	1,014,378.00	(665,531.79)	34%
<i>Operating Transfers</i>					
05-492-000-030	Transfer to Capital Fund	-	100,000.00	(100,000.00)	0%
	Transfer to General Fund	-	-	-	#DIV/0!
	Total Operating Transfers	-	100,000.00	(100,000.00)	#DIV/0!
Total Expenditures		\$ 348,846.21	\$ 1,114,378.00	\$ (765,531.79)	31%
Excess of Revenues over Expenditures					
		\$ 538,709.09	\$ 36,688.00	\$ 502,021.09	1468%

**Upper Uwchlan Township
Water Resource Protection Fund
Balance Sheet
As of May 31, 2022**

ASSETS

Cash		
08-100-000-100	Cash - Fulton Bank	<u>213,848.88</u>
	Total Cash	213,848.88
Other Current Assets		
08-130-000-010	Due from General Fund	-
08-130-000-020	Due from Municipal Authority	-
08-145-000-095	Misc. Receivable	<u>-</u>
	Total Other Current Assets	-
	Total Assets	\$ 213,848.88

LIABILITIES AND FUND BALANCE

Accounts Payable		
08-200-000-000	Accounts Payable	-
08-258-000-000	Accrued Expenses	<u>-</u>
	Total Accounts Payable	-
Other Current Liabilities		
08-230-000-010	Due To General Fund	-
08-230-000-020	Due to Municipal Authority	-
08-230-000-030	Due to Capital Fund	-
	Deferred Revenues	<u>-</u>
	Total Other Current Liabilities	-
	Total Liabilities	-
Equity		
08-272-000-100	Unrestricted Net Assets	227,962.74
08-272-000-200	Restricted Net Assets	-
	Current Period Net Income (Loss)	<u>(14,113.86)</u>
	Total Equity	213,848.88
	Total Fund Balance	\$ 213,848.88
	Total Liabilities & Fund Balance	\$ 213,848.88

**Upper Uwchlan Township
Water Resource Protection Fund
Statement of Revenues and Expenditures
For the Period Ending May 31, 2022**

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
08-341-000-010	Interest Earnings	\$ 8.98	\$ 600.00	(591.02)	1%
08-351-000-010	Federal Grants	-	-	-	#DIV/0!
08-354-000-010	County Grants	-	-	-	#DIV/0!
08-354-000-020	State Grants	7,500.00	235,482.00	(227,982.00)	3%
08-361-000-100	Water Resource Protection Fees	-	-	-	#DIV/0!
08-392-000-010	Transfer from the General Fund	-	245,000.00	(245,000.00)	0%
08-392-000-020	Transfer from Municipal Authority	-	-	-	#DIV/0!
08-395-000-000	Refund of Prior Year Expenditures	-	-	-	#DIV/0!
	Miscellaneous Revenue			-	#DIV/0!
				-	#DIV/0!
Total Revenues		\$ 7,508.98	\$ 481,082.00	\$ (473,573.02)	2%
EXPENDITURES					
Operations					
08-404-000-310	Wage Allocation	-	60,748.00	(60,748.00)	0%
08-404-000-311	Legal Fees	-	-	-	#DIV/0!
08-406-000-010	Grant Application Fees	-	-	-	#DIV/0!
08-406-000-340	Public Relations	-	-	-	#DIV/0!
08-408-000-010	Engineering	-	-	-	#DIV/0!
08-408-000-020	Feasibility Studies	-	140,022.00	(140,022.00)	0%
08-420-000-035	Permits	16,814.50	-	16,814.50	#DIV/0!
08-420-000-260	Small Tools & Equipment	-	600.00	(600.00)	0%
08-446-000-101	Allocated Wages	-	-	-	#DIV/0!
08-446-000-200	Supplies	2,053.96	27,112.00	(25,058.04)	8%
08-446-000-230	Gasoline & Oil	-	2,400.00	(2,400.00)	0%
08-446-000-235	Vehicle maintenance	-	4,250.00	(4,250.00)	0%
08-446-000-250	Maintenance & Repair	-	11,700.00	(11,700.00)	0%
08-446-000-316	Training & Seminars	-	2,000.00	(2,000.00)	0%
08-446-000-450	Contracted Services	2,754.38	30,000.00	(27,245.62)	9%
08-446-000-600	Construction	-	-	-	#DIV/0!
08-446-004-600	Construction - Upland Farms	-	-	-	#DIV/0!
08-446-005-600	Construction - Marsh Creek	-	235,482.00	(235,482.00)	0%
08-446-001-250	Maintenance & Repair - MA	-	-	-	#DIV/0!
08-446-001-600	Construction - MA	-	-	-	#DIV/0!
	Total Operations	21,622.84	514,314.00	(492,691.16)	4%
Operating Transfers					
	Transfer to General Fund	-	-	-	#DIV/0!
	Total Operating Transfers	-	-	-	#DIV/0!
Total Expenditures		\$ 21,622.84	\$ 514,314.00	\$ (492,691.16)	4%
Excess of Revenues over Expenditures					
		\$ (14,113.86)	\$ (33,232.00)	\$ 19,118.14	42%

Upper Uwchlan Township
Act 209 Fund
Balance Sheet
As of May 31, 2022

ASSETS

Cash		
09-100-000-010	Cash - Fulton Bank	\$ 1,045,520.22
	Total Cash	<hr/> 1,045,520.22
Other Current Assets		
09-130-000-000	Due from General Fund	-
09-130-000-001	Due from Capital Fund	-
09-191-000-000	Other Assets	-
	Reserve - Accounts Receivable	-
	Total Other Current Assets	<hr/> -
	Total Assets	\$ 1,045,520.22

LIABILITIES AND FUND BALANCE

Accounts Payable		
09-200-000-000	Accounts Payable	-
09-258-000-000	Accrued Expenses	<hr/> -
	Total Accounts Payable	-
Other Current Liabilities		
09-297-000-000	Other Liabilities	-
09-297-000-001	Due To General Fund	-
09-297-000-002	Due To Capital Fund	<hr/> -
	Total Other Current Liabilities	-
	Total Liabilities	\$ -
Equity		
09-272-000-001	Opening Balance Equity	299,600.19
09-272-000-002	Permanently Restricted Net Assets	-
09-272-000-003	Retained Earnings	495,060.15
09-272-000-004	Temporarily Restricted Net Assets	-
09-272-000-005	Unrestricted Net Assets	250,730.12
	Current Period Net Income (Loss)	129.76
	Total Equity	<hr/> 1,045,520.22
	Total Fund Balance	\$ 1,045,520.22
	Total Liabilities & Fund Balance	\$ 1,045,520.22

Upper Uwchlan Township
Act 209 Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2022

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
09-341-000-000	Interest Income	\$ 129.76	\$ 1,000.00	\$ (870.24)	13.0%
09-354-000-030	Grant Revenue - Federal	-	-	-	#DIV/0!
09-354-000-140	Grant Revenue - State (ARLE)	-	-	-	#DIV/0!
09-379-000-010	Transportation Impact Fees	-	-	-	#DIV/0!
09-379-000-020	Transportation Impact Fees - Reserve	-	-	-	#DIV/0!
09-380-000-000	Misc Revenue	-	-	-	#DIV/0!
09-395-000-100	Transfer from General Fund	-	-	-	#DIV/0!
09-395-000-200	Transfer from Capital Fund	-	-	-	#DIV/0!
Total Revenue		129.76	1,000.00	(870.24)	#DIV/0!
09-489-000-000	Arle Grant - Act 209	-	-	-	
09-489-000-010	Engineering Fees	-	-	-	#DIV/0!
09-489-000-020	Construction	-	-	-	#DIV/0!
09-489-000-045	Contracted Services	-	-	-	#DIV/0!
09-489-000-600	Capital Construction	-	-	-	#DIV/0!
Total Expenditures		-	-	-	#DIV/0!
Excess of Revenues over Expenditures		\$ 129.76	\$ 1,000.00	\$ (870.24)	#DIV/0!

**Upper Uwchlan Township
Sewer Fund
Balance Sheet
As of May 31, 2022**

ASSETS

Cash		
15-100-000-100	Cash - Fulton Bank	\$ 105,937.09
15-100-000-200	Cash - Construction Fund (PSDLAF)	83.59
	Total Cash	<u>106,020.68</u>
Other Current Assets		
15-130-000-001	Due from General Fund	-
15-130-000-002	Due from Municipal Authority	-
15-136-000-100	Interest Receivable	-
	Other Assets	<u>-</u>
	Total Other Current Assets	<u>-</u>
Long-Term Assets		
15-130-000-005	Due from Municipal Authority - 2019 Bonds	5,205,556.07
15-161-000-100	Sewer Easements	-
15-163-000-100	Capital Assets - Plant	26,102,105.41
15-163-000-110	Construction in Progress	598,306.85
15-163-000-500	Accumulated Depreciation	(4,981,750.77)
15-157-000-100	Discount on Bonds - Series of 2019	16,587.35
15-157-000-110	OID Amortization - Series of 2019	<u>(1,936.10)</u>
		<u>26,938,868.81</u>
	Total Assets	\$ 27,044,889.49

LIABILITIES AND FUND BALANCE

Current Liabilities		
15-200-000-000	Accounts Payable	-
15-230-000-001	Due To General Fund	-
15-230-000-002	Due to Municipal Authority	-
15-258-000-000	Accrued Expenses	-
15-258-000-045	Retainage Payable	131,566.00
15-258-000-100	Interest Payable on Bonds - 2014	-
15-258-000-105	Interest Payable on Bonds - 2019	-
15-258-000-110	Interest Payable on Bonds - Series A of 2019	<u>-</u>
	Total Accounts Payable	<u>131,566.00</u>
Long Term Liabilities		
15-261-000-100	General Obligation Bonds- Series of 2014	-
15-261-000-105	General Obligation Bonds- Series of 2019	5,215,000.00
15-261-000-110	General Obligation Bonds- Series A of 2019	4,665,000.00
15-261-000-200	Premium on Bonds - Series of 2014	97,160.00
15-261-000-210	Premium on Bonds - Series A of 2019	132,902.90
15-261-000-250	Accrued Amortization on Bond Premium - 2014	-
15-261-000-260	Accrued Amortiz on Bond Premium - Series of 2019	<u>(18,274.15)</u>
		<u>10,091,788.75</u>
	Total Liabilities	10,223,354.75

Equity

15-272-000-100	Unrestricted Net Assets	16,794,687.69
	Current Period Net Income (Loss)	26,847.05
	Total Equity	<u>16,821,534.74</u>
	Total Fund Balance	\$ 16,821,534.74
	Total Liabilities & Fund Balance	\$ 27,044,889.49

**Upper Uwchlan Township
Sewer Fund
Statement of Revenues and Expenditures
For the Period Ending May 31, 2022**

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
15-341-000-000	Interest Earnings	\$ 14.23	\$ 1,000.00	(985.77)	1%
15-342-000-100	Operations Mgmt Agreement Fees - 2014 bonds	-	-	-	#DIV/0!
15-342-000-200	Operations Mgmt Agreement Fees - 2019 bonds	102,996.49	236,744.00	(133,747.51)	44%
15-342-000-300	Operations Mgmt Agreement Fees - Series A of 2019 (MA)	60,999.73	336,200.00	(275,200.27)	18%
Total Revenues		\$ 164,010.45	\$ 573,944.00	\$ (409,933.55)	#DIV/0!
EXPENDITURES					
General					
15-400-000-461	Bank Fees	500.00	800.00	(300.00)	63%
15-400-000-463	Misc. Expenses	-	1,000.00	(1,000.00)	0%
15-404-000-100	Legal Fees	-	-	-	#DIV/0!
		500.00	1,800.00	(1,300.00)	0.63
Bond expenses					
15-472-000-100	Bond Interest Expense - Series of 2014	-	-	-	#DIV/0!
15-472-000-105	Bond Interest Expense - Series of 2019	85,830.34	206,744.00	(120,913.66)	42%
15-472-000-110	Bond Interest Expense - Series A of 2019	50,833.06	126,200.00	(75,366.94)	40%
15-472-000-200	Bond Issuance Costs	-	-	-	#DIV/0!
15-472-000-300	Bond Amortization Expense - 2014 Bonds	-	-	-	#DIV/0!
15-472-000-305	Bond Amortization Expense - 2019 Bonds	-	829.00	(829.00)	0%
15-472-000-310	Bond Amortization Expense - 2019A Bonds	-	(6,645.00)	6,645.00	0%
	Total Debt Expenses	136,663.40	327,128.00	(196,280.60)	#DIV/0!
Other					
15-493-000-083	Depreciation	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
Total Expenditures before Transfers		\$ 137,163.40	\$ 328,928.00	\$ (197,580.60)	42%
Transfers					
15-492-000-010	Transfer to Municipal Authority	-	-	-	#DIV/0!
	Total Transfers	-	-	-	#DIV/0!
Total Expenditures and Transfers		137,163.40	328,928.00	(197,580.60)	#DIV/0!
Excess of Revenues over Expenditures		\$ 26,847.05	\$ 245,016.00	\$ (212,352.95)	11%

**Upper Uwchlan Township
Capital Projects Fund
Balance Sheet
As of May 31, 2022**

ASSETS

Cash			
30-100-000-010	Cash - Fulton Bank	\$	55,888.95
30-100-000-020	PSDLAF		5,109.71
30-110-000-100	Fulton Bank - 2019 Bond Proceeds		
30-110-000-200	Fulton Bank - 2019 Bond Proceeds - ICS		0.55
	Total Cash		60,999.21
Accounts Receivable			
30-130-000-001	Due from General Fund		-
30-130-000-002	Due From Municipal Authority		-
30-130-000-003	Due from Escrow Fund		-
30-130-000-004	Due from Solid Waste Fund		-
30-130-000-005	Due From Liquid Fuels Fund		-
30-130-000-006	Due from Act 209 Fund		-
30-130-000-007	Due from Water Resource Protection Fund		-
	Total Accounts Receivable		-
Other Current Asset			
30-155-000-000	Prepaid Expenses		17,500.00
30-191-000-000	Other Assets		-
	Total Other Current Asset		17,500.00
	Total Assets	\$	78,499.21

LIABILITIES AND FUND BALANCE

Accounts Payable			
30-200-000-000	Accounts Payable		-
30-258-000-000	Accrued Expenses		-
30-258-000-100	Interest Payable - 2019 Bonds		-
30-261-000-100	General Obligation Bonds - Series of 2019		5,020,000.00
30-261-000-150	Premium on GO Bonds - Series of 2019		247,103.30
30-261-000-160	Accrued Amortization - Series of 2019		(30,887.91)
	Total Accounts Payable		5,236,215.39
Long Term Liabilities			
30-297-000-000	Other Liabilities		-
	Total Long Term Liabilities		-
Other Current Liabilities			
30-230-000-000	Due to General Fund		-
30-230-000-001	Due To Liquid Fuels		-
30-230-000-002	Due to Act 209		-
30-230-000-003	Due to Solid Waste Fund		-
30-230-000-004	Due to Municipal Authority		-
30-230-000-005	Due To Escrow Fund		-
	Total Other Current Liabilities		-
	Total Liabilities	\$	5,236,215.39
Equity			
30-272-000-001	Opening Balance Equity		948,398.39
30-272-000-004	Unrestricted Net Assets		(5,527,307.64)
	Current Period Net Income (Loss)		(578,806.93)
	Total Equity		(5,157,716.18)
	Total Fund Balance	\$	(5,157,716.18)
	Total Liabilities & Fund Balance	\$	78,499.21

**Upper Uwchlan Township
Capital Projects Fund
Statement of Revenues and Expenditures
For the Period Ending May 31, 2022**

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
30-341-000-000	Interest Earnings	\$ 17.83	\$ 10,000.00	(9,982.17)	0%
30-354-000-010	Grant Revenue - County	-	-	-	#DIV/0!
30-354-000-020	Grant Revenue - State	-	100,000.00	(100,000.00)	0%
30-354-000-030	Grant Revenue - Federal	-	-	-	#DIV/0!
30-354-000-040	Grant Revenue - Other	-	5,800.00	(5,800.00)	0%
30-391-000-100	Sale of Fixed Assets	28,100.00	5,000.00	23,100.00	562%
30-392-000-001	Transfer from General Fund	-	1,500,000.00	(1,500,000.00)	0%
30-392-000-005	Transfer from Solid Waste Fund	-	100,000.00	(100,000.00)	0%
30-392-000-020	Transfer from Act 209 Fund	-	-	-	#DIV/0!
30-392-000-030	Transfer from the Municipal Authority	-	-	-	#DIV/0!
30-393-000-020	Proceeds from Long Term Debt	-	-	-	#DIV/0!
30-393-000-400	Other financing sources	-	-	-	#DIV/0!
		28,117.83	1,720,800.00	(1,692,682.17)	2%
Total Revenues					
		\$ 28,117.83	\$ 1,720,800.00	\$ (1,692,682.17)	2%
CAPITAL EXPENSES					
Township Properties					
30-409-000-700	Capital Purchases-General	-	-	-	#DIV/0!
30-409-001-700	Capital Purchases-Executive	-	-	-	#DIV/0!
30-409-002-600	Capital Construction - Township Bldg	-	3,800.00	(3,800.00)	0%
30-409-002-610	Township Bldg Expansion 2018-2020	-	-	-	#DIV/0!
30-409-002-700	Capital Purchases - Twp Bldg	-	-	-	#DIV/0!
30-409-003-600	Capital Construction - PW Bldg	-	-	-	#DIV/0!
30-409-003-700	Capital Purchases - PW Bldg	-	-	-	#DIV/0!
30-409-004-600	Capital Construction - Milford Rd.	-	-	-	#DIV/0!
30-409-004-700	Capital Purchases - Milford Rd.	-	-	-	#DIV/0!
	Total Township	-	3,800.00	(3,800.00)	0%
Police					
30-410-000-700	Capital Purchases- Police	21,175.00	104,000.00	(82,825.00)	20%
	Future Purchase	-	10,000.00	(10,000.00)	0%
		21,175.00	114,000.00	(92,825.00)	19%
Codes					
30-413-000-700	Capital Purchases	30,517.00	35,000.00	(4,483.00)	87%
		30,517.00	35,000.00	(4,483.00)	87%
Emergency Management					
30-415-000-700	Capital Purchases	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
Public Works					
30-438-000-700	Capital Purchases-Vehicles	-	-	-	#DIV/0!
30-438-000-701	Capital Purchases - Equipment	187,423.25	202,700.00	(15,276.75)	92%
	Total Public Works	187,423.25	202,700.00	(15,276.75)	#DIV/0!
Roads					
30-502-434-700	Traffic Signals	8,750.00	-	8,750.00	#DIV/0!
	Little Conestoga Road Crosswalk	-	-	-	#DIV/0!
	Lyndell Road Bridge	-	43,850.00	(43,850.00)	0%
		8,750.00	43,850.00	(35,100.00)	20%

**Upper Uwchlan Township
Capital Projects Fund
Statement of Revenues and Expenditures
For the Period Ending May 31, 2022**

Parks					
<i>All Parks</i>					
30-454-000-700	Capital Purchases - All Parks	719.90	50,250.00	(49,530.10)	1%
	<i>Hickory Park</i>				
30-454-001-600	Capital Construction - Hickory		385,000.00	(385,000.00)	0%
30-454-001-700	Capital Purchases - Hickory		-	-	#DIV/0!
	<i>Fellowship Fields</i>				
30-454-002-600	Capital Construction - Fellowship		29,800.00	(29,800.00)	0%
30-454-002-700	Capital Purchases - Fellowship	10,000.00	-	10,000.00	#DIV/0!
	<i>Larkins Field</i>				
30-454-003-600	Capital Construction - Larkins		29,100.00	(29,100.00)	0%
30-454-003-700	Capital Purchases - Larkins		-	-	#DIV/0!
	<i>Upland Farms</i>				
30-454-004-600	Capital Construction - Upland	267,809.61	-	267,809.61	#DIV/0!
30-454-004-610	Fund Raising - Upland	-	-	-	#DIV/0!
30-454-004-700	Capital Purchases - Upland		-	-	#DIV/0!
	<i>Village of Eagle Pocket Park</i>				
30-506-000-100	Design	-	-	-	
30-506-000-600	Capital Construction	-	-	-	#DIV/0!
30-506-000-700	Capital Purchases	-	-	-	#DIV/0!
	Total Parks Capital		278,529.51	494,150.00	(215,620.49)
					56%
 Trails					
30-455-000-650	Grant-Trails/Bridge	-	-	-	#DIV/0!
30-455-000-651	Phase IV-Pk Rd Trail	1,155.00	-	1,155.00	#DIV/0!
30-455-000-652	Side Path Project	-	-	-	#DIV/0!
	Total Trails		1,155.00	-	1,155.00
					#DIV/0!
 Debt Service					
30-472-000-100	Interest Expense - Series of 2019	79,375.00	195,450.00	(116,075.00)	41%
30-472-000-200	Cost of Issuance - Series of 2019	-	-	-	#DIV/0!
30-472-000-300	Bond Amortization Expense - Series of 2019	-	(12,355.00)	12,355.00	0%
30-500-471-003	Capital Lease - Principal	-	-	-	#DIV/0!
30-500-472-003	Capital Lease - Interest	-	-	-	#DIV/0!
	Total Debt Service		79,375.00	183,095.00	(103,720.00)
					43%
 Village Concept					
30-506-000-100	Design - Village of Eagle	-	-	-	#DIV/0!
30-506-000-600	Construction - Village of Eagle	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
	Total Expenditures before Operating Transfers		\$ 606,924.76	\$ 1,076,595.00	\$ (469,670.24)
					56%
 Operating Transfers					
30-505-000-010	Transfers to the General Fund	-	-	-	#DIV/0!
30-505-000-020	Transfers to the Solid Waste Fund	-	-	-	#DIV/0!
30-505-000-030	Transfers to the Act 209 Fund	-	-	-	#DIV/0!
	Total Operating Transfers		-	-	#DIV/0!
	Excess of Revenues over Expenditures and Operating Transfers		\$ (578,806.93)	\$ 644,205.00	\$ (1,223,011.93)
					-89.85%

**Upper Uwchlan Township
Developers Escrow Fund
Balance Sheet
As of May 31, 2022**

ASSETS

Cash		
40-100-000-100	Cash - Fulton Bank	\$ 33,281.87
	Total Cash	33,281.87
Other Current Assets		
40-130-000-010	Due from General Fund	18,101.24
40-130-000-020	Due from Solid Waste Fund	-
40-130-000-030	Due from Municipal Authority	-
	Total Other Current Assets	18,101.24
	Total Assets	\$ 51,383.11

LIABILITIES AND FUND BALANCE

Accounts Payable		
40-200-000-000	Accounts Payable	-
	Total Accounts Payable	-
Other Current Liabilities		
40-230-000-010	Due To General Fund	-
40-230-000-020	Due to Solid Waste Fund	-
40-230-000-030	Due to Municipal Authority	-
	<u>Due to Developers:</u>	
40-248-000-001	Toll Brothers	2,194.22
40-248-000-004	Columbia Gas Transmission LLC	8,131.71
40-248-000-005	Chester County - Radio Tower	344.68
40-248-000-006	Executive Land Holdings	-
40-248-000-007	Park Road Townhomes	-
40-248-000-009	Open Community Corp.	(20,197.91)
40-248-000-010	Sunoco Reed Road	4,147.14
40-248-000-011	McHugh	10.19
40-248-000-012	Marsh Lea	-
40-248-000-013	Eagle Pointe	-
40-248-000-014	Grashof	777.46
40-248-000-015	McKee Fettlers	1.00
40-248-000-017	Vantage Point Retirement	(1,227.12)
40-248-000-018	CarSense	-
40-248-000-019	Village at Byers	(99.75)
40-248-000-020	Milford Rd. Associates	-
40-248-000-021	Townes at Chester Springs	4,521.21
40-248-000-022	Eagle Village Parking	-
40-248-000-023	Fish Eye	16,746.76
40-248-000-024	Jankowski	-
40-248-000-025	Eagleview Lot 1C	1,944.79
40-248-000-026	Lot 1B Maintenance Area	4,699.75
40-248-000-027	122 Oscar Way	(940.03)
40-248-000-028	Commercial 5C	928.76
40-248-000-030	Profound Technologies	-
40-248-000-031	Windsor Baptist Church	4,965.05
40-248-000-032	Eagle Village Parking Expansion	-
40-248-000-033	Chester Springs Crossing	453.10
40-248-000-034	Starbucks @ Eaglepoint Village	-
40-248-000-035	The Preserve at Marsh Creek SD	(16,168.42)
40-248-000-036	McKee Toll Traffic Impact Fee	63.75
40-248-000-500	Gunner Properties Performance	-
40-248-000-038	Enclave at Chester Springs	2,346.40
40-248-000-039	164 Byers Rd QBD	3,324.40

**Upper Uwchlan Township
Developers Escrow Fund
Balance Sheet
As of May 31, 2022**

40-248-000-040	Aurora Greenridge	-
40-248-000-041	Aurora Greenridge	-
40-248-000-042	DeWees 363 Byers Road	-
40-248-000-043	Black Horse Farm	(95.23)
40-248-000-044	Aecom Technology	1,000.20
40-248-000-045	11 Senn Drive Parking	804.93
40-248-000-046	Byers Station Parcel 5C Lot 2B	2,972.18
40-248-001-032	Gunner Parking Exp Construction	-
40-248-001-035	The Preserve at Marsh Creek Sewer	(7,292.32)
40-248-001-038	Enclave at Chester Springs site	37,026.21

	Total Other Current Liabilities	51,383.11
40-258-000-000	Accrued Expenses	-
	Total Liabilities	\$ 51,383.11

Equity		
40-279-000-000	Opening Balance Equity	-
	Current Period Net Income (Loss)	_____
	Total Equity	-
	Total Fund Balance	\$ -
	Total Liabilities & Fund Balance	\$ 51,383.11

Upper Uwchlan Township
Developers Escrow Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2022

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
40-341-000-000	Interest Income	\$ 4.94	\$ -	\$ 4.94	-
40-341-000-010	Interest Income - allocated to Developers	(4.94)	-	(4.94)	-
40-392-000-100	Transfer from General Fund	-	-	-	-
	Total Revenue	-	-	-	-
40-400-000-461	Bank Fees	-	-	-	-
		-	-	-	-
		-	-	-	-
	Total Expenditures	-	-	-	-
	Excess of Revenues over Expenditures	\$ -	\$ -	\$ -	-

Town Tours & Village Walks

“Founding Mothers and Fathers”

SUMMER 2022

For more information

www.chescoplanning.org/historic/towntours
Chester County Planning Commission
ccplanning@chesco.org
610-344-6285

Please note

 Sites are handicapped limited access—please contact Chester County Planning Commission for specific needs.

 CDC guidelines for in-person events will be followed.

 As an attendee of this event, you agree to the release of photos that may be taken and used on our website, social media sites, and publications.

Supported by

- Chester County Board of Commissioners
- Chester County Conference & Visitors Bureau
- Chester County Historic Preservation Network
- Chester County History Center
- Chester County Planning Commission

The Planning Commission is pleased to support the 2022 Town Tours and Village Walks and thanks the many partners and volunteers who make the program an annual success, as we welcome this summer's participants in learning about the county's heritage.



How We APPRECIATE

GOAL: Preserve the historic resources and landscapes that define our cultural heritage to inspire the future through tangible connections to our shared past.

Town Tours & Village Walks **SUMMER 2022**

- Chester County Board of Commissioners
- Chester County Conference & Visitors Bureau
- Chester County Historic Preservation Network
- Chester County History Center
- Chester County Planning Commission
601 Westtown Road, Suite 270
West Chester, PA 19380-0990
www.chescoplanning.org/historic/towntours

SUMMER 2022

Town Tours & Village Walks

• FREE TOURS •

“Founding Mothers and Fathers”

CHESTER COUNTY, PA
28TH YEAR



www.chescoplanning.org/historic/towntours

Town Tours & Village Walks

“Founding Mothers and Fathers”

SUMMER 2022

Town Tours & Village Walks is a series of free summer strolls through historic neighborhoods, hamlets, villages, and sites to learn about significant founders of these places or institutions and explore what they are today!

Each tour is designed to inform, entertain, and increase awareness of Chester County's rich heritage and historic landscape. A number of our sites offer a good selection of restaurants and shops to enjoy after your tour.

This summer you can explore Chester County's heritage on Thursday evenings, June 9th–August 18th.

Please note

- Tours generally last 50 minutes and begin at 5:30 pm with the last tour leaving at 7:00 pm, except for the July 7th bus tour that requires advance registration.
- The kickoff celebration will be on June 9th at the Chester County History Center, and will be followed by a tour.

Founded in 1682 by William Penn, Chester County enjoyed fertile soil, moderate climate, abundant natural resources, and access to nearby markets. Here the early settlers quickly realized the quality of the rich soils and the abundant creeks, tributaries and their considerable slope, could power numerous mills which became the early centers of trade. Slowly trails were formalized into dirt roads leading to Philadelphia and vital market and cultural centers. These roads also connected trade centers located at mills and furnaces as well as cultural and social destinations of taverns and sacred places. The names of the majority of roads throughout the county still reflect their original destination of an early business, meetinghouse or tavern. Crucial to economic vitality, villages developed starting in the late 18th century, at the crossroads of early roads and destinations. As technology spurred innovation in the 19th century, canal, railroad and industrial villages grew into towns. By the early 19th century, our boroughs and Coatesville City were well on their way to becoming the cultural and economic centers we know today.



Town Tours & Village Walks Chester County, PA

SUMMER 2022

1 JUNE 9 THURSDAY 5:30 pm

Kickoff Celebration and Humphry Marshall Birthday Bash in West Chester



Sponsors: West Chester HARB & Historical Commission

The Annual Kickoff Celebration starts at the Chester County History Center, 225 N. High St, West Chester. It is followed by a tour to celebrate the 300th birthday of colonial Quaker botanist Humphry Marshall of West Bradford. Tour the northeast quadrant of the borough with a focus on Marshall Square Park and Marshall Street, both named in honor of Mr. Marshall. Learn about the botanical work of Dr. William Darlington, David Townsend, Dr. Joseph Rothrock plus the Hoopes Nursery. Along the way we will reference architecture, the Sharples Machine Shop, the Great Explosion, Buffalo Bill, and General Lafayette.

Parking & Registration

Parking is available at the garage at 14 East Chestnut Street, West Chester. Many businesses and restaurants validate garage tickets with purchase. There is also metered street parking. The door opens at 5:00 to register for a tour. The kickoff starts at 5:30, and is immediately followed by the tour.

2 JUNE 16 THURSDAY 5:30 pm SELF-GUIDED

Founding Families of the African American Community in Kennett Square



Sponsor: Kennett Heritage Center

The self-guided tour begins with a brief demographic history of Kennett, slave ownership, and the 1780 Gradual Abolition Act of Pennsylvania. The tour will take visitors on a two-block walk, noting the area where free blacks settled, their homes, places of worship, and contributions of some of the founders.

Parking & Registration

Free parking in the municipal garage at 120 E. Linden Street, Kennett Square. Exit the garage from the main stairway onto Genesis Walkway. The self-guided tour will begin at the State Street end of the Genesis walkway.

3 JUNE 23 THURSDAY 5:30 pm

Village of Eagle



Sponsor: Upper Uwchlan Township Historical Commission

The Upper Uwchlan Township Historical Commission presents the Village of Eagle. The tour will show how the village grew around the Eagle Tavern and the early homes of founding families, as well as other historic village buildings.

Parking & Registration

Parking will be at the Pickering Valley Elementary School, 121 Byers Road, Chester Springs. Registration will be across the parking lot at the Upper Uwchlan Township building (former Windsor School House), 140 Pottstown Pike, Chester Springs.

4 JULY 7 THURSDAY register for a time

Willistown Township: Acres of Quakers, Native Americans, and Conservationists



Sponsor: Willistown Historical Commission and Parks and Recreation Department

Willistown Township, founded in 1704, was part of William Penn's 1684 Welsh Tract. The 13-mile tour begins at the Radnor Hunt, the oldest active fox hunt (we do not harm the fox) in the U.S. where participants will board a coach bus and enjoy riding through Whitehorse Village, Okehocking Preserve, Historic Sugartown, the 1860 Bartram Covered Bridge, and historic buildings while touring the conserved land.

Registration Required in Advance

30-Minute bus tours are scheduled 4:00pm–7:30pm. Register at www.eventbrite.com/e/historic-willistown-bus-tour-tickets-318979364867. Password: WillistownBusTour2022. For questions or cancellation, email comments@willistown.pa.us.

Parking & Check-in

Radnor Hunt, 826 Providence Road, Malvern.

5 JULY 21 THURSDAY 5:30 pm

Rebecca Lukens: Founding Mother of Iron and Steel in Coatesville



Sponsor: National Iron and Steel Heritage Museum

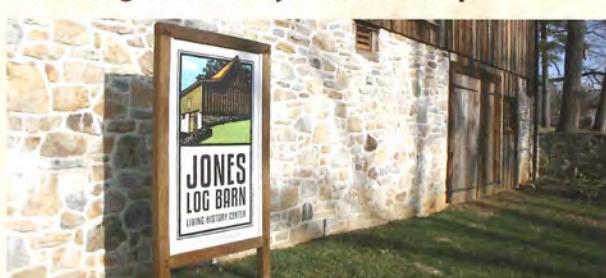
Celebrate the life and times of Rebecca Lukens, American's first female industrialist, and her descendants. Although by far not the only woman who managed iron furnaces in the 19th century, Rebecca was the only documented woman to manage multiple businesses. The list of National Historic Landmark properties along South First Avenue include her home Brandywine Mansion, Terracina, and the steel industry that evolved from the original iron business. The proximity of these homes and offices to the mill reflects the Lukens and Huston families' long-standing commitment to living and working close to the factory and community. Learn about the owners of the mills and the men and women who worked in them.

Parking & Registration

National Iron and Steel Heritage Museum, 50 South 1st Avenue, Coatesville.

6 JULY 28 THURSDAY 5:30 pm

Jones Log Barn, Tredyffrin Township



Sponsor: Tredyffrin Historical Commission

Supporters: Tredyffrin Historic Preservation Trust, Tredyffrin/Easttown Historical Society, Valley Forge Park Alliance, PennDOT Cultural Resources & Region 6.

French Generals Lafayette and Duportail served on George Washington's headquarters staff during the Valley Forge encampment 1777–1778. Today a short, wooded walk connects their winter quarters in Tredyffrin Township and Valley Forge National Historic Park. Guides will present French connection stories during our country's founding. Learn about Tredyffrin's Great Valley agrarian life at the newly opened Living History Center in the reconstructed Jones Log Barn, Chester County's newest heritage destination. Finally, enjoy a cool creek-side walk over one of Pennsylvania's remaining metal truss bridges with a guide from PennDOT's cultural resources staff.

Parking & Registration

P.C. Knox Estate in Valley Forge National Historic Park, 151 Library Lane, Malvern.

7 AUGUST 4 THURSDAY 5:30 pm

Celebrating 300 Years of the Springs at Historic Yellow Springs!



Sponsor: Historic Yellow Springs

Yellow Springs was first noted in a Philadelphia newspaper in 1722. It described the waters and their curative powers. Many people, including our *Founding Mothers and Fathers*, continued the story of the village. It all began with the healing waters and the Lenape Indian villages; then the health spa, Revolutionary War Hospital, Pennsylvania Academy of the Fine Arts Country School, PA Soldiers' Orphan School and Good News Movie Productions followed. Over 300 years, much has changed; much has stayed the same. Join us and let these women and men share our story that spans the history of our nation that began with the "yellow waters."

Parking & Registration

Historic Yellow Springs, 1701 Art School Road, Chester Springs. Follow signs for parking in The Washington/Chester Springs Library lot after entering the village.

8 AUGUST 11 THURSDAY 5:30 pm

Malvern Borough c. 1889: From Crossroads to Powerhouse



Sponsor: Malvern Historical Commission

Join the Malvern Historical Commission as they spotlight several founders and early contributors who are buried in the First Baptist Church of Malvern's graveyard, which dates from the mid-19th century. Malvern Borough was incorporated in 1889 and this church is one of their Tier 1 historic buildings. Please note this graveyard is an uneven, grassy field and we caution those with stability/mobility issues.

Parking & Registration

Parking is at the Vision Fellowship/Malvern Baptist Church, 146 Channing Avenue, Malvern. There is additional parking in the Malvern Borough municipal lot across the side street from the church.

9 AUGUST 18 THURSDAY 5:30 pm

Humphry Marshall and the Village of Marshallton



Sponsor: West Bradford Historical Commission

Join the West Bradford Historical Commission as they tell the history of Humphry Marshall's activity as one of the founding fathers of the Village of Marshallton, and the person for whom the village is named.

Parking & Registration

United Methodist Church of Marshallton, 1282 W. Strasburg Road, Marshallton.



ENGINEER'S REPORT – UPPER UWCHLAN TOWNSHIP

Date: June 16, 2022

To: Tony Scheivert - Township Manager
Board of Supervisors

From: David Leh, P.E.

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

Byers Station (Parcel 5C – Lot 2B)- [Commercial] – An Amended PRD Application has been submitted for the undeveloped commercial portion of the site. The plan proposes a 10,500 SF daycare facility, an 1,820 SF freestanding eating and drinking establishment, and 13,200 SF of additional retail space. The plan was reviewed at the Planning Commission's May 12th meeting however, no action was taken. The Applicant has since submitted revised plans which will be reviewed by the Planning Commission at their July 14th meeting.

Chester Springs Crossing - Toll is working through the construction punch lists and is hoping to place final paving on the roadway prior to the July 4th Holiday.

Construction continues at the following developments with no significant issues:

- Byers Station (Parcel 5C) Lot 2A (The Enclave)
- Chester Springs Crossing
- Eagleview (Lot 1C)
- Preserve at Marsh Creek
- Windsor Baptist Church



DEVELOPMENT UPDATE – UPPER UWCHLAN TOWNSHIP

Date: June 16, 2022

To: Board of Supervisors

From: David Leh, P.E.

Bold items are additions since our last report.

11 Senn Drive (S&T Realty Holdings) - Parking Expansion - The Applicant is proposing to construct an approximately 20,000 SF gravel parking area which will be used for the storage of vehicles as well as materials for a landscaping business. The Board granted Preliminary / Final Approval to the project at their March 21, 2022, meeting. The applicant has submitted revised plans for review prior to recording.

260 Moore Road – The applicant has submitted a Conditional Use Application for adaptive reuse of an existing barn on this property to a facility which will contain office space and a coffee shop. The project was reviewed by the Planning Commission and consultants. A staff meeting was held with the Applicant on October 19th to discuss the project in general, as well as the consultants' comments. The Applicant has issued an extension for the holding of their Conditional Use Hearing while they further consider their proposal. Based on a May 10th e-mail from the applicant's attorney to Gwen Jonik, the applicant is considering various options and it may be some time before they move forward with an application.

Byers Station (Parcel 5C – Lot 1)- [Villages at Chester Springs] - Home construction is now complete. **Toll is working through the construction punch lists and is hoping to place final paving on the roadway prior to the July 4th Holiday.**

Byers Station (Parcel 5C – Lot 2A)- [Enclave at Chester Springs] – This is the 55 Unit Townhouse development being constructed by Toll on Lot 2A of Byers Station. Paving for the entire road network has been completed. Grading plans for all the proposed homes have been received.

Byers Station (Parcel 5C – Lot 2B)- [Commercial] – An Amended PRD Application has been submitted for the undeveloped commercial portion of the site. The plan proposes a 10,500 SF daycare facility, an 1,820 SF freestanding eating and drinking establishment, and 13,200 SF of additional retail space. The plan was reviewed at the

Reference: Development Update

File No. 22-01080
June 16, 2022

Planning Commission's May 12th meeting however, no action was taken. **The Applicant has since submitted revised plans which will be reviewed by the Planning Commission at their July 14th meeting.**

Byers Station (Lot 6C)- Vantage Point – The Applicant has received Final PRD Approval at the Board of Supervisors April 20th, 2020, meeting for a 36,171 SF, 3 story retirement facility. The applicant has now submitted final plans for review for recording. **In addition, developers and financial security agreements are in the process of being prepared.**

Chester Springs Crossing (aka- Jankowski Tract) - The Board granted Preliminary / Final Land Development Approval for this 55-home development at their October 15th, 2018, meeting. The project is substantially complete, with homes having been constructed. Toll Brothers is currently in the process of converting the stormwater management basins to their final configuration. **Toll is working through the construction punch lists and is hoping to place final paving on the roadway prior to the July 4th Holiday.**

Eagleview Lot 1C– This project proposes a 113,000 SF Flex Office building. The Board granted Final Land Development Approval at their November 19th, 2018, meeting. Site and building construction had been paused due to loss of tenant but has now once again commenced.

Greenridge Road (Toll) – Toll Brothers has submitted a conditional use application for a 64-unit single family home development which would be located adjacent to the Stonehedge Development. Revised plans have been received and reviewed by the consultants. The Planning Commission recommended approval of the application, with conditions, at their January 13th, 2022, meeting. **The 6th session of the Conditional Use Hearing was held on May 23rd, 2022 with the 7th scheduled for June 22nd .**

Preserve at Marsh Creek (Fetters Property) - The Board granted Final Land Development Approval at their October 16th, 2017, meeting. Site construction continues in all 3 phases. (i.e.- The remainder of the development) Initial construction has now commenced. **we have received grading permit applications for 163 building units to date.**

QBD Ventures – This project proposes a two-story 4,400 SF office building on an existing residential parcel along Byers Road just east of Graphite Mine Road. The Board granted Preliminary / Final Approval to the plan at their August 16th, 2010. The Applicant has now submitted an updated plan for re-approval. The plans were reviewed by the Planning Commission at their March 11th, 2021, meeting; however, no

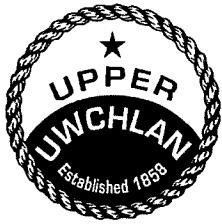
Reference: Development Update

File No. 22-01080
June 16, 2022

action was taken. The Applicant is currently working with Pa-DOT to modify their driveway to better align with the proposed driveway for Vantage Point. (Lot 6C)

Struble Trail Extension – Chester County has submitted an application to reopen the Conditional Use Hearing as well as land development plans to allow for the continuance of the trail from where it currently terminates to a point on the west side of Dorlan Mill Road. The Planning Commission reviewed the application at their June 13th, 2019, and July 11th, 2019, meetings and recommended Conditional Use Approval as well as Preliminary Land Development approval. The conditional use hearing has now been tentatively scheduled for May 16th, 2022. In addition, a lot line change plan has been submitted by Natural Lands Trust which proposes transferring the land upon which a section of the trail is proposed to be constructed from Shryock Brothers, Inc. to the State. The plan was reviewed at the Planning Commission's April 14th meeting where Final approval was recommended. The application was before the Board at their April 18th meeting but the matter was tabled. The application also required zoning relief for lot width and building setback, which has been obtained.

Windsor Baptist Church - The Board granted the Conditional Use at their September 16th, 2019, meeting and Final Land Development Approval at their December 21st, 2020, meeting for an approximately 8,664 SF school building addition on the church's property. Construction continues on this project.



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: The Board of Supervisors

FROM: Kathi McGrath
Administrative Assistant *Kathi*

RE: Building/Codes Department Activity Report

DATE: June 11, 2022

Attached, please find the Building Department Activity Report for the month of May, 2022.

Attachments:
Activity Report

/km

UPPER UWCHLAN TOWNSHIP
Permit Analysis
2019-2022

2019				2020				2021				2022				
	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees
Jan	30	\$17,025.46	30	\$17,025.46	51	\$98,596.00	51	\$98,596.00	94	\$ 87,742.42	94	\$ 87,742.42	83	\$88,198.96	83	\$ 88,198.96
Feb	67	\$19,320.64	97	\$36,346.10	44	\$43,487.50	95	\$142,083.50	67	\$ 38,565.98	161	\$ 126,308.40	39	\$25,249.00	122	\$ 113,447.96
Mar	57	\$ 36,767.22	154	\$ 73,113.32	53	\$ 54,586.50	148	\$ 196,670.00	86	\$ 44,724.50	247	\$ 171,032.90	77	\$ 52,822.55	199	\$ 166,270.51
Apr	66	\$ 52,342.10	220	\$ 125,455.42	28	\$ 4,846.10	176	\$ 201,516.10	88	\$ 79,069.01	335	\$ 250,101.91	84	\$ 63,858.84	283	\$ 230,129.35
May	50	\$ 40,216.60	270	\$ 165,672.02	49	\$ 59,079.84	225	\$ 260,595.94	75	\$ 44,389.44	410	\$ 294,491.35	65	\$ 44,000.00	348	\$ 274,129.35
Jun	70	\$ 43,304.22	340	\$ 208,976.24	86	\$ 55,369.16	311	\$ 315,965.10	89	\$ 77,793.00	499	\$ 372,284.35				
Jul	58	\$ 37,320.76	398	\$ 246,297.00	69	\$ 39,866.44	380	\$ 355,831.54	99	\$ 131,055.84	598	\$ 503,340.19				
Aug	67	\$ 90,670.34	465	\$ 336,967.34	76	\$ 78,302.64	456	\$ 434,134.18	78	\$ 32,545.19	676	\$ 535,885.38				
Sept	61	\$ 13,393.00	522	\$ 350,360.34	130	\$ 87,003.98	586	\$ 521,138.16	78	\$ 36,528.88	754	\$ 572,414.26				
Oct	48	\$ 42,928.52	570	\$ 393,288.86	73	\$ 222,281.54	663	\$ 743,419.70	72	\$ 40,825.00	826	\$ 613,239.26				
Nov	36	\$ 10,623.00	606	\$ 403,911.86	71	\$ 21,378.92	734	\$ 764,798.62	58	\$ 41,691.42	884	\$ 654,930.68				
Dec	31	\$ 14,788.00	637	\$ 418,699.86	59	\$ 27,730.94	793	\$ 792,529.56	62	\$ 68,824.63	946	\$ 723,755.31				



MAY 2022 REPORT UPPER UWCHLAN TOWNSHIP PUBLIC WORKS DEPARTMENT

The following projects were underway since we last met:

Ongoing:

- Aside from regular routine maintenance, the following work orders were submitted last month.

Tracking of work orders through Traisr: 175

- Municipal Authority & PA 1-calls
 - 105 Work orders completed
- Public Works
 - 25 Work orders completed
- Parks
 - 4 Work orders completed
- Solid Waste
 - 22 Work orders completed
- Vehicles and Equipment (All Depts.)
 - 19 Work orders completed
- Completed street sweeping in the township.
- Took the final loads of street sweepings to the landfill.
- Finished painting lines in the parking lot at Upland Farm.
- Inlet repairs on Highview Rd. and 431 W. Township Line Rd.
- Pour concrete on Park Rd ADA ramp and 2 ADA pads.

- **Dig up blacktop walking trail along Park Rd, regraded and laid blacktop ramps. Seeded and straw around new concrete and blacktop.**
- **Painted crosswalk lines at Heron Hill and Marsh Harbour entrances.**
- **Installed crosswalk delineators and signage on Park Rd.**
- **Used Vac Truck on various inlets throughout the Twp.**
- **Used Vac Truck to clear out a storm pipe on Greenridge Road.**
- **Tree trimming for sight distance at intersections.**
- **Begin road mowing.**
- **Replaced necessary signage.**
- **Called out twice for trees on the road.**
- **Remove a tree that had fallen on Municipal Authority property.**
- **Cleaned up brush on the back of 520 Milford Rd. Property.**
- **Repaired playground equipment at Hickory Park.**
- **Helped with traffic control at Upland Farm Park for prom pictures event.**
- **Mowed grass at an abandoned property on Heather Hill Dr.**
- **Continue to repair spray heads on spray fields.**
- **Worked at Upland Farm on various projects.**
- **Sign replacements at various locations.**
- **Cleared inlets on multiple roadways throughout the Township.**
- **Toter swaps and deliveries were done as requested.**
- **Advertised for new Public Works Road Worker/Storm Water position.**
- **Serviced Police vehicles.**
- **Preventive maintenance, repairs, and Pa State Inspections.**

- PA 1-Calls were responded to as they came in.

Bids:

- Road Milling and Paving bid advertised.

Road Dedication:

- None

Workforce

- Summer help is busy cutting grass at the parks and sewer plants.
- The Public Works crew completed various safety classes and policy review testing through the Power DMS system, LTAP, and DVIT.
- 4 Public Works crew attended a chainsaw safety course in Lower Merion.

Respectfully submitted,

Kristin Roth
Administrative Assistant Public Works
Upper Uwchlan Township

ROAD BOND AGREEMENT

THIS ROAD BOND AGREEMENT ("Agreement") is entered the 15th day of June ___, 2022, by and between the **UPPER UWCHLAN TOWNSHIP**, a Second Class Township in the Commonwealth of Pennsylvania with an address of 140 Pottstown Pike, Chester Springs, PA 19425 (the "Township") and **THE PRESERVE AT MARSH CREEK, LLC**, a Pennsylvania limited liability company with an address of 940 Sproul Road, Springfield, PA 19064 and **MCKEE BUILDERS, LLC**, a Pennsylvania limited liability company with an address of 940 Sproul Road, Springfield, PA 19064 (collectively the "Permittee").

WHEREAS, Permittee is desirous of using approximately 2,700 linear feet of Radek Court and Dominic Drive (collectively the "Road"), which are paved public roads located in the residential development known as the Reserve at Chester Springs which are owned by the Township for the purpose of hauling stone and materials to be used for the construction of a culvert in a development being built by Permittee known as The Preserve at Marsh Creek located in the Township (the "Development"). The Road will be used for approximately one day of hauling by Permittee's and its site contractor's construction vehicles.

WHEREAS, the Township is willing to permit Permittee and its site contractor ("Contractor") to use the Road upon the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the foregoing representations and intending to be legally bound hereby, the Parties agree for themselves, their successors and assigns, as follows:

1. The Township hereby grants Permittee and Contractor permission to utilize the Road for the purpose of hauling stone and materials necessary to construct the culvert in the Development. It is anticipated that Contractor's use of the Road for hauling purposes shall be limited to one day.
2. The Permittee shall inspect and video the Road prior to commencement of the hauling by Permittee and Contractor. The cost of the inspection and video analysis shall be borne by the Permittee.
3. Permittee, at the completion of the hauling operation, shall submit to the Township a written notice of said completion. As soon as practicable after receipt of such notice, the Township Engineer shall inspect the Road and provide written notice of any defects or damage to the Road which Permittee shall be responsible to repair.
4. Permittee shall be liable to pay the entire cost of repairs of the Road to the extent such repairs are necessary because of damage caused by the hauling. Permittee shall return the Road to the condition it was in prior to the initiation of use

pursuant to this Agreement. The amount of repairs necessary and method of accomplishing the same shall be within the reasonable discretion of the Township. If Permittee fails to commence repairs to the Road necessitated by the hauling as soon as reasonably practical after receiving written notice from the Township, the Township shall have the right to either correct such condition itself or alternatively to have the conditions corrected by a third party contractor and shall bill the reasonable costs of said work to Permittee, and said reasonable costs shall be paid forthwith.

5. Notwithstanding of any other provision of this Agreement, Permittee and Contractor shall at all times utilize the Road only in a manner which permits unobstructed and safe passage for other members of the traveling public.

6. Upon execution of this Agreement, Permittee shall deliver to the Township a surety bond in the amount of Eighty Five Thousand (\$85,000.00) Dollars (calculated at a rate of (1,700 LF x 30' wide x 1SY/9SF X \$15/SY= \$85,000) (the "Financial Security") which shall be held by the Township as a guarantee to pay for any necessary repairs to the Road as set forth herein. The Bond must remain in full force and effect until the Township confirms in writing to Permittee that the Road has been repaired pursuant to this Agreement. If the original bond is terminated for any reason by the surety, Permittee shall immediately post a new bond which shall remain in full force and effect until the Road has been repaired. If Permittee is required to make any repairs to the Road, Permittee shall notify the Township once it has completed its restoration activities. The Financial Security will be released upon certification from the Township Engineer that the necessary repairs to the Road have been made. In the event that the Permittee does not comply with restoration and maintenance obligations as set forth hereunder and fails to cure any such noncompliance within a reasonable time after written notice thereof from the Township, the Township may draw on the Financial Security to make such reasonable and necessary repairs to the Road. The existence or use of the Financial Security shall not relieve Permittee of any responsibility to pay for damages found by the Township in excess of the Financial Security.

7. Miscellaneous.

A. Notices. Any notice, demand or other communication required, authorized or permitted to be given under this Agreement shall be sufficient if given in writing and delivered to the party to whom or which the notice or demand is directed at the respective address of the party first above indicated, or to such other address as the party may give by notice complying with the terms of this section. Such notice, demand or other communication shall be delivered to the addressee by one of the following means: (i) personal delivery against receipt; (ii) certified United States mail, postage prepaid, return receipt requested; or (iii) nationally recognized express delivery service, delivery charges prepaid. The notice, demand or other communication shall be deemed

given and effective as follows: (i) if by personal delivery or by express delivery service, at the time of delivery; or (ii) if by mail, 3 business days after the date of deposit in the United States mails.

B. Waiver. Neither the failure nor any delay on the part of the Township to exercise any right, remedy, power, or privilege granted under this Agreement or otherwise provided at law or in equity, shall operate as a waiver thereof; nor shall any single or partial exercise of any such right, remedy, power, or privilege preclude further exercise of the same or of any other such right, remedy, power or privilege; nor shall any waiver of any such right, remedy, power, or privilege with respect to any occurrence be construed as a waiver of such right, remedy, power, or privilege with respect to any other occurrence. No waiver shall be effective against the Township unless it is in writing signed by a duly authorized representative of the Township.

C. Assignment; Delegation. Permittee shall not assign or delegate any of its rights, powers, privileges, duties, obligations, or liabilities hereunder without the express written consent of the Township. Any such assignment or delegation, without such consent, shall be void.

D. Severability. If any provision of this Agreement is held to be invalid or unenforceable: (i) the remaining provisions of this Agreement shall not be affected thereby, but shall continue in full force and effect; (ii) this Agreement be and is hereby amended, to the minimum necessary, to remedy such invalidity or unenforceability, and the parties hereto shall adjust their respective rights and obligations hereunder accordingly; and (iii) to the extent that such invalid or unenforceable provisions cannot be rendered valid or enforceable by amendment as aforesaid, the same shall be severed herefrom as though never set forth herein.

E. Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

F. Entire Agreement; Amendment. This Agreement constitutes the entire understanding and agreement of the parties with respect to the subject matter hereof, and, except as may be otherwise specifically set forth herein, supersedes all prior and contemporaneous agreements and understandings, express or implied, oral or written. Except as may be otherwise specifically provided herein, this Agreement may not be amended, revoked, changed, altered, or modified in any manner whatsoever, other than by written unanimous agreement of and signed by all parties hereto.

G. Governing Law. This Agreement shall be governed by the laws of the Commonwealth of Pennsylvania.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written, intending to be legally bound thereby.

ATTEST:

UPPER UWCHLAN TOWNSHIP

By:

Name: Gwen A. Jonik
Title: Secretary

By:

Name: Tony Scheivert
Title: Township Manager

WITNESS:

By:

Name: Dave Watt
Title: V.P. Land Development

By:

Name: Dave Watt
Title: V.P. Land Development

PERMITTEE

THE PRESERVE AT MARSH CREEK, LLC

By:

Name: Kevin E. McLaughlin
Title: Vice - President

MCKEE BUILDERS, LLC

By:

Name: Kevin E. McLaughlin
Title: Vice - President

ROAD BOND

KNOW ALL MEN BY THESE PRESENTS, that we, McKee Builders, LLC
940 West Sprout Road - Suite 301, Springfield, PA 19064
(hereinafter called the Principal), and Lexon Insurance Company
10002 Shelbyville Road, Suite 100, Louisville, KY 40223 (hereinafter called the Surety),
are held and firmly bound unto Upper Uwchlan Township
140 Pottstown Pike, Chester Springs, PA 19425
(hereinafter called the Obligee), in the full and just sum of Eighty Five Thousand Dollars
and 00/100 (\$ 85,000.00) Dollars, lawful money of the
United States, for the payment of which, well and truly to be made, we bind ourselves,
our heirs, administrators, executors, successors and assigns, jointly and severally,
firm by these presents.

WHEREAS, the above named Principal has made application and may make further
applications to the Obligee for permission to move or cause to be moved vehicles and/or
equipment of various types over certain of the Obligee's roads as described in the
application or applications, and as a condition precedent to granting such permission,
the Obligee has required the furnishing of a bond.

NOW, THEREFORE, the condition of the above obligation is such that if the above
named Principal shall move the vehicles and/or equipment described in any and/or all of
the applications filed by the above named Principal on and after the date of the
execution of this obligation over the Obligee's roads, bridges, and culverts in the
manner designated by and with the permission of said Obligee, and shall well and truly
pay for all damages to said roads, bridges, and culverts, which are and/or may be
caused by the movement of such vehicles and/or equipment by the named Principal or his
authorized agent, over or upon the roads, bridges, and culverts of the Obligee and all
other claims for damages lawfully accruing to or in favor of the Obligee resulting
therefrom, and any fines or penalties to which the said Principal or his authorized
agent become liable to pay, and shall save the Obligee harmless in and/or from any
and all suits, claims for damages and/or proceedings arising out of the movement of
any of said vehicles and/or equipment over said roads, bridges, and culverts, and
shall observe all terms and conditions of the permission granted to said Principal
on and after this date of this obligation, then this obligation to be void; otherwise
to remain in full force and effect in law.

PROVIDED HOWEVER, that the said Surety may cancel this bond at any time by
giving FIFTEEN (15) days notice in writing, by Registered United States Mail,
addressed to the Obligee, and that FIFTEEN DAYS AFTER the actual receipt by the
Obligee of such written notice, the Surety's further liability shall be terminated,
provided, however, that the service of such written notice shall not be construed
to waive, release or forego any obligations which may have arisen prior to the
effective date of such written notice.

LET IT FURTHER be understood that in no event shall the aggregate liability of
the Surety exceed the penal amount herein stated.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this
16th day of June, A.D. 2022.

Witness as to Principal:

EFFECTIVE DATE June 16, 2022

EXPIRES June 15, 2023

McKee Builders, LLC

By: Colleen

Principal
Lexon Insurance Company

Surety

BY:

Attorney-in-Fact: Brian C. Block





POWER OF ATTORNEY

KNOW ALL BY THESE PRESENTS, that Endurance Assurance Corporation, a Delaware corporation, Endurance American Insurance Company, a Delaware corporation, Lexon Insurance Company, a Texas corporation, and/or Bond Safeguard Insurance Company, a South Dakota corporation, each, a "Company" and collectively, "Sompo International," do hereby constitute and appoint: **Brian C. Block**

as true and lawful Attorney(s)-In-Fact to make, execute, seal, and deliver for, and on its behalf as surety or co-surety, bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate the Company for any portion of the penal sum thereof in excess of the sum of Twenty Million Dollars (\$20,000,000.00).

Surety Bond No.: LICX1202499

Principal: McKee Builders, LLC

Obligee: Upper Uwhilan Township

Such bonds and undertakings for said purposes, when duly executed by said attorney(s)-in-fact, shall be binding upon the Company as fully and to the same extent as if signed by the President of the Company under its corporate seal attested by its Corporate Secretary.

This appointment is made under and by authority of certain resolutions adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019, a copy of which appears below under the heading entitled "Certificate".

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019 and said resolution has not since been revoked, amended or repealed:

RESOLVED, that the signature of an individual named above and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signature or seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, each Company has caused this instrument to be signed by the following officers, and its corporate seal to be affixed this 15th day of June, 2019.

Endurance Assurance Corporation

By: *Richard M. Appel*
Richard Appel; SVP & Senior Counsel



Endurance American
Insurance Company

By: *Richard M. Appel*
Richard Appel; SVP & Senior Counsel



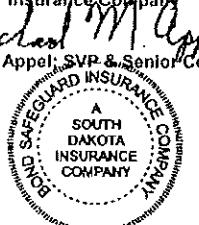
Lexon Insurance Company

By: *Richard M. Appel*
Richard Appel; SVP & Senior Counsel



Bond Safeguard
Insurance Company

By: *Richard M. Appel*
Richard Appel; SVP & Senior Counsel



ACKNOWLEDGEMENT

On this 15th day of June, 2019, before me, personally came the above signatories known to me, who being duly sworn, did depose and say that he/have been an officer of each of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by-laws of each Company.

By: *Amy Taylor*
Amy Taylor, Notary Public - My Commission Expires 5/9/23



CERTIFICATE

I, the undersigned Officer of each Company, DO HEREBY CERTIFY that:

1. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of each Company and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with the original power of attorney, and that the same is a true and correct copy of the original power of attorney and of the whole thereof;
2. The following are resolutions which were adopted by the sole shareholder of each Company by unanimous written consent effective June 15, 2019 and said resolutions have not since been revoked, amended or modified:

"RESOLVED, that each of the individuals named below is authorized to make, execute, seal and deliver for and on behalf of the Company any and all bonds, undertakings or obligations in surety or co-surety with others: RICHARD M. APPEL, BRIAN J. BEGGS, CHRISTOPHER DONELAN, SHARON L. SIMS, CHRISTOPHER L. SPARRO, MARIANNE L. WILBERT

; and be it further

RESOLVED, that each of the individuals named above is authorized to appoint attorneys-in-fact for the purpose of making, executing, sealing and delivering bonds, undertakings or obligations in surety or co-surety for and on behalf of the Company."

3. The undersigned further certifies that the above resolutions are true and correct copies of the resolutions as so recorded and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this 16th day of June, 2022.

By: *Daniel S. Lane*
Daniel S. Lane, Secretary

NOTICE: U. S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC)

No coverage is provided by this Notice nor can it be construed to replace any provisions of any surety bond or other surety coverage provided. This Notice provides information concerning possible impact on your surety coverage due to directives issued by OFAC. Please read this Notice carefully.

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous foreign agents, front organizations, terrorists, terrorist organizations, and narcotics traffickers as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's website - <https://www.treasury.gov/resource-center/sanctions/SDN-List>.

In accordance with OFAC regulations, if it is determined that you or any other person or entity claiming the benefits of any coverage has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, any coverage will be considered a blocked or frozen contract and all provisions of any coverage provided are immediately subject to OFAC. When a surety bond or other form of surety coverage is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments may also apply.

Any reproductions are void.

Surety Claims Submission: LexonClaimAdministration@sompo-intl.com

Telephone: 615-553-9500 Mailing Address: Sompo International; 12890 Lebanon Road; Mount Juliet, TN 37122-2870



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: Board of Supervisors

FROM: Tony Scheivert
Township Manager

RE: Natural Lands - Shryock Brothers Inc. – Lot Line Change Plan

DATE: June 17, 2022

The Board is requested to review the land development plan for the above referenced project and if possible, grant **Minor Subdivision Plan Approval.**

The application is a simple lot line adjustment of a common lot line between the adjacent lands of Shryock Brothers Inc. and the Commonwealth of PA. A summary of the existing and proposed lots is as follows:

<u>Parcel</u>	<u>Current Lot Areas</u>	<u>Proposed Lot Areas</u>
Shryock Brothers	6.15 Acres	3.45 Acres
Commonwealth of PA	16.4 Acres*	19.1 Acres *

The following waivers have also been requested:

- Section 162-9.B(2)(b)[10] - To not require site information be provided within 100 feet of the property.
- Section 162-9.D. – To not require a Site Analysis and Impact Plan be provided.
- Section 162-9.E. – To not require a Conservation Plan be provided.
- Section 162-9.H. – To not require a Site Impact Statement be provided.
- Section 162-28.D. & 162-28.E. – To not require providing the 50' Ultimate Right of Way and dedication to the Township. McMahon has recommended the waiver not be granted and the ROW be provided at this time.

In addition, the Applicant was before the Zoning Hearing Board on April 13, 2022 to request variances related to lot area, width and building setback. The Zoning Hearing Board granted the requested relief.

The Planning Commission reviewed the plan at their April 14, 2022 meeting. They passed a motion to recommend approval of the plan, grant the waivers, and require the Applicant to construct an historical marker on the site of the house, working with the Historical Commission for content and design.

Attachments:

Lot Line Change Plan, last revised March 2, 2021
Gilmore's Review Letter dated April 6, 2022
Zoning Hearing Board letter dated April 14, 2022
Buckley Brion McGuire & Morris letter dated April 14, 2022
Planning Commission April 14, 2022 Meeting Minutes - Approved
Bob Wise / RGA – Dorlan's Mill miller's house findings – May 11, 2022
Historical Commission's recommendations – June 7, 2022



UPPER UWCHLAN TOWNSHIP MOTION

The Board of Supervisors of Upper Uwchlan Township at their April 18, 2022 meeting hereby grant **Minor Subdivision Plan Approval** of a plan titled "Lands N/L Shryock Brothers Inc." prepared by Bursich Associates, Inc. dated September 3, 2020, and last revised March 2, 2021.

The following conditions accompany the approval:

1. The plans shall be revised to comply with Gilmore & Associates, Inc. review letter dated April 6, 2022.
2. A waiver is hereby granted from SALDO Section 162-9.B(2)(b)[10] requiring site information be provided within 100 feet of the property.
3. A waiver is hereby granted from SALDO Section 162-9.D. to not require a Site Analysis and Impact Plan be provided.
4. A waiver is hereby granted from SALDO Section 162-9.E to not require a Conservation Plan be provided.
5. A waiver is hereby granted from SALDO Section 62-9.H. to not require a Site Impact Statement be provided.
6. A waiver is hereby granted from SALDO Section 162-28.D. & 162-28.E. to not require providing the 50' Ultimate Right of Way and dedication to the Township.
7. Applicant shall construct an historical marker on the site of the house, working with the Historical Commission for content and design.



SUBDIVISION / LAND DEVELOPMENT APPLICATION

Preliminary Submittal

Final Submittal

The undersigned hereby applies for review of the Plan submitted herewith and described below:

1. Name of Subdivision / Development: Lands N/L Shryock Brothers Inc
2. Plan Dated: 10.02.2020 County Deed Book/Page No. DB 6537 PG 85
3. Name of property owner(s): Shryock Brothers, Inc.

Address: 256 Eagleview Blvd, Suite 506
State/Zip: Exton, PA 19341 Phone No.: 610-458-9440
Email: lindabordmanshelton@comcast.net
4. Name of Applicant (If other than owner):
Natural lands Trust DBA Natural Lands

Address: 1031 Palmers Mill Rd
State/Zip: Media, PA 19063 Phone No.: 484-368-9961
Email: jstefferud@natlands.org
5. Applicant's interest (If other than owner):

6. Engineer, Architect, Surveyor, or Landscape Architect responsible for Plan.
Bursich Associates

Address: 2129 East High Street, Pottstown
State/Zip: PA 19464 Phone No.: 610-323-4040
Email: Nick.feola@bursich.com
7. Total acreage: 6.15 Number of Lots: 2
8. Acreage of adjoining land in same ownership: (If any) none
9. Describe Type of Development Planned: lot line change, no construction

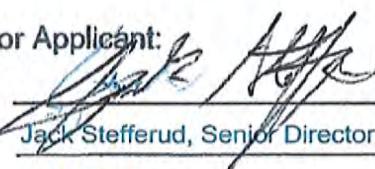
10. This Application shall be accompanied by: the Application Fee as listed below, an aerial image of the property, and the quantity of plans/supporting information as detailed in the Township Code §162-8.B.(1)(b) and/or §162-8.C.(1)(d).
[One-half of the required plan submissions may be of a reduced size, i.e. 11 x 17]
11. List all subdivision and zoning standards or requirements which have not been met and for which a waiver or change is requested.

Waivers requested 162-9.D and 162-9.F, and 162-9.H (no construction proposed)

Waivers requested 162 - 28.D and 162-258 E (no development proposed)

12. The Applicant or his/her agent shall enter into a Subdivision / Land Development Review Escrow Agreement (attached) and place into escrow with the Township at the time of application an amount estimated by the Township to cover all costs of engineering and professional planning reviews (not including County application fee), legal services and other professional services used by the Township in connection with the application.

Signature of Property Owner or Applicant:



By: Jack Stefferud, Senior Director of Land protection

Date: 1/11/2022

*Development subject to ACT 209 Impact Fee.

*Park & Recreation Fee per residence is levied. Contact Township Offices to determine amount.

SUBDIVISION / LAND DEVELOPMENT APPLICATION FEE

1-2 Lots **\$250**

3-5 Lots **\$500**

Plus \$25 for each Lot over 3

Over 5 Lots **\$1000**

Plus \$50 for each Lot over 5

Form revised January 2015

LEGEND

CONCRETE MONUMENT FOUND

IRON PIN FOUND

CONTOURS 202 200

PROPERTY LINE

ADJOINING PROPERTY LINE

LEGAL RIGHT OF WAY

EASEMENT LINE

BUILDING

STREAM

EDGE OF DRIVEWAY

EDGE OF PAVEMENT

EXISTING FENCE

ROAD PAINT

ZONING LINE

FLOODPLAIN LINE

SOILS AND TEXT

WALKWAY/WALL

EXISTING WELL

EXISTING MAILBOX

TREE SYMBOLS

SANITARY SEWER MAIN

SANITARY SEWER LATERAL

STORM SEWER

STORM SEWER INLET

ENDWALL

STORM SEWER MANHOLE

WATER MAIN

WATER SERVICE LATERAL

WATER VALVE

WATER SERVICE SHUT-OFF

OVERHEAD UTILITY WIRES

UNDERGROUND UTILITY WIRES

STREET LIGHT

UTILITY POLE

UTILITY GUY

SIGN

SLANTED TEXT DENOTES EXISTING FEATURE



Stop - Call Before You Dig!
Penns. Act 1997
Act 1997, § 707, et seq., requires by
notification by excavators, designers, or any
person preparing to disturb the earth's
surface anywhere in the commonwealth
Pennsylvania One Call System, Inc.
811 or 1-800-242-1776

LIST OF UTILITIES-RESPONSES

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE PENNSYLVANIA
ONE CALL SYSTEM (1-800-242-1776) AND REQUESTED TO MARK
OUT UNDERGROUND FACILITIES AFFECTING AND SERVICES THE SITE.
THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED
UPON THE UTILITY COMPANIES RESPONSES TO THIS REQUEST.
SERIAL NO.: **811**

BUCKEY PARTNERS (IA)
CLEAR-NO FACILITIES.
COMCAST CABLE COMMUNICATIONS INC (JZ)
CLEAR-NO FACILITIES.
PECO ENERGY (K7)
CLEAR-NO FACILITIES.
SUNOCO PIPELINE LP (SPU)
DESIGN CONFLICT
UPPER UWCHLAN TWP/UPPER UWCHLAN MUNICIPAL AUTHORITY (UUT)
CLEAR-NO FACILITIES.
VERIZON PENNSYLVANIA LLC (Y)
CLEAR-NO FACILITIES.

Line Table		Line Table			
Line #	Length	Direction	Line #	Length	Direction
L1	71.23	S35° 25' 29"E	L5	17.31	N58° 21' 29"W
L2	70.43	N46° 30' 34"W	L6	33.59	N44° 08' 07"W
L3	175.23	N44° 02' 14"W	L7	95.84	N41° 37' 41"W
L4	175.70	S48° 30' 39"E	L8	17.03	N48° 55' 11"E
	150.00	S42° 50' 37"E	L9	150.00	S42° 50' 37"E

Curve Table		
Curve #	Length	Radius
C1	14.38	91.50

0 100' 200'
GRAPHIC SCALE: 1"=100'

ZONING DATA TABULATION

ZONING DISTRICT:
LI - LIMITED INDUSTRIAL DISTRICT

AREA AND BULK REGULATIONS:

REQUIRED	PROVIDED	LOT 1	LOT 2
MINIMUM LOT AREA	3.45 ACRES	3.45 ACRES +++	2.70 ACRES +++
MINIMUM LOT WIDTH	200 FT.	220 FT.	220 FT. (TO BE DEMOLISHED)***
MINIMUM FRONT YARD	75 FT.	22.2 FT. ***	28.41 FT. (TO BE DEMOLISHED)***
MINIMUM REAR YARD	50 FT. *	50 FT.	50 FT.
MINIMUM SIDE YARDS	50 FT. *	24.4 FT. *	50 FT.
MAXIMUM BUILDING COVERAGE	40%	21.8%+/-	0%
MAXIMUM BUILDING HEIGHT	35 FT.	67%+/-	53%+/-
ACCESSORY BUILDINGS/STRUCTURES SETBACK	30 FT. **	35 FT.	35 FT.
		30 FT. (TO BE DEMOLISHED)	4.8 FT. (TO BE DEMOLISHED)

* 100 FT. WHERE ABUTTING A RESIDENTIAL DISTRICT
** NO ACCESSORY BUILDING OR STRUCTURE SHALL BE LOCATED
WITHIN THE FRONT YARD, NOR WITHIN 30 FT. OF ANY SIDE
OR REAR LOT LINE

*** EXISTING, NON CONFORMING CONDITION

+++ TO TITLE LINE

SITE DATA

GROSS LOT AREAS	EXISTING	PROPOSED
LOT #1	6.15 AC.	3.45 AC.
LOT #2	N/A	2.70 AC.

VARIANCES

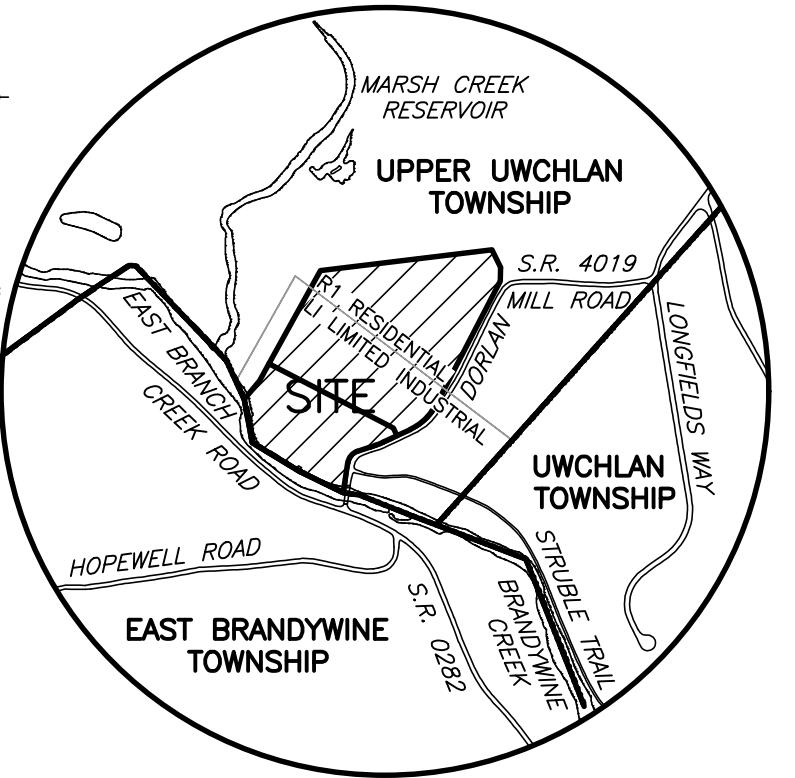
THE FOLLOWING VARIANCES ARE REQUESTED FROM THE UPPER UWCHLAN TOWNSHIP ZONING
ORDINANCE:

- SECTION 200-45.A - MINIMUM LOT AREA FOR LOT 2
- SECTION 200-45.B - MINIMUM LOT WIDTH FOR LOTS 1 & 2
- SECTION 200-45.C(2) - SIDE YARD SETBACK FOR LOT 1

WAIVERS

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE UPPER UWCHLAN TOWNSHIP SUBDIVISION
AND LAND DEVELOPMENT ORDINANCE:

- §162-9.D - A WAIVER FROM PROVIDING A SITE ANALYSIS & IMPACT PLAN, SINCE NO
DEVELOPMENT IS PROPOSED.
- §162-9.E - A WAIVER FROM PROVIDING A CONSERVATION PLAN, SINCE NO DEVELOPMENT
IS PROPOSED.
- §162-9.H - A WAIVER FROM PROVIDING IMPACT STATEMENTS, SINCE NO DEVELOPMENT IS
PROPOSED.
- §162-28.D & 162-28.E - WAIVERS OF 50' ULTIMATE RIGHT OF WAY AND DEDICATION
TO TOWNSHIP, AS DORLAN MILL ROAD IS A STATE ROADWAY, AND NO DEVELOPMENT IS
PROPOSED



LOCATION MAP

SCALE: 1"=1000'

GENERAL NOTES:

- THE EXISTING BOUNDARY AND TOPOGRAPHY WAS COMPILED FROM INFORMATION
FROM A FIELD SURVEY JULY 2020.
- PLAN BEARINGS ARE DEED BASED.
- CONTOURS ARE LIDAR BASED AND REFERENCE
MAPS.PSIS.PSU.EDU/IMAGERYNAVIGATOR/
- THE LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED
FROM UTILITY COMPANY RECORDS OR ABOVE GROUND INSPECTION OF THE SITE.
COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH, OR HORIZONTAL OR
VERTICAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE
GUARANTEED.
- LOT 1 AND LOT 2 ARE SUBJECT TO A PERPETUAL RIGHT OF WAY AS DESCRIBED
IN DEV 7504 P 2129.
- THE 100 YEAR FLOODPLAIN SHOWN PER FEMA FLOOD INSURANCE RATE MAP
NUMBER 4202001459, CHESTER COUNTY, PENNSYLVANIA, MAP REVISED
SEPTEMBER 29, 2017.
- IT IS NOT THE INTENT OF THIS PLAN TO ILLUSTRATE ANY SUBSURFACE
CONDITIONS SHOULD THEY EXIST, I.E. BURIED TANKS, SEEPAGE BEDS, TILE FIELDS,
ETC.
- LOT 2 SHALL BE JOINED IN COMMON DEED WITH THE OTHER LANDS OWNED BY
THE ADJOINING LAND OWNER (COMMONWEALTH OF PENNSYLVANIA), AND DEED
DESCRIPTIONS FOR EACH NEW PARCEL SHALL BE RECORDED AFTER THE
PROPOSED PLAN HAS BEEN APPROVED AND RECORDED.
- PA ONE CALL NUMBER 2020-217-3170 HAS BEEN ISSUED FOR THIS PROJECT.
- THE FLOOD ELEVATIONS ON THIS PLAN WERE TAKEN FROM A FLOOD STUDY
ENTITLED 'TEMP. CLOMPTON' APPLICABLE TO EAST BRANDYWINE TOWNSHIP
CHESTER COUNTY, DATED FEBRUARY 2, 2017 AS PREPARED BY HERBERT E.
MACCOMB, JR., PE, CONSULTING ENGINEERS AND SURVEYORS, INC. THE DATUM
FROM THIS STUDY WAS UNCONFIRMED, BASED ON THE FIELD SURVEY OF COMMON
POINTS FROM THE STUDY AND POINTS LOCATED BY BOUCHER AND JAMES, INC., IS
NAVD-88.

RECORD OWNER:

APPLICANT:
UPI: 32-6-49
PARCEL ID: 3206 00490000
DBV: 6537, PG. 85
SHRYOCK BROTHERS, INC.
256 EAGLEVIEW BLVD., SUITE 506
EXTON, PA 19341

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN
I, JOHN C. SHELTON, ACTING AS PRESIDENT ON BEHALF OF SHRYOCK
BROTHERS, INC., THE UNDERSIGNED, HAS Laid OUT UPON MY LAND SITUATED IN
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, COMMONWEALTH OF
PENNSYLVANIA, A LOT LINE CHANGE PLAN IN ACCORDANCE TO THE
ACCOMPANYING PLAN WHICH HAS BEEN MADE WITH MY FREE CONSENT AND IS
IN ACCORDANCE WITH MY DESIRES, AND IS INTENDED TO BE FORWARDED RECORDED.
WITNESS MY HAND THIS **20** DAY OF **20**

JOHN C. SHELTON
PRESIDENT

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

ON THIS **20** DAY OF **20** BEFORE ME THE
UNDERSIGNED OFFICER, PERSONALLY APPEARED JOHN C. SHELTON, WHO
BEING DULY SWORN ACCORDING TO LAW, ACKNOWLEDGED HIMSELF TO BE THE
RECORD OWNER FOR THIS LOT LINE CHANGE PLAN AND THAT HE AS SUCH
HAS APPROVED AND DIRECTED THAT THE PLAN AND DRAWINGS THEREOF
WERE MADE AT HIS DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE
THEIR ACT AND PLAN AND THAT THEY DESIRE THE SAME TO BE RECORDED AS
SUCH ACCORDING TO LAW.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

CHESTER COUNTY PLANNING COMMISSION
REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION
THIS **20** DAY OF **20**

TOWNSHIP ENGINEER REVIEW

REVIEWED BY THE TOWNSHIP ENGINEER FOR UPPER UWCHLAN TOWNSHIP THIS **20** DAY OF **20**

SURVEYOR'S CERTIFICATION

I, **BURSICH ASSOCIATES**, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND
BELIEF THIS PLAN AND SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM
STANDARDS FOR BOUNDARY SURVEY SECTION OF THE MANUAL OF PRACTICE FOR PROFESSIONAL
LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA, AS ADOPTED BY THE
PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON JULY 10, 1998, THAT THIS PLAN REPRESENTS
A TRUE SURVEY MADE IN ACCORDANCE WITH MY DIRECTIONS, THAT THE EXISTING PERIMETER
MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS PART OF THE SURVEY, AND ALL OTHER
PROPOSED PERIMETER MONUMENTS SHALL BE SET.

RECORDER OF DEEDS

PROFESSIONAL SURVEYOR SIGNATURE _____ DATE _____

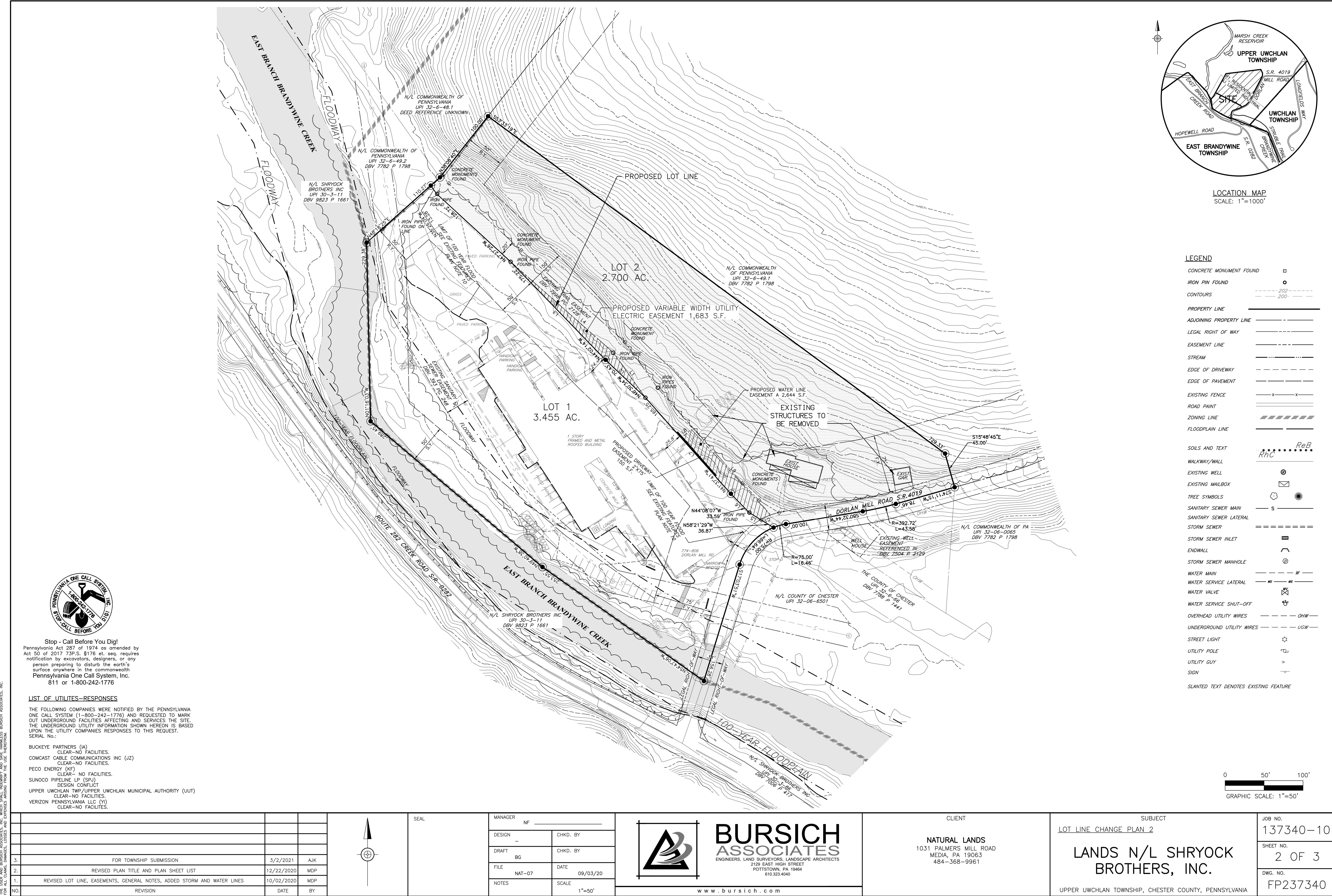
PLAN SHEET LIST		
Sheet Number	Drawing Number	Sheet Description
1	FP137340	LOT LINE CHANGE PLAN 1
2	FP237340	LOT LINE CHANGE PLAN 2
3	EC137340	EXISTING CONDITIONS PLAN

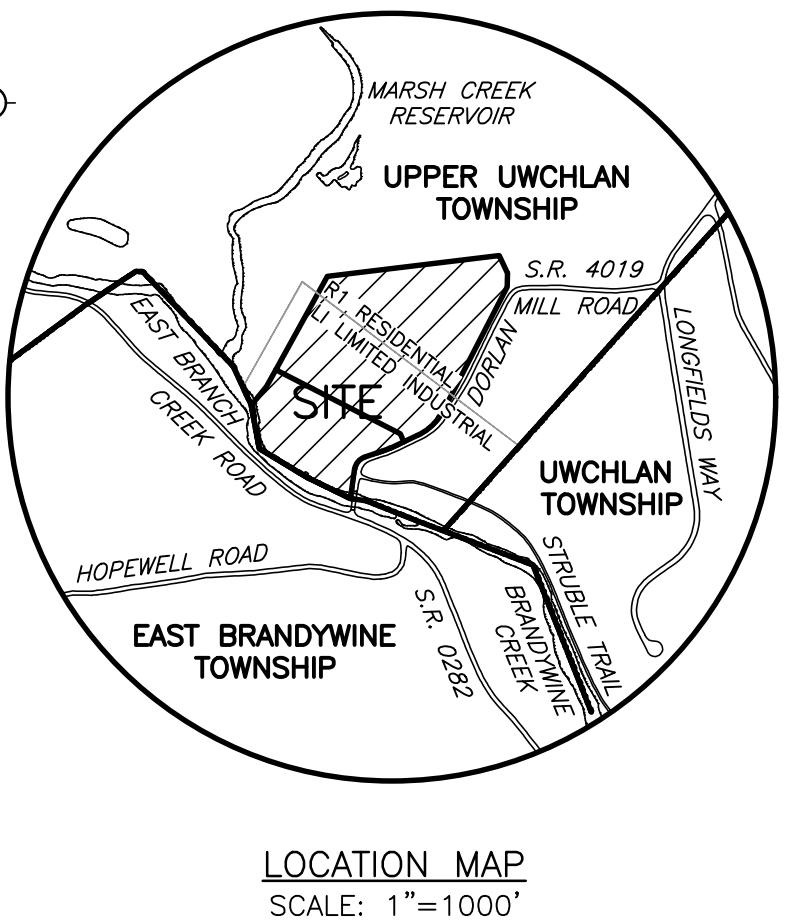


CLIENT
NATURAL LANDS
1031 PALMERS MILL ROAD
MEDIA, PA 19063
484-368-9961

SUBJECT
LOT LINE CHANGE PLAN 1
LANDS N/L SHRYOCK
BROTHERS, INC.
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

JOB NO.
137340-10
SHEET NO.
1 OF 3
DWG. NO.
FP137340





LOCATION MAP
SCALE: 1"=1000'

LEGEND

CONCRETE MONUMENT FOUND	□
IRON PIN FOUND	●
CONTOURS	— 202 — — 200 —
PROPERTY LINE	—
ADJOINING PROPERTY LINE	—
LEGAL RIGHT OF WAY	—
EASEMENT LINE	—
STREAM	—
EDGE OF DRIVEWAY	—
EDGE OF PAVEMENT	—
EXISTING FENCE	— X —
ROAD PAINT	—
ZONING LINE	—
FLOODPLAIN LINE	—
SOILS AND TEXT	—
WALKWAY/WALL	—
EXISTING WELL	—
EXISTING MAILBOX	—
TREE SYMBOLS	—
SANITARY SEWER MAIN	—
SANITARY SEWER LATERAL	—
STORM SEWER	—
STORM SEWER INLET	—
ENDWALL	—
STORM SEWER MANHOLE	—
WATER MAIN	— W —
WATER SERVICE LATERAL	— WS —
WATER VALVE	— V —
WATER SERVICE SHUT-OFF	— OS —
OVERHEAD UTILITY WIRES	— OHW —
UNDERGROUND UTILITY WIRES	— UCW —
STREET LIGHT	—
UTILITY POLE	—
UTILITY GUY	—
SIGN	—
SLANTED TEXT DENOTES EXISTING FEATURE	—

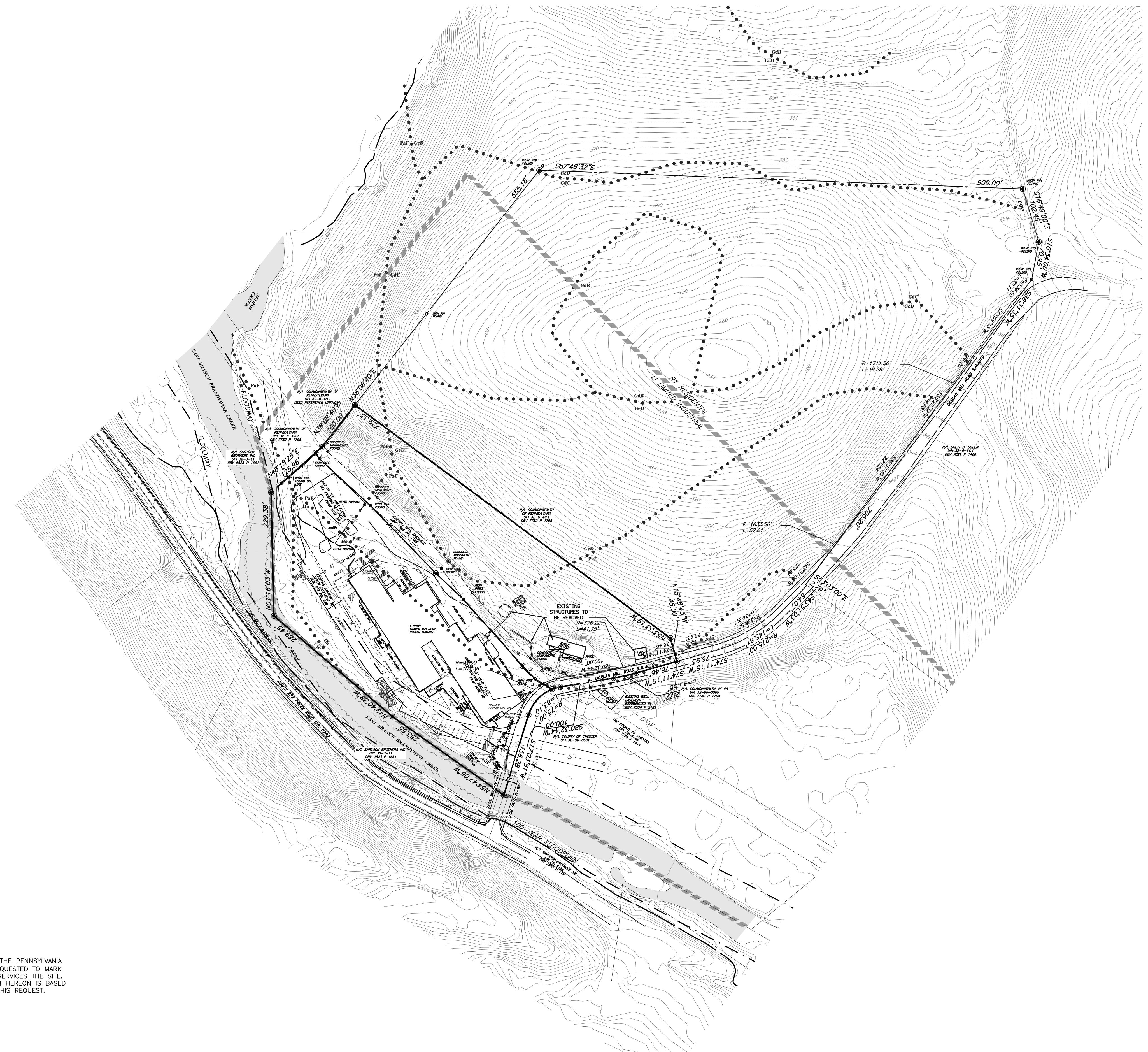


Stop - Call Before You Dig!
Pennsylv. Act 207
Act 207 requires notification by excavators, designers, or any person preparing to disturb the earth's surface anywhere in the commonwealth. Pennsylvania One Call System, Inc. 811 or 1-800-242-1776

LIST OF UTILITIES-RESPONSES

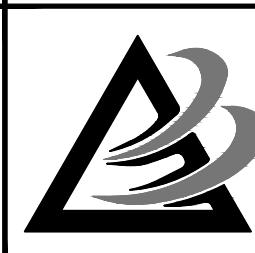
THE FOLLOWING COMPANIES WERE NOTIFIED BY THE PENNSYLVANIA ONE CALL SYSTEM (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICES THE SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSES TO THIS REQUEST. SERIAL NO.:

BUCKEYE PARTNERS (A)
CLEAR-NO FACILITIES.
COMCAST CABLE COMMUNICATIONS INC (JZ)
CLEAR-NO FACILITIES.
PECO ENERGY (K7)
CLEAR-NO FACILITIES.
SUNOCO PIPELINE LP (SPU)
DESIGN CONFLICT
UPPER UWCHLAN TWP/UPPER UWCHLAN MUNICIPAL AUTHORITY (UUT)
CLEAR-NO FACILITIES.
VERIZON PENNSYLVANIA LLC (Y)
CLEAR-NO FACILITIES.



0 100' 200'

GRAPHIC SCALE: 1"=100'



**BURSICH
ASSOCIATES**
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
2129 EAST HIGH STREET
POTTSTOWN, PA 19464
610.323.4040

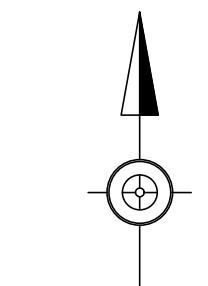
www.bursich.com

CLIENT
NATURAL LANDS
1031 PALMERS MILL ROAD
MEDIA, PA 19063
484-368-9961

SUBJECT
EXISTING CONDITIONS PLAN
LANDS N/L SHRYOCK
BROTHERS, INC.
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

JOB NO.
137340-10
SHEET NO.
3 OF 3
DWG. NO.
EC137340

3.	FOR TOWNSHIP SUBMISSION	3/2/2021	AJK
2.	REVISED PLAN TITLE AND PLAN SHEET LIST	12/22/2020	MDP
1.	REVISED LOT LINE, EASEMENTS, GENERAL NOTES, ADDED STORM AND WATER LINES	10/02/2020	MDP
NO.	REVISION	DATE	BY



SEAL

MANAGER	NF	_____
DESIGN	—	CHKD. BY
DRAFT	BG	CHKD. BY
FILE	NAT-07	DATE 09/03/20
NOTES		SCALE 1"=100'



THE COUNTY OF CHESTER



COMMISSIONERS

Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

March 22, 2022

Shanna P. Lodge, Acting Township Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Re: Preliminary Subdivision - Lands N/L Shryock Brothers, Inc.
Upper Uwchlan Township - SD-02-22-17113

Dear Ms. Lodge:

A preliminary subdivision plan entitled "Lands N/L Shryock Brothers, Inc.", prepared by Bursich Associates, Inc., dated September 3, 2020 and revised March 2, 2021, was received by this office on March 2, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	Northwest side of Dorlan Mill Road
Site Acreage:	6.15 acres
Lots:	2 lots
Proposed Land Use:	Industrial
Municipal Land Use Plan Designation:	Rural/Site Responsive
UPI#:	32-6-49

PROPOSAL:

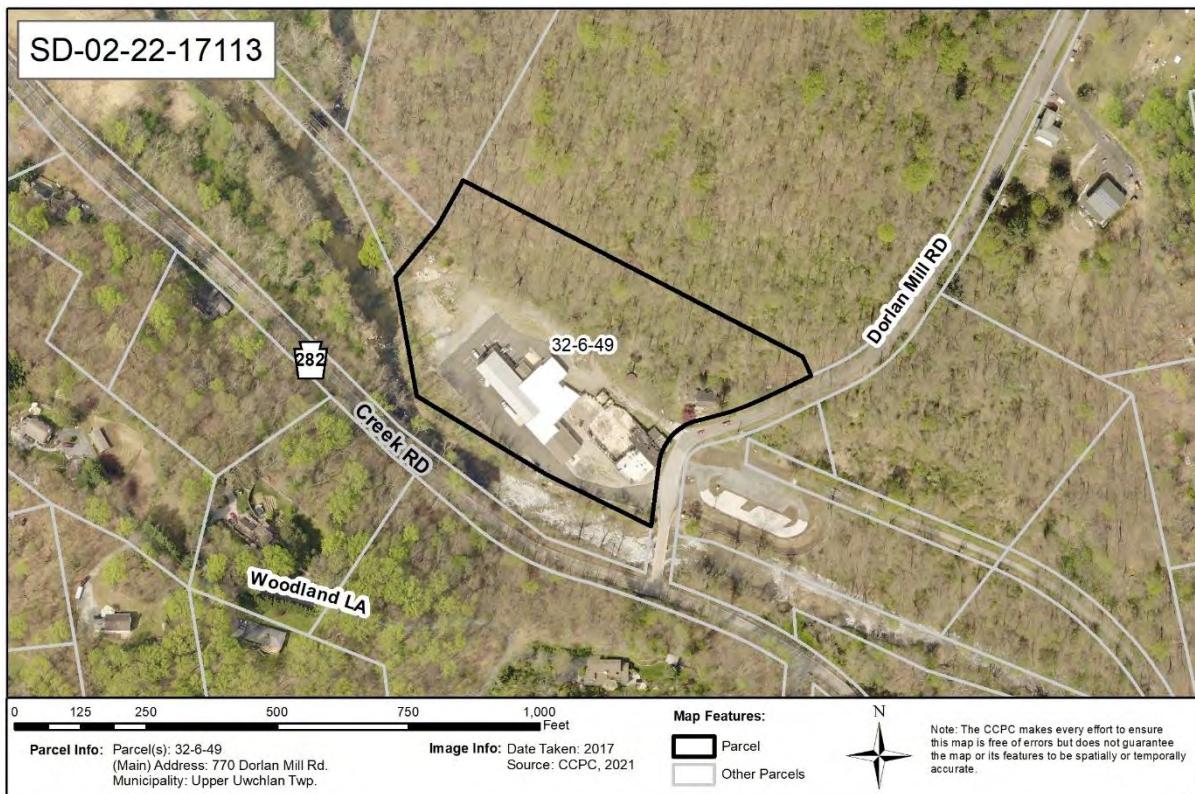
The applicant proposes the creation of two lots; one of which is to be merged with a parcel owned by the Commonwealth of Pennsylvania. The parcel to be merged will not require any water or sewer facilities, and is located in the Upper Uwchlan Township LI Limited Industrial zoning district. The tract contains an industrial facility and a dwelling that is proposed for removal, and no additional development is proposed by this subdivision.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Upper Uwchlan Township issues should be resolved before action is taken on this land development plan.

COUNTY POLICY:

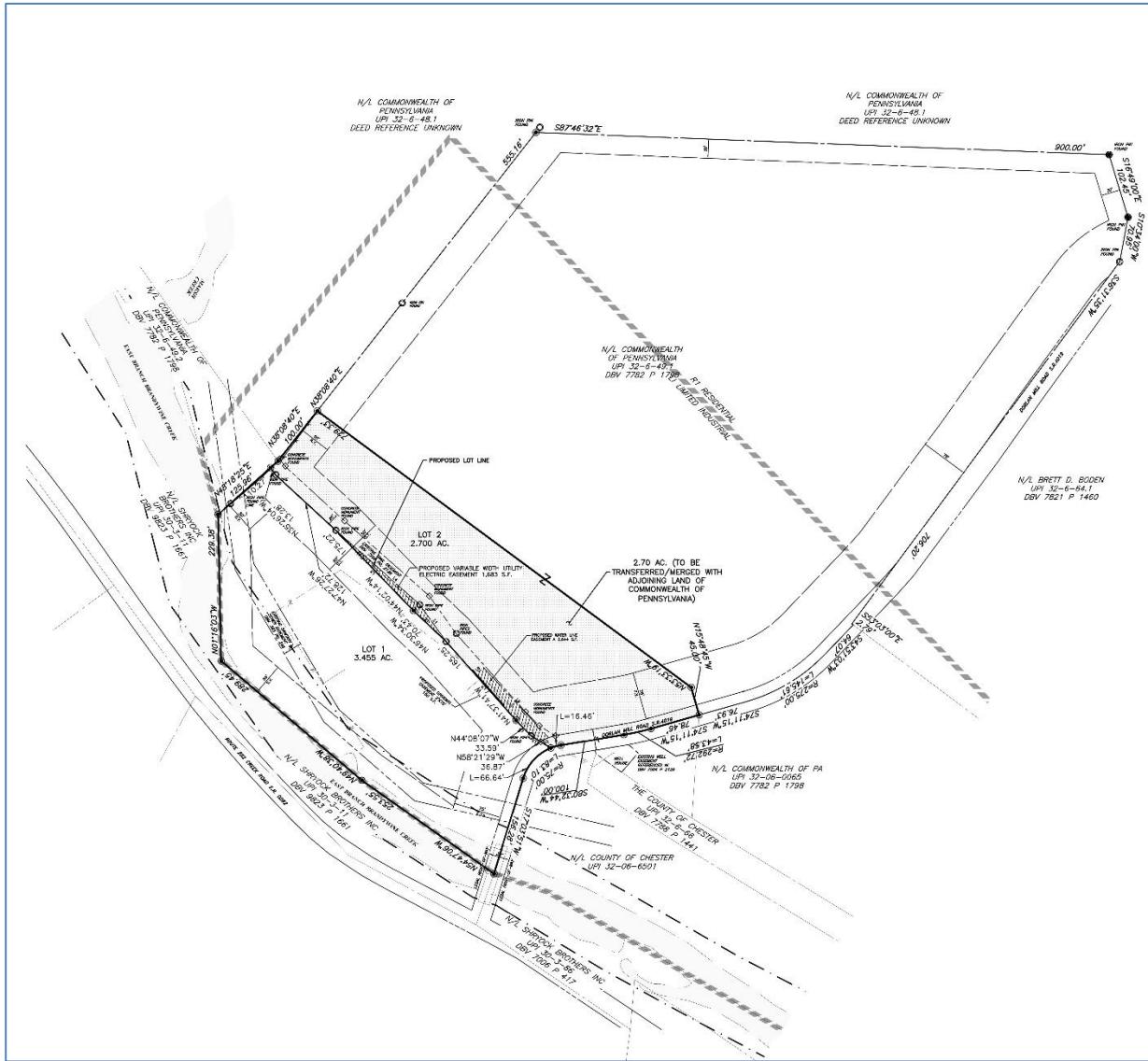
LANDSCAPES:

1. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Rural Landscape**.



PRIMARY ISSUES:

2. Public trail, electric line and water line easements cross the site. The applicant should provide documentation that the owners of the easements are aware that a plan is proposed for the site, and approve of its design as it relates to the easements. The deeds to the affected lots should reflect the terms of the easements.
3. The plan indicates that it was revised on revised March 2, 2021. The applicant should verify that date.



***Detail of Lands N/L Shryock Brothers, Inc.
Preliminary Subdivision Plan***

ADMINISTRATIVE ISSUES:

4. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

Page: 4

Re: Preliminary Subdivision - Lands N/L Shryock Brothers, Inc.

Upper Uwchlan Township - SD-02-22-17113

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Upper Uwchlan Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

A handwritten signature in black ink that reads "Wes Bruckno". The signature is fluid and cursive, with "Wes" on the left and "Bruckno" on the right.

Wes Bruckno, AICP
Senior Review Planner

cc: Bursich Associates, Inc.
Natural Lands Trust
Shryock Brothers, NLT
Chester County Department of Parks+Preservation



April 6, 2022

File No. 22-02053T

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

Reference: Lands N/L Shryock Brothers Inc.
 Lot Line Change Plan
 Upper Uwchlan Township, Chester County, PA

Dear Tony:

Gilmore & Associates, Inc. (G&A) is in receipt of the following document:

- Lot Line Change Plan titled "Lands N/L Shryock Brothers Inc." prepared by Bursich Associates, Inc. dated 09/3/20, last revised 03/02/22.
- Subdivision / Land Development Application Dated January 11, 2022.

G&A, has completed our first review of the above referenced lot line adjustment plan for compliance with the applicable sections of the Township's Zoning Ordinance, Subdivision and Land Development Ordinance, and wish to submit the following comments for your consideration.

I. OVERVIEW

The proposed project is a simple lot line adjustment of a common lot line between 2 adjacent parcels. The properties are located along Dorlan Mills Road and are located within the LI (Limited Industrial) Zoning District. (A portion of one of the lots is also partially located with the R-2 Zoning District, but not the portion under consideration with this application) The parcels involved are UPI# 32-6-49 and UPI# 32-6-49.1. UPI# 32-6-49 currently contains an existing dwelling, accessory garage, and water tower. All of which are proposed to be removed. The portion of UPI# 32-6-49.1 which is under consideration is not improved. A summary of the existing and proposed lots is as follows:

BUILDING ON A FOUNDATION OF EXCELLENCE

184 W. Main Street | Suite 300 | Trappe, PA 19426
Phone: 610-489-4949 | Fax: 610-489-8447
www.gilmore-assoc.com

Reference: Lands N/L Shryock Brothers Inc.
 Lot Line Change Plan
 Upper Uwchlan Township, Chester County, PA

File No. 22-02053

April 6, 2022

<u>Parcel</u>	<u>Current Lot Areas</u>	<u>Proposed Lot Areas</u>
UPI# 32-6-49	6.15 Acres	3.45 Acres
UPI# 32-6-49.1	16.4 Acres*	19.1 Acres *

* Applicant has not provided an existing lot area for this parcel; area taken from taxmap data.

II. ZONING ORDINANCE REVIEW

1. **(V)** Section 200-45.A. - The Applicant has indicated they will be seeking a variance from this section due to Lot 2 does not meet the required 3.0-acre lot minimum. As this parcel will be merged with the Commonwealth's existing lot, we do not believe this variance is required.
2. **(V)** Section 200-45.B. - The Applicant has indicated they will be seeking a variance from this section due both Lots 1 and 2 not meeting the minimum required 300' lot width. As this area will be merged with the Commonwealth's existing lot, we do not believe this variance is required for Lot 2. However, is needed for Lot 1.
3. **(V)** Section 200-45.C.(2). - The Applicant has indicated they will be seeking a variance from this section for Lot 1 as the resulting lot will not provide for the required side yard setback for the existing building.

III. SUBDIVISION & LAND DEVELOPMENT ORDINANCE REVIEW

1. The applicant has requested several waivers from compliance with the Township's Subdivision and Land Development Ordinances. A waiver request letter should be provided outlining the reasoning for each of the requests.
2. **(W)** Section 162-9.B(2)(b)[10] - A waiver has been requested from this section which requires site information be provided within 100 feet of the property. We have no objection to this waiver request.

Reference: Lands N/L Shryock Brothers Inc.
 Lot Line Change Plan
 Upper Uwchlan Township, Chester County, PA

File No. 22-02053

April 6, 2022

3. (W) Section 162-9.D. - A waiver has been requested from requiring a Site Analysis and Impact Plan be provided. As there is no construction associated with this project, other than the demolition of some existing structures, we have no objection to this waiver request.
4. (W) Section 162-9.E. - A waiver has been requested from requiring a Conservation Plan be provided. As there is no construction associated with this project, other than the demolition of some existing structures, we have no objection to this waiver request.
5. (W) Section 162-9.H. – A waiver is being requested from the requirement to provide Impact Statements. As there is no construction associated with this project, other than the demolition of some existing structures, we have no objection to this waiver request relative to the environmental impact statements. We defer to the Township Planning and Historical Commissions as well as the Township Land Planner regarding relief from the Historic Impact Statement.
6. (W) Section 162-28.D. & 162-28.E. - A waiver has been requested to not require providing the 50' Ultimate Right of Way and dedication to the Township. However, no justification has been provided as to the need for the waiver. The Township Traffic Engineer has recommended below the right of way be provided at this time.
7. (W) Section 162-9.C(2)(a)[6] - A waiver has been requested to not require providing cartway geometry information for Krauser Road. As there is no construction associated with this project, we have no objection to this waiver request.

IV. GENERAL COMMENTS

1. Please provide a legal descriptions for the newly created lots and easements.
2. Please remove the multiple signature lines for the Township Board of Supervisors and Planning Commission signature blocks. Only the Chairperson of each of the bodies is required to sign.

Reference: Lands N/L Shryock Brothers Inc.
 Lot Line Change Plan
 Upper Uwchlan Township, Chester County, PA

File No. 22-02053

April 6, 2022

**V. TOWNSHIP TRAFFIC CONSULTANT
MCMAHON ASSOCIATES, INC.**

1. SALDO Section 162-28 – Dorlan Mill Road is classified as a minor collector, and as such, a 25-foot half width ultimate right-of-way should be provided along the site frontage. In addition, the following note should be added to the plans:

“The Record Owner and its successors and assigns in ownership of Tax Parcel 32-6-49 shall convey and dedicate in fee to PennDOT or Upper Uwchlan Township upon demand, at no cost, the land area between the existing legal right-of-way line and the ultimate right-of-way line along Dorlan Mill Road (S.R. 4019) to be used for public road purposes, sidewalks, utilities, and other public purposes.”

2. Based on the Township’s Community Trails Map, the Brandywine Trail is envisioned along this section of Dorlan Mill Road, which is proposed to connect the Struble Trail and Marsh Creek State Park. The location and design of the Brandywine Trail has not been confirmed at this time, and as much as possible this trail will likely be located in the future road right-of-way. However, to the extent there is any chance the trail may be located on this property, we recommend the following note be added to the plan to establish an ongoing willingness for the Township and property owner to work together to advance this trail project in the future trail.

“In order to facilitate the planning, design, and construction of the Township’s planned Brandywine Trail, the property owner will work with the Township to allow access, right-of-way and easements to facilitate this paved trail along the Dorlan Mill Road site frontage in a manner that is safe and reasonable.”

**VI. TOWNSHIP LAND PLANNER
BRANDYWINE CONCERVANCY**

The Applicant proposes to reconfigure lot lines between two adjacent parcels – one owned by Shryock Brothers Inc. (UPI. 32-6-49) and the other owned by the Commonwealth (UPI. 32-6-49.1). The current Shryock property of 6.15 acres is located within Limited Industrial (LI) Zoning District and improved with a paper mill, unoccupied dwelling, garage, water tower, driveway, and parking areas. The existing use of subject property as a paper mill is permitted by right within said zoning district. Both mill and dwelling (known as millers house) are considered historic structures as defined by the Township. The adjacent property that is a

Reference: Lands N/L Shryock Brothers Inc.
 Lot Line Change Plan
 Upper Uwchlan Township, Chester County, PA

File No. 22-02053

April 6, 2022

subject to this application is 16.41 acres of open space, which is a part of the Marsh Creek State Park. The applicant proposes to reconfigure the existing lot line between the Shryock property and one owned by the Commonwealth to convey 2.7 acres of land area (noted as Lot 2) from Shryock property, including the millers house, garage, and a water tower, to the adjoining land of the Commonwealth. The proposed lot line is somewhat aligned with the existing trail easement noted on the provided plans. The proposed will result in Shryock property decreasing to 3.455 acres (noted as Lot 1) and becoming nonconforming with minimum lot width and side yard setbacks requirements.

The subdivision plans indicate that the historic millers house, labelled as "existing house" on proposed Lot 2, is to be demolished. Other features to be removed include a water tower and concrete base, retaining wall, and a garage.

The applicant has requested the following waivers from the Upper Uwchlan Township Subdivision and Land Development Ordinance (SLDO) since no development is proposed:

- Section 162-9.D to provide a site analysis and impact plan
- Section 162-9.E to provide a conservation plan
- Section 162-9.H to provide impact statements
- Sections 162-28.D and 162.258.E to 50' ultimate right of way and dedication to Township as Dorlan Road is a state highway

Applicant has also requested the variances from the following requirements that the proposal does not meet:

- Section 200-45.A – minimum lot area for Lot 2
- Section 200-45.B – minimum lot width for Lots 1 & 2
- Section 200-45.C.(2) – side yard setbacks for Lot 1

Use Regulations

1. Lot 2 is proposed to be conveyed to the adjoining land of the Commonwealth that is being used as a public park, the Marsh Creek State Park. The proposed public use for Lot 2 located within LI Zoning District is permitted when approved as a Conditional Use by the Board of Supervisors pursuant to § 200-44.I(10) of the Zoning Ordinance. We recommend that the Township consult the Township solicitor regarding this subject matter in addition to requesting the applicant to provide detailed description on intended use of Lot 2.

Reference: Lands N/L Shryock Brothers Inc.
 Lot Line Change Plan
 Upper Uwchlan Township, Chester County, PA

File No. 22-02053

April 6, 2022

2. The future land use map in the Comprehensive Plan (2014) designates the Shryock property as Rural/Site Responsive land use, which envisions that permitted density and design criteria for residential development of remaining open/undeveloped lands will be "site responsive". This approach considers the creative use of flexible design, such as clustered development, to achieve meaningful conservation of open space. Proposed use as an open space for Lot 2 overachieves that conservation goal. Additionally, the subject property is a part of land area identified as Priority Parcel ("Priority Parcel C of 33 acres") for preservation on the Priority Areas for Preservation Map (5-1). That land area is also a part of the Brandywine Greenway and has also been identified as a destination on the Community Trail Master Plan Map (6-1), as it is served by regional Brandywine and Struble Trail systems and designated local and regional bike routes. Furthermore, subdivision plans note the existing trail easement that runs from northern to southern boundary of the Shryock property is already dividing the land area into two, which makes it unfeasible for Lot 2 to be used as a part of the existing paper mill operations. Based on preliminary assessment above, we are highly supportive of proposed lot lines change and merging of Lot 2 with adjoining lands of the Commonwealth for open space conservation and public use.

Proposed setbacks for Lot 1

3. The proposed change in lot line will result in an increase of nonconformities for the paper mill building remaining on Lot 1. The reduction of the existing side setback might create hardship for the property owner in the future in case of building expansion or any other improvements. We strongly recommend the Township to request the applicant to consider other options to allow for a greater than proposed side yard setback with a new lot line.

Environmental Impact

4. The proposed subdivision of land will result in Lot 2 improved with historic millers house, water tower, retaining wall and a garage to become a nonconforming use within Limited Industrial Zoning District. In addition, several historic structures are proposed to be demolished as a part of the subdivision and land development process. The applicant has requested a waiver from SLDO § 162-9.D that provides standards for environmental impact analysis to be completed by the applicant to address the impacts of proposed subdivision on natural and historic resources. We strongly encourage the Township to request the applicant to comply with those provisions as it will provide a more comprehensive picture of future use of the land.

Reference: Lands N/L Shryock Brothers Inc.
 Lot Line Change Plan
 Upper Uwchlan Township, Chester County, PA

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Historic Resources

5. As previously noted, two historic structures as defined by the Township, millers house and a mill, are currently located on the Shryock property. The dwelling was classified as a Class II historic resource with potential to be eligible as a Class I resource when clustered with the historic farmhouse, barn, and springhouse located at 751 Dorlan Mill Road. Class I resources possess significant architectural quality, are representative of a specific mode or style of architecture, are structurally intact, are greater than 50 years of age, and/or are historically significant. At the time of publication, the greatest threat to the millers house was identified as neglect, and the current condition of the dwelling clearly demonstrates that neglect has occurred since the resource was inventoried in 2001. The roof of the dwelling is now compromised, and the structure has not been inhabited for 20 years or more. SLDO § 162-9.H.(5).[a].[2] states that a Historic Resources Impact Statement is required when subdivision or land development plans propose demolition of an historic resource or other features located within 250 feet of an historic resource as identified in the Historic Resources Inventory (Wise Preservation Planning, 2001). We recommend that the Township require the applicant to submit a Historic Resources Impact Statement, and that the Historical Commission provide recommendations regarding the preservation or demolition of the historic millers house.
6. The 2014 Comprehensive Plan includes a list of revised actions from the 2009 Open Space, Recreation and Environmental Resources Plan (OSRER) aimed to protect historic resources within the Township (p.92). The following actions emphasize the need and next steps for future historic preservation:
 - HR 4. Conduct negotiations with owners and purchasers of Class I and Class II historic resources to preserve historic structures and their surrounding landscapes. Assure that sufficient landscape is retained to preserve the context of the historic structure.
 - HR 5. Consider the purchase of cultural and historic resources and/or properties where protection and preservation of the property is a recognized public benefit.
 - HR 7. Negotiate with the owners of the Class I and Class II historic resources to preserve original historic structures and building facades. Where such structures are part of a development plan, utilize the SLDO to require a Historic Resource Impact Study, and utilize the Conditional Use process to place restrictive covenants on building façades and historic structures.

Reference: Lands N/L Shryock Brothers Inc.
 Lot Line Change Plan
 Upper Uwchlan Township, Chester County, PA

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- HR 10. Consider developing new locally-designated historic districts, including Font, Eagle, Byers Station, and possibly Dorlan Mill.

We strongly encourage the Township to work with the applicant to explore options to preserve historic millers house.

7. Use regulations within the LI Zoning District provide provisions for adaptive reuse of historic resources, which will be applicable to historic millers house if the applicant chooses to preserve it. Specifically, § 200-44.M, when authorized as a conditional use by the Board of Supervisors, allows for additional uses, including but not limited to bakeries, retail sales, restaurants, public use, when established on a property designated as a Class I or Class II Historic Resource, where historical buildings shall be adaptively re-used, and where an economic development license has been issued for the purpose of local economic development. Additionally, § 200-44.N allows for adaptive reuse for historic preservation where indicated as use by right within LI Zoning District, which includes manufacture of light industrial products from already prepared materials, manufacture of professional, scientific, or electronic instruments; jewelry; watches, small appliances, and similar products, and others. Considering the location of the historic millers house in relation to existing trails and bike networks, community will highly benefit from reusing the historic building for uses that support and encourage recreation in the area and provide additional features at the designated destination site.

We strongly encourage the Township to work with the applicant on potentially repurposing the historic millers house for public use prior to approval of lot line changes and proposed demolition of structure.

Conservation

8. Applicant has requested a waiver from SLDO §162-9.E that provides standards for displaying all significant natural features to evaluate the impact of proposed improvements on those. Subdivision plans note the proposed demolition of structures described above, which might result in some impacts to natural features, specifically all trees or portions of tree masses proposed to be cleared as part of the proposed subdivision, all proposed alterations of the natural grade and compliance with all applicable erosion and sedimentation control standards. We strongly encourage the Township to request the applicant to provide conservation plan elements, including but not limited to limit of disturbance, as proposed by the applicant.

Reference: Lands N/L Shryock Brothers Inc.
 Lot Line Change Plan
 Upper Uwchlan Township, Chester County, PA

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Recreation

9. Supplemental Regulations of Zoning Ordinance §200-68, Recreational land use, includes standards for recreational land use that will be applicable to reconfigured Lot 2. We recommend the applicant to demonstrate that those provisions are being met.
10. Applicant has requested a waiver from SLDO §162-9.H.(3) requiring impact statements pertaining to recreation. We agree that some of those requirements are not applicable to the project; however, we strongly encourage the Township to request the applicant to provide more details on facilities (if any) that will be proposed in the future and the accessibility of Township residents to subject tract.

Trails

11. The subdivision plans indicate an existing 20' wide trail easement along the proposed lot line extending from Dorlan Mill Road to the northern property boundary, but the plans do not show any connections to nearby trails. The subdivision plans do not note if said easement will be extinguished. We strongly suggest that the Township requests the applicant to include more information regarding the future of that easement and any potential connections to the existing trail network, specifically Brandywine Trail and Marsh Creek State Park Trail networks and/or Struble Trail.

Zoning Districts

12. The existing parcel owned by the Commonwealth (UPI. 32-6-49.1) is located in two (2) zoning districts with eastern portion in R1 Residential and its western portion in LI Zoning District. We strongly encourage the Township to revise zoning districts' boundaries to follow parcel lines to avoid split zoned parcels for ease of zoning administration and enforcement.

In summary, we are in support of this application, and if requested, would be happy to meet with the applicant on site to discuss the items noted in this review letter.

VII. TOWNSHIP SEWER CONSULTANT
ARRO CONSULTING

No comments.

Reference: Lands N/L Shryock Brothers Inc.
 Lot Line Change Plan
 Upper Uwchlan Township, Chester County, PA

File No. 22-02053

April 6, 2022

Based on our review of the application, **we would recommend approval of the lot line change plan be considered at this time, contingent upon the applicant addressing the above referenced comments as well as any raised by the Planning Commission and Board of Supervisors.**

If you have any questions, please do not hesitate to contact me.

Sincerely,

David N Leh

David N. Leh, P.E.
Municipal Services Manager
Gilmore & Associates, Inc.

cc: Upper Uwchlan Township Planning Commission Members
 Upper Uwchlan Township Board of Supervisors
 Kevin M. McKenna, Esq., McKenna Snyder LLC (via e-mail only)
 Sheila A. Fleming, ASLA, Brandywine Conservancy (via email only)
 Christopher J. Williams, P.E., McMahon Associates, Inc. (via email only)
 G. Mathew Brown, P.E., ARRO Consulting, Inc. (via email only)
 David Schlott, P.E., ARRO Consulting, Inc. (via email only)
 Shryock Brothers, Inc., Property Owner (via e-mail only)
 Jack Stefferud – Natural Lands Trust, Applicant (via e-mail only)
 Nick Feola, PE – Bursich Associates (via e-mail only)



JOSEPH E. BRION, ESQUIRE

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118 W. Market Street, Suite 300

West Chester, PA 19382-2928

April 6, 2022

via electronic mail

Brian L. Nagle, Esquire
MACELREE HARVEY
17 WEST MINER STREET
WEST CHESTER, PA 19382

RE: Application of Natural Lands (“NLT”) and Shryock Brothers, Inc.
 (“Shryock Brothers”) to the Zoning Hearing Board of
 Upper Uwchlan Township, dated March 7, 2022

Dear Brian,

As you are aware, this Firm represents the County of Chester with respect to the construction of the Struble Trail extension in Upper Uwchlan Township. I understand that the Upper Uwchlan Township Zoning Hearing Board has scheduled a hearing on April 13, 2022 at 7:00 pm to consider the application of Natural Lands Trust / Shryock Brothers, Inc.

NLT’s acquisition and maintenance of the adjacent 2.7 acre tract of ground as public open space will be an important complementary feature to the proposed extension of the County’s trail. As such, the County of Chester supports the joint application of NLT and Shryock Brothers for variance relief necessary to facilitate the conveyance of land from Shryock Brothers to NLT.

If you have any questions, please do not hesitate to contact me.

Respectfully,

Joseph E. Brion

Joseph E. Brion

JEB/rac

cc: *(via electronic mail)*

Jack Stefferud, Natural Lands

Jameka Smith, Capital Projects Coordinator

David Stauffer, RLA, ASLA

Nicholas E. Feola, P.E.

Kevin McKenna, Esq., Solicitor, Upper Uwchlan Township

E. Craig Kalemjian, Esq.
Attorney at Law
Hartshorne Mansion
535 North Church Street, Box 125
West Chester, PA 19380

April 14, 2022

via email only – bnagle@macree.com

Brian Nagle, Esquire
MacElree Harvey, Ltd.
17 West Miner Street
West Chester, PA 19382

Re: Upper Uwchlan Twp ZHB – Natural Lands Trust/Shyrock Brothers

Dear Brian:

Please be advised that at a duly advertised public hearing held last night, the Upper Uwchlan Township Zoning Hearing Board voted unanimously to grant your client's application for variances for minimum lot area, width, and sideyard provisions of Sections 200.45.A, 200.45.B and 200.45.C, respectively, of the Upper Uwchlan Township with respect to Tax Parcel 32-6-49.

A written Decision and Order will be issued within forty-five days of the hearing date.

Very truly yours,

E. Craig Kalemjian

E. Craig Kalemjian

ECK:kml

cc: Upper Uwchlan Township
Joseph E. Brion, Esquire (*via email only – jbrion@buckleyllp.com*)



JOSEPH E. BRION, ESQUIRE

p: 484.887.7526

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e: jbrion@buckleyllp.com

118 W. Market Street, Suite 300

West Chester, PA 19382-2928

April 14, 2022

via electronic mail

Board of Supervisors
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

RE: Applications of Natural Lands Trust (“NLT”) and Shryock Brothers, Inc. (“Shryock Brothers”) for Conditional Use and Subdivision Approval to Upper Uwchlan Township (“Applications”)

Dear Board of Supervisors,

As you are aware, this Firm represents the County of Chester with respect to the construction of the Struble Trail extension in Upper Uwchlan Township.

To provide some background, NLT is purchasing from Shryock Brothers the 2.7-acre tract of ground located at the northend of the easement obtained by condemnation by the County for the extension of the Struble Trail (“Property”). NLT intends to convey the Property to the Commonwealth of Pennsylvania (“Commonwealth”) to include it as part of the Marsh Creek State Parkland.

It has now come to my attention that the Historical Commission of Upper Uwchlan Township has submitted a recommendation to the Upper Uwchlan Township Board of Supervisors (“Board”) and Planning Commission requesting a condition that the Dorlans Mill House (“House”) located on the Property be renovated and preserved. This recommendation was provided due the Applications. At this time, the House is in extremely dilapidated condition, the roof has collapsed, and the walls are falling down. I viewed the House to confirm the information I received. Also, please note the House has been in a state of collapse for years. Clearly, the cost of restoration would be extensive. As a resident of Chester County and one who has been practicing law here for many years, I think it appropriate to save and restore as many historic buildings as are feasible. However, in this instance, the cost of renovation and other considerations prevent that.

The other considerations that need to be considered by the Township is that the Property is adjacent to the County’s Trail System and once conveyed to the Commonwealth will complete a very extensive and beautiful park area in and around Upper Uwchlan Township for the benefit of the citizens of Chester County for years to come. I have been advised that the Commonwealth will not purchase the Property and incorporate it into Marsh Creek Park if there is a requirement for the House to remain on the Property. Thus, it will preclude NLT from purchasing the Property which I believe would be a loss for the citizens of Chester County and Upper Uwchlan Township.



Board of Supervisors
Upper Uwchlan Township
April 14, 2022
Page Two

As counsel for the County, I am requesting that the Board and Planning Commission agree that at this point in time (almost 2 years after initial presentations by the County the Township) that they not accept the recommendation of the Township Historical Commission. I do not make this request lightly. All through conversations and discussions with the Township, it was understood that the House due to its condition would be demolished and a plaque placed at the location for the citizens of Chester County and visitors to be advised who lived there and the former use of the property, namely a paper mill.

As I stated, normally, I am in agreement with historical preservation. In this instance, by negating the conveyance to NLT, it causes more difficulty and does not provide the citizens of the County the additional property that will be preserved forever once the transaction is completed.

I think Chester County has done an outstanding job in restoring the history of the County through the renovation of many sites and the preservation of open space. Sometimes those two goals conflict, as in this instance.

I thank you in advance for your consideration of this request on behalf of the County of Chester.

Respectfully,

s/Joseph E. Brion

Joseph E. Brion

JEB/rac

cc: (via electronic mail)

Gwen Jonik, Township Secretary

Kevin McKenna, Esq., Solicitor, Upper Uwchlan Township

Jack Stefferud, Natural Lands Trust

Brian L. Nagle, Esquire

David Stauffer, RLA, ASLA

Jameka Smith, Capital Projects Coordinator

Nicholas E. Feola, P.E.

Janet L. Bowers, P.G., Director, Chester County Dept. of Facilities



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

April 14, 2022

7:00 p.m.

Minutes

Approved

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

In attendance:

Sally Winterton, Chair; Joe Stoyack, Vice-Chair; Chad Adams, David Colajezzi, Jim Dewees, Stephen Fean, Jim Shrimp, Jeff Smith

Mary Lou Lowrie, P.E. – Gilmore & Associates
Gwen Jonik, Planning Commission Secretary

Absent: Ravi Mayreddy

Sally Winterton called the meeting to order at 7:01 p.m. There were 7 citizens in attendance.

Byers Station Parcel 5C Lot 2B Commercial Lot ~ Amended Final PRD Plan - Introduction

Alyson Zarro, Esq., on behalf of Prosperity Property Investments, introduced the amended Plan for the currently vacant Lot at Pottstown Pike and Station Boulevard, proposing 1820 SF eating/drinking establishment, 13,200 SF of retail space, 10,500 SF daycare center and shared parking. Ms. Zarro noted that Equus had approval in 2019 for 2 pad sites but interest went dormant. There's a new client who would like to make changes. Richard Hoffman and Allan Greenberg of Celebree (the daycare center) would be the owner and developer and operate the daycare center. They propose the Iris Lane exit to Pottstown Pike; PennDOT's highway occupancy permit shows a dedicated left in turn lane traveling south on Pottstown Pike, a right in traveling north, and only a right-turn out. Stormwater will be managed through the basin on the other side of the Enclave, the townhouses.

The eating/drinking establishment is an 1,820 SF coffee shop or other fast casual food, with a drive through. The other pad will include the daycare center, and 2 retail stores -- 6,000 SF and 7,200 SF.

Richard Hoffman has been involved with Celebree Schools for 27 years; caring for infants through pre-K, plus before- and after-school care. Potentially 140 children, they serve a 3-mile radius, Monday-Friday 6:30 – 6:30. Parents drop the children off and go so parking needs are minimal. The retail sites could be pediatric in nature – a pediatrician or child dentistry. They have someone in mind for the eatery but not the retail sites. Architectural schematics were displayed. The facades visible from Pottstown Pike will look like the fronts of the buildings. There are design standards within the PRD approval. Pitched roofs except the restaurant looked flat and would be visible from Pottstown Pike.

Planning Commission members made comments regarding heavy traffic through this area at morning rush hour(s) and adequate stacking for the left turn in from southbound Pottstown Pike, use the Village Design Guidelines for architecture, adequate area for truck deliveries, fenced dumpsters.

Jeff Smith moved to accept the plans for consultants' review. Chad Adams noted they need to provide the maximum size truck that can move through the site. Following a second by Joe Stoyack, the motion carried unanimously.

Natural Lands Trust – Shryock Subdivision/Lot Line Change

Jack Stefferud of Natural Lands Trust (NLT) and Brian Nagel, Esq., landowners counsel and assisting NLT, were in attendance. Mr. Stefferud presented NLT's plan to purchase 2.7 acres of Shryock property, which includes the County's Struble Trail easement and the Dorlan's Mill miller's house, which is collapsing. The Struble Trail extension will connect with Marsh Creek State Park. The edge of the acreage will be the edge of the Struble Trail, and the State will then own the parcels. There is a pre-existing utility easement. The Township Zoning Hearing Board granted variances April 13, 2022. Several waivers are requested; the consultants had no objection to most, but the waiver from the historic impact statement was deferred to the Township Historical Commission (HC). The HC does not want the Board of Supervisors to waive the Applicant providing the impact statements and would like to see the miller's house, or a portion thereof, preserved in some manner. They suggested a number of options and asked that experts in the field take a look at the condition of the house prior to consideration by the Board. Mr. Nagle distributed a letter from Skip Brion, Esq., counsel for the County, and summarized it as follows: that the County has worked for 15 years to connect the Struble Trail to the Park; this parcel is the last gap; the County would like to construct the trail this year; the County supports the zoning variances and the approval of the lot line change; and it is hoped that the Township will waive the historic impact statements and allow the miller's house to be demolished and a plaque constructed detailing the history of the house.

Discussion included: the letter says the State won't take the parcel if the house remains and NLT is not interested in the parcel then; Shryock owns the property and didn't improve the house over the last 15 years; perhaps the foundation or footprint of the house could be preserved; a plaque can be erected; demolition would include removing the roof, the structure would be collapsed into the basement, and there will be enough rubble to fill the basement as well as spreading some of it up the hillside; NLT doesn't have the funds to do more than that; several members would like to see at least the foundation remaining; some members think the house has lost all the historic significance; the trail is more important; have an artist create a rendering of the mill and house for the plaque; researching grants for preservation would add years to the project, with the house further deteriorating; adaptive reuse of the structure is not feasible; if the HC makes recommendations, the Board should follow; the Board could decide to spend the money to buy the property and restore the house but there's not enough safe structure left - it'd have to be knocked down and rebuilt; perhaps the Board should consider dedicated funding for open space or historic preservation; investigate the cost to leave the foundation walls or footprint preserved.

The waiver regarding the 50' ultimate right of way was discussed. Mr. Nagle noted it's a State road, there's not enough room for that and it's not necessary. PennDOT approved the trail crossing without requiring the road be widened.

Chad Adams moved to recommend approval of the lot line change, granting of the waivers and that the applicant should construct an historical marker on the site to be reviewed with the Historical Commission. Jim Dewees seconded, and the motion carried with seven (7) in favor and one (1) abstention (Stoyack).

Approval of Minutes

Joe Stoyack moved, seconded by Jeff Smith, to approve as presented the minutes of the March 10, 2022 Planning Commission meeting. The motion carried unanimously.

Open Session

Joe Stoyack advised the Comprehensive Plan update is moving forward. An email address will be posted on the website for residents to provide comments and suggestions regarding the Plan.
CompPlan2024@upperuwchlan-pa.gov

Gwen Jonik noted the current ordinances editorial and legal analysis responses were submitted to General Code and they are reviewing our responses.

Adjournment

Jim Dewees moved, seconded by Chad Adams, to adjourn at 8:21 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary

6:00 p.m. Work Session

Topics discussed:

1. Parking, shared parking in the Village, overnight parking in cars or RVs in residential areas, commercial areas – Police or property owner, not zoning; shared parking needs conditional use approval; let businesses enter into agreements with each other; perhaps annually report to the Township that they're meeting their requirements; parking impacts occupancy; overflow parking; propose revision so businesses don't need conditional use or special exceptions; if subdivision is required, okay, otherwise perhaps conditional use should be necessary.
2. Overlay Districts F1, F2, PRD. How many eligible properties remain; pros and cons of deletion.



May 11, 2022

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

Re: Dorlans Mill Miller's House Findings & Options

Via Email: tscheivert@upperuwchlan-pa.gov

Dear Mr. Scheivert:

This report outlines our findings and presents options regarding the Dorlans Mill Miller's House, located at 780 Dorlans Mill Road, in Upper Uwchlan Township. The building, constructed in 1849, is listed in the Upper Uwchlan Township Historic Resource Inventory as #110, a Class II (recommended for Class I) resource. The property is privately owned and contains the adjacent reconstructed Shryock Bros. building (which also contains part of the former mill), a dilapidated circa 1930s stone garage, and a steel water tower. These resources, plus others, comprise the historic Dorlans Mill complex. A potential historic district, Dorlans Mill was determined not eligible for the National Register of Historic Places in 2005 by Pennsylvania Historical and Museum Commission (PHMC). The Miller's House was surveyed for the Township Historic Resource Inventory in 2001 and 2008, as well as 2004 as part of the proposed Dorlans Mill Historic District project. The house was in use at that time and seemingly maintained.

Earlier this year, the Historical Commission made Richard Grubb & Associates, Inc. (RGA) aware of the proposed purchase of a portion of the property by Natural Lands for recreational trail purposes. The Historical Commission is concerned about the future of the Miller's House. The Miller's House is in a serious state of decay. Natural Lands is proposing to demolish the structure, as well as the water tower, garage, and associated stone walls to enable the Pennsylvania Department of Conservation and Natural Resources (DCNR) to eventually obtain and manage the property without the potential liability and cost of retaining these structures. To that end the Historical Commission, as well as township management, asked RGA to examine the Miller's House, discuss findings, and present options for the future of the Miller's House.

Findings

The site survey was conducted on Friday, May 6, 2022. Attending were Vivian McCardell (Historical Commission Chair), Anthony Campbell (Zoning Officer), Norman Glass (Historical Carpenter/Builder), Seth Hinshaw and Robert Wise (RGA). Due to the condition of the Miller's House, we were not permitted inside the structure. The following observations were made:

1. The house, long vacant, is in a severe state of decline. The roof has failed in the eastern portion of the house allowing water to enter the house. As a result, structural failure of the floor joists occurred causing the first and second floors to collapse into the basement. In certain places where the rafters meet the tops of the stone walls, the masonry is beginning to fail. On the western section of the house, a large tree has fallen on the roof. Although we could not determine the extent of damage, the already deteriorated condition of the roof plus this additional pressure will no doubt exacerbate its eventual failure, while making the building extremely unsafe. The small frame addition on the far western end is dilapidated, with failure in both walls and roof. The small door hoods on the rear have either collapsed or are in general failure.
2. The interior portions that were observable included the first and second floor of the east part of the east section (where the flooring collapsed). The interior molding seems largely intact, however the marble fireplace surround has been removed (it appears that it broke upon removal, and pieces of the surround can be found behind the house).
3. The above notwithstanding, we could not determine the condition of the building's stone walls. Aside from the small areas near the rafters on the east section, we observed no discernable cracks or settling. We also observed relatively intact window and door surrounds in several places. The most notable elements were the narrow side lights and transom at the front door, as well as windows and shutters in the lower level of the west section.
4. The garage is in a severe state of decay. While the stone side walls appear intact, the roof has collapsed into the building and the remaining frame elements are deteriorating as well.
5. The water tower was not inspected.
6. The landscape around the Miller's House is overgrown yet the four foot tall stone retaining wall immediately behind the house appears sound in most places.
7. The house is difficult to access. It sits approximately 20 feet above Dorlans Mill Road and can be directly reached via concrete stairs (now inaccessible due to vegetation). The garage, which is just east of the house, faces directly onto Dorlans Mill Road as it rises to the east. The location of the garage and very short driveway, at the hill and sharp turn of the road appears to make the use of this garage (if it was intact) extremely dangerous due to traffic on Dorlans Mill Road.
8. Facing roughly south from the front of the house, the reconstructed mill complex, the Dorlans Mill Bridge, and the Struble Trail parking lot are easily observed.

Options

The following recommendations are made based on the condition of the Miller's House and the proposed trail network.

1. **Inspection.** Our inspection team was not permitted to enter the house, which was understandable. We recommend that a structural engineer be given access to the property to more closely examine the house to determine the extent of the deterioration and damage. This information will make the following options more useful.
2. **Rehabilitation/Restoration.** Rehabilitation or restoration, given the present condition of the house, would be extremely expensive. This option assumes that the various entities involved with this project have extensive funds available or can obtain those funds to rehabilitate or even restore the house. However even if that were to occur, the location of the building would, in our opinion, make it difficult for reuse, and the cost hard to justify.
3. **Stabilization.** Stabilization involves securing a building to prevent further deterioration and ingress until a plan for its future can be developed and carried out. An example of this includes the former mill building in Chadds Ford, now the Chadds Ford Township Building. After sitting vacant in a near ruinous state for many years, around 1976 it was stabilized. After approximately 30 years it was turned into the main public space for township meetings and activities. While this "hold in place" option is often an economical solution to save an old building in the short run, stabilizing the Miller's House would require, at the very least, a new roof structure, which would be costly. There is also no reason to stabilize the house if there are no feasible plans to reuse it.
4. **Stabilized Ruin.** Stone buildings in a ruinous state can virtually last forever. They can also be very dangerous, particularly adjacent to a public trail where they may be visited regularly. Stabilized ruins are a means of managing a ruin by leaving enough of the former building in place for visual and interpretive purposes. In the case of the Miller's House, it would basically leave the four stone walls in place, with the height to be determined. An example of this is at Bonner Park in Thornbury Township, where the Frazer Ruins, once a house of similar size but greatly reduced over the years, was stabilized and the local park trail was extended to the site. The site became a destination via a walking path and was interpreted with signage.

Stabilized ruins are found on the Struble Trail, and like the Frazer Ruins, make the trail more interesting and educational. Stabilizing the ruins in this case is only recommended if the trail were to pass directly around the house, hence where the ruins could be seen and explored. Should the trail remain at the bottom of the hill, roughly parallel to the east entrance into the Shryock complex, then there may be little need or reason to stabilize the ruin as few people could see it or access it. One option would be a "side trail" that could take people to the ruin. An added feature could be an overlook from that location, providing views of the Dorlans Mill site, bridge, and Struble Trail.

5. **Demolition.** As with any historic building, demolition should be considered as a last resort. The extent of damage and the difficulty in accessing this building both from the trail or the road make this a more realistic option. If demolition is planned, please consider the following:

Documentation. Documentation is recommended prior to demolition. While it may not be possible to enter the structure due to its condition, a more detailed physical description – such as a Historic Structures Report (HSR) - could be prepared providing detailed information about the exterior and what is visible on the interior. This information, including measurements and photographs, could be added to the existing Dorlans Mill property Survey Form (#110) as well as the Dorlans Mill Historic District survey form. The HSR could be prepared in lieu of the Historic Resource Impact Statement, usually required for demolitions of historic resources in the township. If the building cannot be entered, a drone might be used to record interior architectural features.

Architectural Salvage. Though badly deteriorated, the house has several features that may have salvage value to the township. Salvage should only take place by a professional salvage firm and only if it can be determined safe. The township would have the first option of retaining any salvaged features.

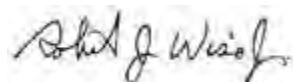
6. **Interpretive Signage.** RGA recommends a large sign be placed at the Struble Trail parking lot interpreting the Dorlans Mill. The Dorlans Mill Survey Form contains the necessary historical information and mapping, reducing the cost and effort to develop the signage. The sign would be particularly important if the Miller's House were to be demolished.

Conclusion

The Miller's House presents many challenges. Given its condition and access issues, projected uses on future public land, and costs, it is unlikely that it will be rehabilitated or restored. As such, stabilization may also not be appropriate. A stabilized ruin may be an appropriate option, but only, it seems, if the site is incorporated into the trail or side trail. Regardless of the outcome, interpretation is strongly recommended for this site.

This concludes our review. If you have any questions, please contact Robert Wise at 610-585-3598 (cell). Thank you.

Sincerely,



Principal Senior Architectural Historian

Cc: V. McCardell

G. Jonik

Upper Uwchlan Township Historical Commission

**Dorlans Mill and Natural Lands Trust Land Development Plan
Updated Background, RGA Report and Draft Motions**

June 7, 2022 Meeting — Prepared by Vivian S. McCardell, Chair Historical Commission

Background

- Natural Lands Trust (NLT) in process of purchasing 2.7 acres of Dorlans Mill property from Shryock Brothers, Inc. to transfer to Commonwealth of Pennsylvania and extend Struble Trail
- NLT's land development plan proposes change in lot line and proposes removal of Dorlans Mill house, water tower and garage
- NLT requests various waivers, including waiver of historic resource impact statement
- NLT land development plan also notes iron pipes and pins and concrete monuments found on property

Background

- Dorlan's Mill house proposed for removal is on Township's Historic Resource Inventory as historic resource #110 and was built in 1849 by miller James Dorlan per date stone
- It appears an earlier miller's house destroyed by fires with only kitchen surviving
- Original mill believed to have been built by John Evans around 1750, but also destroyed by fire
- Property at one time also included ice house and dam
- James Dorlan is prominent Chester County resident who ran paper mill for 50 years before passing it along to his sons. He was also an inventor, served in State Legislature and was son-in-law of John Dowlin
- House and related mill buildings categorized as Class 2 historic resource, but recommended for Class 1 as part of potential historic district in 2001
- Dorlan's Mill determined not eligible for National Register of Historic Places in 2005 by PHMC

JAMES M. DORLAN.

The United States government, on June 11, 1872, granted by letter patent, No. 127,358, for an improvement in "Sizeing Paper, most valuable invention has been of great benefit to the world. It consists of a new and useful ingredient (in compounds or compositions of other ingredients) called Chloride of Lime, bleaching-powder, or bleaching-soda, or its equivalent, to be made use of in any suitable quantities, as and for an improvement in creating or forming a porous or water-proof gum size in paper stock and paper pulp for pulp-sizing paper of any or all kinds, but more particularly for com-sizing paper stock and paper pulp for making pulp-sized hanging or house-wall and other wall papers of all qualities. Mr. Dorlan was born March 19, 1807, in his county, near Manor meeting-house. He early learned the paper-making trade, beginning in his fourteenth year, and during this time only attended school one month in a year. He served his apprenticeship with Davis & Cooper, and afterwards carried on the mill for Joseph M. Downing, now Gule's mill.

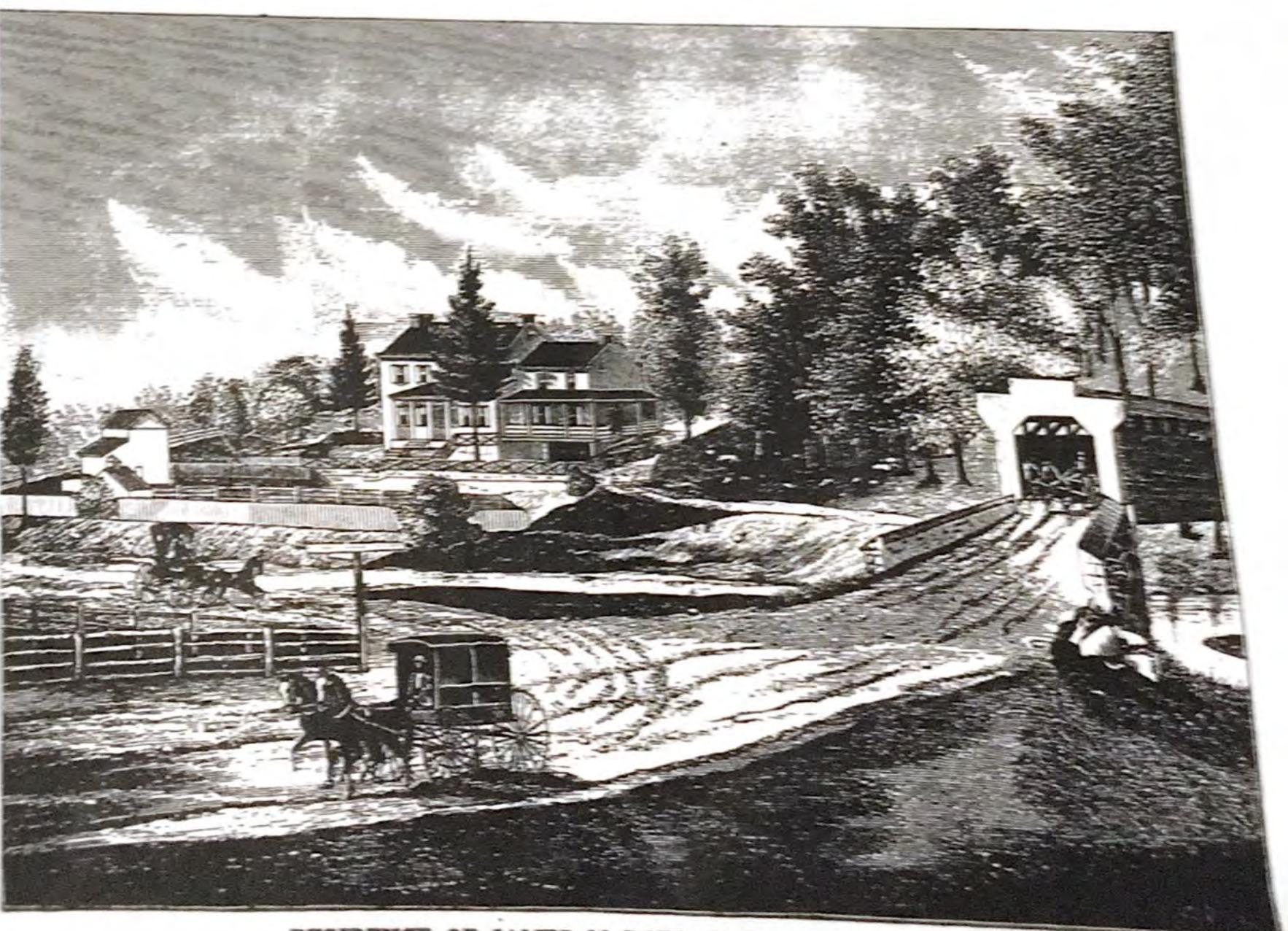
About the year 1832 he purchased the paper-mill on the east branch of the Brandywine, four miles from Downingtown, and now known as Dorlan's mill. When he bought thirty-seven acres of land were



attached, and to this he added nearly two hundred more. This mill, operated successfully by him for about fifty years, found a market for its paper in New York, Philadelphia, and Baltimore. During this time he never was engaged in litigation with his partners. About fifteen hands were employed to run the mill, which is now operated by his son, Samuel E. He was married in 1828 to Elizabeth Dowlin, to whom were born seven children, the following are living: Samuel E., Thomas, John D., James, Esther Haines, married to Henry L. McConnell, of Philadelphia, and Mary Elizabeth, married to Dr. C. G. Trichler. Mr. Dorlan is of English descent, and was the son of Samuel and Mary (Bout) Dorlan. He started with no capital but his will and industry, and has been eminently successful in the use of his. He was elected justice of the peace, but owing to his extensive business declined to serve.

In 1851 he was elected from Chester County a representative in the Legislature, and served a full term. Is a member of the Presbyterian Church, and is highly respected in the community. His invention and patent to make paper impervious to water, to which he devoted much time and means, has given him celebrity, and made his name widely known.

James M. Dorlan



RESIDENCE OF JAMES M. DORLAN, EAST BRANDYWINE.



DORIAN'S MILLS Waynesburg Branch PRR East Brandywine.

Further Background

- During April 18th Board of Supervisor's meeting, NLT representative stated that cost to demolish house would be \$50,000, there was no interest in preserving all or any part of house and he did not know what costs would be involved to restore or make house stabilized ruin
- Pennsylvania Department of Conservation and Natural Resources (DCNR) contact indicated to Township historic preservation consultant, Robert Wise of Richard Grubb & Associates (RGA) that given house's current condition, DCNR not currently in place to fund restoration, rehabilitation, partial demolition or support long-term maintenance of structure that may not be eligible for National Register of Historic Places (NRHP), but DCNR not opposed to another party taking possession of house to rehabilitate or restore
- DCNR employee also indicated that demolition of historic properties potentially eligible for NRHP was not its policy and would be happy to support efforts by community to preserve house by stepping aside and allowing another owner since state's interest in property was more in nature of easement and not foregone conclusion state would take ownership of property
- On May 6th, Robert Wise and Seth Hinshaw of RGA visited the Dorlan's Mill house and conducted a site survey. Also attending were Anthony Campbell (Township Zoning Officer), Norman Glass (Historical Carpenter/Builder) and Vivian McCardell (Chair UUTHC). Due to house's condition, entry into house not permitted

Issue: Alternatives to Preserve Dorlan's Mill House?

- SALDO Ordinances and Zoning Ordinance Pulled in by Section 200-108
 - Section 162-44A provides:
 - ▶ Development and design standards apply to all subdivisions and land development and are intended as minimums
 - ▶ If applicant clearly shows to satisfaction of Board because of peculiar physical conditions, literal enforcement would cause undue hardship, variations may be permitted as are reasonable and consistent with purpose and intent and shall represent least change from standard
 - Section 162-55A provides:
 - ▶ Consideration shall be shown for protection of all natural and historic features which if preserved will add attractiveness and value to developed areas
 - ▶ Provisions may be waived or modified if applicant shows to satisfaction of Township that strict adherence will render lot unusable or unsuitable for development or alternative designs achieve similar conservation objectives
 - Section 162-55G provides that historic features and other related points of interest shall be preserved and maintained

Issue: Alternatives to Preserve Dorlan's Mill House?

- Under SALDO Ordinances (and Zoning Ordinance pulled in by Section 200-108), Dorlan's Mill house is protected historic resource
- Dorlan's Mill house and site is significant historic resource given its association with prominent Chester County resident, James Dorlan, and history of County's paper mills and its recognition in Futhey and Cope's iconic 1881 History of Chester County
- Since house has been neglected and appears to be in bad shape, is it possible to restore house and incorporate into Struble Train complex design through adaptive reuse?
 - ▶ Restaurant? Similar to Valley Green in Philadelphia's Fairmount Park?
 - ▶ Ice cream/coffee shop?
 - ▶ Museum?
 - ▶ Rest stop?

Issue: Alternatives to Preserve Dorlan's Mill House?

- Has structural review been done on house?
- Cost to restore?
- Would grants be available to restore the house and site?
- If not possible to preserve entire house, would it be possible to preserve parts of house? Ruins?
- Placement of signs to interpret site in any event

RGA Report Highlights

- RGA's report on site survey, dated May 11, 2022, reflects following findings:
 - House, long vacant, and garage in severe state of decline and house extremely unsafe
 - Large tree fallen on house roof and roof failed in places allowing water in house with resulting structural failure and collapse of first and second floors into basement
 - House interior molding observable through windows largely intact, however, marble fireplace surround removed, broken upon removal and in pieces behind house
 - Aside from some house masonry failures where rafters meet stone walls, no discernible cracks or settling observed in stone walls and relatively intact window and door surrounds observed in places
 - Most notable house elements are narrow side lights and transom at front door and some lower windows and shutters
 - Four foot retaining wall behind house appears sound in most places
 - House difficult to access as it sits on hill 20 feet or so above Dorlans Mill Road and garage use extremely dangerous due to Dorlans Mill Road traffic
 - Facing roughly south from front of house, reconstructed mill complex, Dorlans Mill Bridge and Struble Trail parking lot easily observable

RGA Report Highlights

- RGA's report provides following recommendation, options and conclusions based on house's condition and proposed trail network:
 - Recommendation — Permit structural engineer to access house to determine extent of deterioration and damage and assist review of options listed below
 - Options and Conclusions
 - ▶ *Rehabilitation/Restoration* — *Unlikely*. Extremely expensive option and house's location would make difficult to reuse and cost hard to justify
 - ▶ *Stabilization* — *May Not Be Appropriate*. Secure house to prevent further deterioration and ingress until plan for future use developed and completed, requires at very least, costly new roof structure, and assumes feasible future reuse.
 - ▶ *Stabilized Ruin* — *May Be Appropriate*. Only recommended if Struble Trail passes directly around house so ruin could be seen and explored or side trail takes people to ruin. 4 stone walls of house would be left, with height to be determined. Stabilized ruin could also function as Dorlans Mill site overlook. Ruins can be dangerous, particularly along a busy public trail, but stabilized ruins are already found on Struble Trail and make Trail more interesting and educational.
 - ▶ *Demolition*. Should be considered only as last resort, but extent of damage and difficulty accessing house from trail and road make more realistic option. If demolition planned, consider the following:
 - Documentation: Document house before demolition to provide more detailed physical description of exterior and possibly interior using a drone, including measurements and photographs. Documentation could take form of Historic Structures Report (HSR) which could be in lieu of otherwise required Historic Resource Impact Statement.
 - Architectural Salvage: Several house features may have salvage value to Township and Township would have first option of retaining. Salvage should only be done by professional salvage firm and only if can be done safely.
 - ▶ *Interpretive Signage* — *Strongly Recommended Regardless of Outcome*. Large sign at Struble Trail parking lot interpreting Dorlans Mill. Using information in Township files would reduce preparation cost and effort. Signage especially important if house demolished.

Issue: Waiver of Historic Resource Impact Statement Appropriate?

- Unless waived, historic resource impact statement required when any action listed below proposed within 250 feet of historic resource as identified in document entitled “Historic Resources Inventory: Upper Uwchlan Township, Chester County, Pennsylvania (Wise Preservation Planning, 2001).”
 - Actions requiring historic resource impact statement include
 - Subdivision or land development plans which lead to new construction of buildings, structures, roads, driveways, parking area, etc.
 - Subdivision or land development plans which propose adaptive reuse or demolition of historic resources as identified in this chapter
 - General bridge or road construction or substantial repair
 - Other land development, land disturbances, or exterior structural alteration
 - Any conditional use application
 - Any planned residential development application
 - Any special exception or zoning variance request

Issue: Waiver of Historic Resource Impact Statement Appropriate?

- Since Dorlans Mill house is on Township's Historic Resource Inventory as historic resource #110 and NLT proposes its removal/demolition, historic resource impact statement is required, unless waived if determined not applicable
- If all or part of house is to be demolished or adaptively reused historic resource impact statement would appear applicable.

Final Motions Approved During March 28, 2022 HC Meeting

Background:

- ▶ Natural Land Trust (NLT) has submitted a conditional use application and land development plan that proposes to remove the Dorlan's Mill house, water tower, garage and stone walls in connection with transferring the site to Chester County to become part of Marsh Creek Park and extend the Struble Trail.
- ▶ NLT has also requested for a waiver of the historic resource impact statement required under Township ordinance Section 162-9H(5) that is triggered by subdivision or land development plans that propose adaptive reuse or demolition of certain historic resources and by any conditional use application proposing actions relating to certain historic resources.
- ▶ The Dorlan's Mill house and site are significant historic resources on the Township's Historic Resource Inventory associated with prominent Chester County and Township resident, James Dorlan, and associated with the history of Chester County's and the Township's paper mills. The house and site are also recognized in Futhey and Cope's iconic 1881 *History of Chester County* (see excerpts attached).
- ▶ The Dorlan's Mill house appears to have fallen into some disrepair over the years.
- ▶ The Dorlan's Mill house and site are historic resources protected under Township ordinance Sections 162-44A, 55A and 55G and historic resources that trigger an historic resource impact statement under Township ordinance Section 162-H(5).

Recommendations:

- ▶ Condition approval of NLT's conditional use application and land development plan on NLT taking all actions to preserve the Dorlan's Mill house and other site features and incorporating them into the Marsh Creek/Struble Trail complex, including, but not limited to, the following actions:
 - Conduct study on adaptive reuse as restaurant, ice cream/coffee shop, museum, rest stop, etc.
 - Structural review of house by qualified expert and costs to restore and preserve
 - Determine availability of grants to restore house and site
 - If not possible to preserve entire house, conduct study to determine preservation of parts of house or ruins
 - Place interpretative signs at site
- ▶ Do not waive the historic resource impact statement

Draft Motions for June 7, 2022 HC Meeting

Background:

- ▶ Natural Land Trust (NLT) has submitted a conditional use application and land development plan that proposes to remove the Dorlan's Mill house, water tower, garage and stone walls in connection with transferring the site to Chester County to become part of Marsh Creek Park and extend the Struble Trail.
- ▶ NLT has also requested for a waiver of the historic resource impact statement required under Township ordinance Section 162-9H(5) that is triggered by subdivision or land development plans that propose adaptive reuse or demolition of certain historic resources and by any conditional use application proposing actions relating to certain historic resources.
- ▶ The Dorlan's Mill house and site are significant historic resources on the Township's Historic Resource Inventory associated with prominent Chester County and Township resident, James Dorlan, and associated with the history of Chester County's and the Township's paper mills. The house and site are also recognized in Futhey and Cope's iconic 1881 *History of Chester County* (see excerpts attached).
- ▶ The Dorlan's Mill house and site are historic resources protected under Township ordinance Sections 162-44A, 55A and 55G and historic resources that trigger an historic resource impact statement under Township ordinance Section 162-H(5).
- ▶ Township consultant, Richard Grubb & Associates (RGA), conducted an investigation of the Dorlan's Mill house and reports that, after long being vacant, the Dorlan's Mill house is in a severe state of decline, extremely unsafe, extremely expensive to rehabilitate or restore and given the house's location difficult to reuse and hard to justify the cost.
- ▶ Of the five options for the house provided by RGA in its report, stabilizing the house as a ruin and overlook with appropriate signage, if the extended Struble Trail will pass by the house or a side trail will lead to it, seems the best option given the condition and location of the house. We note that the Struble Trail already incorporates and maintains stabilized ruins.
- ▶ If the extended Struble Trail will not pass by the house or have a side trail to the house, demolition seems the only viable option, with appropriate signage at the Struble Trail parking lot.

Draft Motions for June 7, 2022 HC Meeting

Recommendations:

- Based on the information, recommendations and options provided in RGA's report on its investigation of the Dorlan's Mill house, the Upper Uwchlan Township Historical Commission (UUTHC) hereby revises its recommendations approved during its March 28, 2022 meeting as follows:
 - Condition approval of NLT's conditional use application and land development plan on the following:
 - ▶ If the Struble Trail will pass by the house or if a side trail will lead to the house, stabilize the house as a ruin and Dorlans Mill overlook with appropriate signage that is subject to the review and approval of the UUTHC.
 - ▶ If the Struble Trail will not pass by the house or if a side trail will not lead to the house, the house may be demolished.
 - ▶ Document the house in the form of an Historic Structures Report (HSR) before stabilized as a ruin or demolished, as applicable, to provide a more detailed physical description of the exterior and interior using a drone, including measurements and photographs.
 - ▶ Hire a professional salvage firm to salvage architectural features, including, but not limited to, features identified by the Township based on the HSR and give the Township the first option of retaining any or all salvaged architectural features, in its sole discretion, free of charge.
 - ▶ Regardless if the house is demolished or stabilized as a ruin, erect a large sign that is subject to the review and approval of the UUTHC at Struble Trail parking lot interpreting Dorlans Mill.
 - Waive the Historic Resource Impact Statement in lieu of an Historic Structures Report (HSR) described above

June 16, 2022

Brian L. Nagle
 bnagle@macelree.com
 d | 610-840-0224
 f | 610-430-8245

Via Electronic Mail Only: tscheivert@upperuwchlan-pa.gov

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

**Re: Lands N/L Shryock Brothers Inc.
 Lot Line Change Plan
 Upper Uwchlan Township, Chester County, PA**

Dear Tony:

Please accept this correspondence as Shryock's response to Gilmore & Associates Review Letter dated April 6, 2022. I know these issues were resolved at the Planning Commission meeting primarily, but I thought it would be helpful to have everything set forth in a letter.

I. OVERVIEW

The proposed project is a simple lot line adjustment of a common lot line between 2 adjacent parcels. The properties are located along Dorlan Mills Road and are located within the LI (Limited Industrial) Zoning District. (A portion of one of the lots is also partially located with the R-2 Zoning District, but not the portion under consideration with this application) The parcels involved are UPI# 32-6-49 and UPI# 32-6-49.1. UPI# 32-6-49 currently contains an existing dwelling, accessory garage, and water tower. All of which are proposed to be removed. The portion of UPI# 32-6-49.1 which is under consideration is not improved. A summary of the existing and proposed lots is as follows:

<u>Parcel</u>	<u>Current Lot Areas</u>	<u>Proposed Lot Areas</u>
UPI# 32-6-49	6.15 Acres	3.45 Acres
UPI# 32-6-49.1	16.4 Acres*	19.1 Acres *

*Applicant has not provided an existing lot area for this parcel; area taken from taxmap data.

II. ZONING ORDINANCE REVIEW

1. (V) Section 200-45.A. - The Applicant has indicated they will be seeking a variance from this section due to Lot 2 does not meet the required 3.0-acre lot minimum. As this parcel will be merged with the Commonwealth's existing lot, we do not believe this variance is required.

2. (V) Section 200-45.B. - The Applicant has indicated they will be seeking a variance from this section due both Lots 1 and 2 not meeting the minimum required 300' lot width. As this area will be merged with the Commonwealth's existing lot, we do not believe this variance is required for Lot 2. However, is needed for Lot 1.

3. (V) Section 200-45.C.(2). - The Applicant has indicated they will be seeking a variance from this section for Lot 1 as the resulting lot will not provide for the required side yard setback for the existing building.

RESPONSE: The variances were approved on 4-13-2022

III. SUBDIVISION & LAND DEVELOPMENT ORDINANCE REVIEW

1. The applicant has requested several waivers from compliance with the Township's Subdivision and Land Development Ordinances. A waiver request letter should be provided outlining the reasoning for each of the requests.

4. (W) Section 162-9.B(2)(b)[10] - A waiver has been requested from this section which requires site information be provided within 100 feet of the property. We have no objection to this waiver request.

5. (W) Section 162-9.D. - A waiver has been requested from requiring a Site Analysis and Impact Plan be provided. As there is no construction associated with this project, other than the demolition of some existing structures, we have no objection to this waiver request.

6. (W) Section 162-9.E. - A waiver has been requested from requiring a Conservation Plan be provided. As there is no construction associated with this project, other than the demolition of some existing structures, we have no objection to this waiver request.

7. (W) Section 162-9.H. - A waiver is being requested from the requirement to provide Impact Statements. As there is no construction associated with this project, other than the demolition of some existing structures, we have no objection to this waiver request relative to the environmental impact statements. We defer to the Township Planning and Historical Commissions as well as the Township Land Planner regarding relief from the Historic Impact Statement.

8. (W) Section 162-28.D. & 162-28.E. - A waiver has been requested to not require providing the 50' Ultimate Right of Way and dedication to the Township. However, no justification has been provided as to the need for the waiver. The Township Traffic Engineer has recommended below the right of way be provided at this time.

9. (W) Section 162-9.C(2)(a)[6] - A waiver has been requested to not require providing cartway geometry information for Krauser Road. As there is no construction associated with this project, we have no objection to this waiver request.

RESPONSE: All required waivers have been recommended for approval by the Planning Commission.

IV. GENERAL COMMENTS

1. Please provide a legal descriptions for the newly created lots and easements.

RESPONSE: These will be provided prior to recordation of the subdivision plan.

Please remove the multiple signature lines for the Township Board of Supervisors and Planning Commission signature blocks. Only the Chairperson of each of the bodies is required to sign.

RESPONSE: This will be provided on the plans submitted for signature.

V. TOWNSHIP TRAFFIC CONSULTANT MCMAHON ASSOCIATES, INC.

1. SALDO Section 162-28 – Dorlan Mill Road is classified as a minor collector, and as such, a 25-foot half width ultimate right-of-way should be provided along the site frontage. In addition, the following note should be added to the plans:

“The Record Owner and its successors and assigns in ownership of Tax Parcel 326-49 shall convey and dedicate in fee to PennDOT or Upper Uwchlan Township upon demand, at no cost, the land area between the existing legal right-of-way line and the ultimate right-of-way line along Dorlan Mill Road (S.R. 4019) to be used for public road purposes, sidewalks, utilities, and other public purposes.”

RESPONSE: This subdivision is triggered by the County’s taking of an easement for the installation of a public trail. As part of the resolution of that and related issues, in order to facilitate the trail and the conveyance of the 2.7 acre parcel to the north, bifurcated by the trail, to Natural Lands Trust (“NLT”) for ultimate addition to March Creek State Park, Shryock is cooperating with the subdivision process and conveying the 2.7 acre orphaned parcel to NLT. Pursuant to state law, Shryock cannot be compelled to donate additional right-of-way to the Township. No such additional right-of-way is offered. The Planning Commission acknowledge that there is no additional space of right of way and supported no additional right of way area being added.

2. Based on the Township’s Community Trails Map, the Brandywine Trail is envisioned along this section of Dorlan Mill Road, which is proposed to connect the Struble Trail and Marsh Creek State Park. The location and design of the Brandywine Trail has not been confirmed at this time, and as much as possible this trail will likely be located in the future road right-of-way. However, to the extent there is any chance the trail may be located on this property, we recommend the following note be added to the plan to establish an ongoing willingness for the Township and property owner to work together to advance this trail project in the future trail.

“In order to facilitate the planning, design, and construction of the Township’s planned Brandywine Trail, the property owner will work with the Township to allow access, right-of-way and easements to facilitate this paved trail along the Dorlan Mill Road site frontage in a manner that is safe and reasonable.”

RESPONSE: The legal owner and NLT will cooperate with the project as aforementioned, but as stated above, no additional right-of-way is being offered for dedication.

**VI. TOWNSHIP LAND PLANNER
BRANDYWINE CONSERVANCY**

The Applicant proposes to reconfigure lot lines between two adjacent parcels – one owned by Shryock Brothers Inc. (UPI. 32-6-49) and the other owned by the Commonwealth (UPI. 32-6-49.1). The current Shryock property of 6.15 acres is located within Limited Industrial (LI) Zoning District and improved with a paper mill, unoccupied dwelling, garage, water tower, driveway, and parking areas. The existing use of subject property as a paper mill is permitted by right within said zoning district. Both mill and dwelling (known as millers house) are considered historic structures as defined by the Township. The adjacent property that is a subject to this application is 16.41 acres of open space, which is a part of the Marsh Creek State Park. The applicant proposes to reconfigure the existing lot line between the Shryock property and one owned by the Commonwealth to convey 2.7 acres of land area (noted as Lot 2) from Shryock property, including the millers house, garage, and a water tower, to the adjoining land of the Commonwealth. The proposed lot line is somewhat aligned with the existing trail easement noted on the provided plans. The proposed will result in Shryock property decreasing to 3.455 acres (noted as Lot 1) and becoming nonconforming with minimum lot width and side yard setbacks requirements.

The subdivision plans indicate that the historic millers house, labelled as "existing house" on proposed Lot 2, is to be demolished. Other features to be removed include a water tower and concrete base, retaining wall, and a garage.

The applicant has requested the following waivers from the Upper Uwchlan Township Subdivision and Land Development Ordinance (SLDO) since no development is proposed:

- Section 162-9.D to provide a site analysis and impact plan
- Section 162-9.E to provide a conservation plan
- Section 162-9.H to provide impact statements
- Sections 162-28.D and 162.258.E to 50' ultimate right of way and dedication to Township as Dorlan Road is a state highway

Applicant has also requested the variances from the following requirements that the proposal does not meet:

- Section 200-45.A – minimum lot area for Lot 2
- Section 200-45.B – minimum lot width for Lots 1 & 2
- Section 200-45.C.(2) – side yard setbacks for Lot 1

Use Regulations

1. Lot 2 is proposed to be conveyed to the adjoining land of the Commonwealth that is being used as a public park, the Marsh Creek State Park. The proposed public use for Lot 2 located within LI Zoning District is permitted when approved as a Conditional Use by the Board of Supervisors pursuant to § 200-44.I(10) of the Zoning Ordinance. We recommend that the Township consult the Township solicitor

regarding this subject matter in addition to requesting the applicant to provide detailed description on intended use of Lot 2.

RESPONSE: The Township and it's solicitor are fully aware of the transaction and the goals of same. The trail project and the sale of the resulting bifurcated lot to NLT and incorporation of such land into the state park has been planned and known to the Township for over 2 years. The plan to demolish the water tower, house and related improvements that are located on the 2.7 acre lot have long been an essential element of that project. Upon information and belief, NLT and the Commonwealth of Pennsylvania will not accept such land without the ability to remove the improvements. Any effort to save the house will put the trail project, and the NLT acquisition and park annexation of the 2.7 acres at grave risk.

With respect to the use of the Lot 2, it will be open parkland recreational use as part of the State Park, consistent with the existing State Park.

2. The future land use map in the Comprehensive Plan (2014) designates the Shryock property as Rural/Site Responsive land use, which envisions that permitted density and design criteria for residential development of remaining open/undeveloped lands will be "site responsive". This approach considers the creative use of flexible design, such as clustered development, to achieve meaningful conservation of open space. Proposed use as an open space for Lot 2 overachieves that conservation goal. Additionally, the subject property is a part of land area identified as Priority Parcel ("Priority Parcel C of 33 acres") for preservation on the Priority Areas for Preservation Map (5-1). That land area is also a part of the Brandywine Greenway and has also been identified as a destination on the Community Trail Master Plan Map (6-1), as it is served by regional Brandywine and Struble Trail systems and designated local and regional bike routes. Furthermore, subdivision plans note the existing trail easement that runs from northern to southern boundary of the Shryock property is already dividing the land area into two, which makes it unfeasible for Lot 2 to be used as a part of the existing paper mill operations. Based on preliminary assessment above, we are highly supportive of proposed lot lines change and merging of Lot 2 with adjoining lands of the Commonwealth for open space conservation and public use.

Proposed setbacks for Lot 1

3. The proposed change in lot line will result in an increase of nonconformities for the paper mill building remaining on Lot 1. The reduction of the existing side setback might create hardship for the property owner in the future in case of building expansion or any other improvements. We strongly recommend the Township to request the applicant to consider other options to allow for a greater than proposed side yard setback with a new lot line.

Environmental Impact

4. The proposed subdivision of land will result in Lot 2 improved with historic millers house, water tower, retaining wall and a garage to become a nonconforming use within Limited Industrial Zoning District. In addition, several historic structures are proposed to be demolished as a part of the subdivision and land development process. The applicant has requested a waiver from SLDO § 162-9.D that provides standards for environmental impact analysis to be completed by the applicant to address the impacts of proposed subdivision on natural and historic resources. We strongly encourage the Township to request

the applicant to comply with those provisions as it will provide a more comprehensive picture of future use of the land.

RESPONSE: See response to number 1, above. The structures need to be removed to effectuate the conservation and annexation plan. The future use has been determined as part of the existing state park. NLT, Shryock, and the County are willing to work toward a project that will allow for the installation of a plaque along the trail that will recognize and identify the former operating mill and the prior residence (which itself is of little or no historic value). The Planning Commission recommended this result with support of the installation of a plaque along the public trail to recognize and identify the former operating mill and the prior residence.

Historic Resources

5. As previously noted, two historic structures as defined by the Township, millers house and a mill, are currently located on the Shryock property. The dwelling was classified as a Class II historic resource with potential to be eligible as a Class I resource when clustered with the historic farmhouse, barn, and springhouse located at 751 Dorlan Mill Road. Class I resources possess significant architectural quality, are representative of a specific mode or style of architecture, are structurally intact, are greater than 50 years of age, and/or are historically significant. At the time of publication, the greatest threat to the millers house was identified as neglect, and the current condition of the dwelling clearly demonstrates that neglect has occurred since the resource was inventoried in 2001. The roof of the dwelling is now compromised, and the structure has not been inhabited for 20 years or more.

SLDO § 162-9.H.(5).(a).[2] states that a Historic Resources Impact Statement is required when subdivision or land development plans propose demolition of an historic resource or other features located within 250 feet of an historic resource as identified in the Historic Resources Inventory (Wise Preservation Planning, 2001). We recommend that the Township require the applicant to submit a Historic Resources Impact Statement, and that the Historical Commission provide recommendations regarding the preservation or demolition of the historic millers house.

RESPONSE: See other responses herein. This recommendation is made with no consideration of the work and efforts made by the County, NLT, and Shryock over the last two plus years to add the bifurcated land to that State Park and facilitate the installation of the trail. Acceptance of this recommendation of the part of the Township will result in the scuttling of the various transactions and resolutions and will likely result in litigation. It is strongly requested that the recommendation not be accepted. The Planning Commission recommended rejection of this recommendation and approval of the subdivision as submitted, together with the changes contemplated hereby.

6. The 2014 Comprehensive Plan includes a list of revised actions from the 2009 Open Space, Recreation and Environmental Resources Plan (OSRER) aimed to protect historic resources within the Township (p.92). The following actions emphasize the need and next steps for future historic preservation:

- HR 4. Conduct negotiations with owners and purchasers of Class I and Class II historic resources to preserve historic structures and their surrounding landscapes. Assure that sufficient landscape is retained to preserve the context of the historic structure.

- HR 5. Consider the purchase of cultural and historic resources and/or properties where protection and preservation of the property is a recognized public benefit.
- HR 7. Negotiate with the owners of the Class I and Class II historic resources to preserve original historic structures and building facades. Where such structures are part of a development plan, utilize the SLDO to require a Historic Resource Impact Study, and utilize the Conditional Use process to place restrictive covenants on building façades and historic structures.
- HR 10. Consider developing new locally-designated historic districts, including Font, Eagle, Byers Station, and possibly Dorlan Mill.

We strongly encourage the Township to work with the applicant to explore options to preserve historic millers house.

RESPONSE: No development is proposed. Therefore, the suggested opportunities to negotiate with the landowner (legal or equitable) do not exist. The Planning Commission recommended that the subdivision be approved in order to facilitate the conveyance of the 2.7 acre parcel as contemplated.

7. Use regulations within the LI Zoning District provide provisions for adaptive reuse of historic resources, which will be applicable to historic millers house if the applicant chooses to preserve it. Specifically, § 200-44.M, when authorized as a conditional use by the Board of Supervisors, allows for additional uses, including but not limited to bakeries, retail sales, restaurants, public use, when established on a property designated as a Class I or Class II Historic Resource, where historical buildings shall be adaptively re-used, and where an economic development license has been issued for the purpose of local economic development. Additionally, § 200-44.N allows for adaptive reuse for historic preservation where indicated as use by right within LI Zoning District, which includes manufacture of light industrial products from already prepared materials, manufacture of professional, scientific, or electronic instruments; jewelry; watches, small appliances, and similar products, and others. Considering the location of the historic millers house in relation to existing trails and bike networks, community will highly benefit from reusing the historic building for uses that support and encourage recreation in the area and provide additional features at the designated destination site.

We strongly encourage the Township to work with the applicant on potentially repurposing the historic millers house for public use prior to approval of lot line changes and proposed demolition of structure.

RESPONSE: Subject to the response to number 6 above, there is no opportunity for adaptive reuse as the lot with the stated improvements removed is a prerequisite to inclusion in the park.

Conservation

8. Applicant has requested a waiver from SLDO §162-9.E that provides standards for displaying all significant natural features to evaluate the impact of proposed improvements on those. Subdivision plans note the proposed demolition of structures described above, which might result in some impacts to natural features, specifically all trees or portions of tree masses proposed to be cleared as part of the proposed subdivision, all proposed alterations of the natural grade and compliance with all applicable erosion and sedimentation control standards. We strongly encourage the Township to request the

applicant to provide conservation plan elements, including but not limited to limit of disturbance, as proposed by the applicant.

RESPONSE: No meaningful impact on natural features is expected. The Planning Commission recommended granting of the requested waiver.

Recreation

9. Supplemental Regulations of Zoning Ordinance §200-68, Recreational land use, includes standards for recreational land use that will be applicable to reconfigured Lot 2. We recommend the applicant to demonstrate that those provisions are being met.

10. Applicant has requested a waiver from SLDO §162-9.H.(3) requiring impact statements pertaining to recreation. We agree that some of those requirements are not applicable to the project; however, we strongly encourage the Township to request the applicant to provide more details on facilities (if any) that will be proposed in the future and the accessibility of Township residents to subject tract.

RESPONSE: The requested waivers are necessary to facilitate the park annexation and trial project. The Planning Commission recommended approval of same.

Trails

11. The subdivision plans indicate an existing 20' wide trail easement along the proposed lot line extending from Dorlan Mill Road to the northern property boundary, but the plans do not show any connections to nearby trails. The subdivision plans do not note if said easement will be extinguished. We strongly suggest that the Township requests the applicant to include more information regarding the future of that easement and any potential connections to the existing trail network, specifically Brandywine Trail and Marsh Creek State Park Trail networks and/or Struble Trail.

RESPONSE: Any such consideration will be subject to review and approval by NLT and could be considered in the future, but not prior to the sale and transfer of the 2.7 acre bifurcated lot.

Zoning Districts

12. The existing parcel owned by the Commonwealth (UPI. 32-6-49.1) is located in two (2) zoning districts with eastern portion in R1 Residential and its western portion in LI Zoning District. We strongly encourage the Township to revise zoning districts' boundaries to follow parcel lines to avoid split zoned parcels for ease of zoning administration and enforcement.

In summary, we are in support of this application, and if requested, would be happy to meet with the applicant on site to discuss the items noted in this review letter.

**VII. TOWNSHIP SEWER CONSULTANT
ARRO CONSULTING**

No comments.

Based on these responses, we would request approval of the lot line change plan

Very truly yours,



Brian L. Nagle

/cg

cc: Kevin M. McKenna, Esquire [via Electronic Mail Only: kmckenna@mckennalawllc.com]
Jack Stefferud, NLT [via Electronic Mail Only: jstefferud@natlands.org]
Shryock Brothers, Inc. [via Electronic Mail Only]



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: Board of Supervisors

FROM: Jill Bukata
Township Treasurer

RE: Transfer from General Fund to Capital Fund

DATE: June 20, 2022

The 2022 Budget includes a transfer from the General Fund to the Capital Fund in the amount of \$1,500,000. As of May 31, 2022 the Capital Fund has a cash balance of approximately \$61,000.

I am respectfully requesting the Board to authorize transferring \$750,000 from the General Fund to the Capital Fund at this time to pay for planned expenditures during the next few months.



MEMORANDUM

To: Tony Scheivert, Township Manager

From: Steve Poley, Public Works Foreman

Date: June 14, 2022

Re: Award – 2022 Milling and Paving Contract

On June 14, 2022 the bids were opened for the 2022 Milling and Paving Contract. There were three bidders for this contract. All of these contractors sent representatives to the bid opening. Kristin Roth and I conducted the opening of bids and read them aloud to those attendees. Attached are the results for your review.

The low bidder was DiRocco Bros., Inc. at \$5.81 to \$10.50/square yard for milling and \$96.30 to \$103.67/ton in place for the asphalt overlay.

Therefore, it is my recommendation that **DiRocco Bros., Inc.** should be awarded the 2022 Milling and Paving Contract at \$5.81 to \$10.50/square yard for milling and \$96.30 to \$103.67/ton in place for the asphalt overlay. This would be a total cost of +/- **\$286,346.24** depending upon actual asphalt tonnage used. This is well under budget.



2022 Road Milling and Paving Bid Results
Opening Tuesday, June 14, 2022 at 1:00 p.m.

	Vendor # 1: Road-Con, Inc. Bond Yes	Vendor # 2: Glasgow, Inc. Bond Yes	Vendor # 3: DiRocco Bros, Inc. Bond Yes
Milling, per square yard	\$10.75	\$54,642.25	\$6.85
Paving, per ton	\$130.00	\$325,650.00	\$107.00
GRAND TOTAL	\$380,292.25	\$302,853.55	\$286,346.24

Vendor # 4: Bond Yes /No	Vendor # 5: Bond Yes /No	Vendor # 6: Bond Yes /No
------------------------------------	------------------------------------	------------------------------------

Milling, per square yard

Paving, per ton

GRAND TOTAL



UPPER UWCHLAN TOWNSHIP

TO: Board of Supervisors
Tony Scheivert, Township Manager
Shanna Lodge, Assistant Township Manager

FROM: Gwen Jonik, Township Secretary

RE: Resolution – Submit Townshipwide Act 537 Plan to PaDEP

DATE: June 17, 2022

The Board is respectfully requested to **adopt the attached Resolution** authorizing the submission of the Townshipwide Act 537 Plan to the PA DEP for their review.

The Municipal Authority approved the Draft Act 537 Plan in November 2021. The 30-day public comment period was advertised in the December 13, 2021 *Daily Local News*.

Comments were received via email and at Authority meetings throughout this year. The Act 537 Plan has been revised to address those comments, namely to remove the Bordeaux Estates subdivision from the Plan, and has been prepared for submission to the DEP.



UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

RESOLUTION # _____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA ("the Township")

Resolution for Plan Revision

WHEREAS, Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537 known as the "Pennsylvania Sewage Facilities Act", as Amended, and the Rules and Regulations of the Pennsylvania Department of Environmental Protection (PADEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the Township to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters and/or environmental health hazards with sewage wastes, and to revise said Plan whenever it is necessary to meet the sewage disposal needs of the Township.

NOW, THEREFORE, BE IT RESOLVED, that the Township hereby adopts and submits to the Pennsylvania Department of Environmental Protection for its approval, as a revision to the "Official Plan" of the Township, this Act 537 Plan (Plan), dated June 2022.

The Township hereby approves and adopts this Plan which provides the basis to implement the following alternatives:

- Retirement of the Meadow Creek Community Treatment Facility and connection of the existing collection system to the Greenridge Collection and Conveyance system with treatment at an upgraded Greenridge Wastewater Treatment Plant.
- Retirement of the Saybrooke Wastewater Treatment Facility and connection of the existing collection system to the Reserve at Eagle Pump Station #2. The wastewater would receive ultimate treatment at the Route 100 Wastewater Treatment Plant.
- Extension of the Byers Road sewer main to serve the smaller parcels near Byers Road's intersection with Senn Drive. Then sanitary sewer service would be extended south along Senn Drive toward Township Line Road. Wastewater would be conveyed to the Route 100 Wastewater Treatment Plant.
- Extension of public sanitary sewer service to the Highview Subdivision. Wastewater would be conveyed from this area to the Little Conestoga Pump Station and then conveyed to the Route 100 Wastewater Treatment Plant for treatment and disposal. The Highview Subdivision includes the Highview, Waterview, and Edgefield neighborhoods.
- Retirement of the Eaglepointe Wastewater Treatment Plant stream discharge. Wastewater would be redirected to the central collection and conveyance system for ultimate treatment at the Route 100 Wastewater Treatment Plant.
- The Township's Septage Management Ordinance began implementation in 2022. This will apply to all properties that will continue to utilize on-lot disposal.

Key implementation activities include planning approval, engineering design, project funding, project bidding, and project construction. These activities shall be implemented in accordance with the implementation schedule detailed in the Executive Summary of the Special Study.

The Township finds that this Act 537 Planning Special Study, described above, conforms to applicable zoning, subdivision, other municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS

Sandra M. D'Amico, Chair

Jennifer F. Baxter, Vice Chair

Attest:

Gwen A. Jonik, Township Secretary

Andrew P. Durkin, Member

(TOWNSHIP SEAL)

**UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE OF UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 200 OF THE UPPER UWCHLAN TOWNSHIP CODE, AS AMENDED, ENTITLED "ZONING", BY AMENDING THE UPPER UWCHLAN TOWNSHIP ZONING MAP WHICH IS ADOPTED IN SECTION 200-9 TO ELIMINATE THE F-1 AND F-2 FLEXIBLE DEVELOPMENT OVERLAY DISTRICTS; SECTION 200-69.B TO DELETE THE REFERENCE TO FLEXIBLE OPEN SPACE DEVELOPMENT OPTION; TO DELETE SECTION 200-72 TITLED "FLEXIBLE/OPEN SPACE DEVELOPMENT OPTION" AND TO ADOPT A NEW SECTION 200-72 TITLED, "SUBDIVISIONS APPROVED USING THE FLEXIBLE/OPEN SPACE DEVELOPMENT OPTION."

NOW THEREFORE BE IT ENACTED AND ORDAINED by the Board of Supervisors of Upper Uwchlan Township, Chester County, Pennsylvania, that Chapter 200 of the Upper Uwchlan Zoning Code, entitled, "Zoning", as amended, shall be amended as follows:

SECTION 1. The Zoning Map of Upper Uwchlan Township which is adopted in Section 200-9 shall be amended by removing the F-1 and F-2 Flexible Development Overlay Districts. The revised Zoning Map is attached hereto as Exhibit "A".

SECTION 2. Section 200-69.B shall be amended as follows:

"B. Applicability. The criteria set forth in this section shall apply to any common open space and/or any restricted open space required under applicable provisions of this chapter (i.e., multifamily development, mobile home park development, and planned residential development.) For the purposes of this chapter, common open space shall be considered a subset of restricted open space, as defined in § 200-7."

SECTION 3. Section 200-72 titled "Flexible/open space development option" shall be deleted.

SECTION 4. A new Section 200-72 shall be adopted and provide as follows:

“§ 200-72. Subdivisions Approved Using the Flexible/Open Space Development Option. Subdivisions approved prior to the date of enactment of this amendment using the flexible/open space development option (previously found in repealed §200-72) may be completed in accordance with the final approved subdivision and land development plan, subject to the provisions in the Pennsylvania Municipalities Planning Code. After issuance of the first occupancy permit for an individual lot in a subdivision designed and

approved as a flexible/open space development, future development of an individual lot shall comply with repealed Zoning Ordinance §200-72.D or the requirements of the approved final plan, whichever are more restrictive. Except as expressly set forth in this Section, future development of said individual lots shall comply with all applicable ordinances, statutes, and regulations of the Township and other governmental entities in effect at the time of future development.”

SECTION 5. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 6. Repealer. All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 7. Effective Date. This Ordinance shall become effective in five days from the date of adoption.

ENACTED AND ORDAINED this _____ day of _____, 2022.

ATTEST:

**UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS**

Gwen A. Jonik, Secretary

Sandra M. D'Amico, Chair

Jennifer F. Baxter, Vice-Chair

Andrew P. Durkin, Member

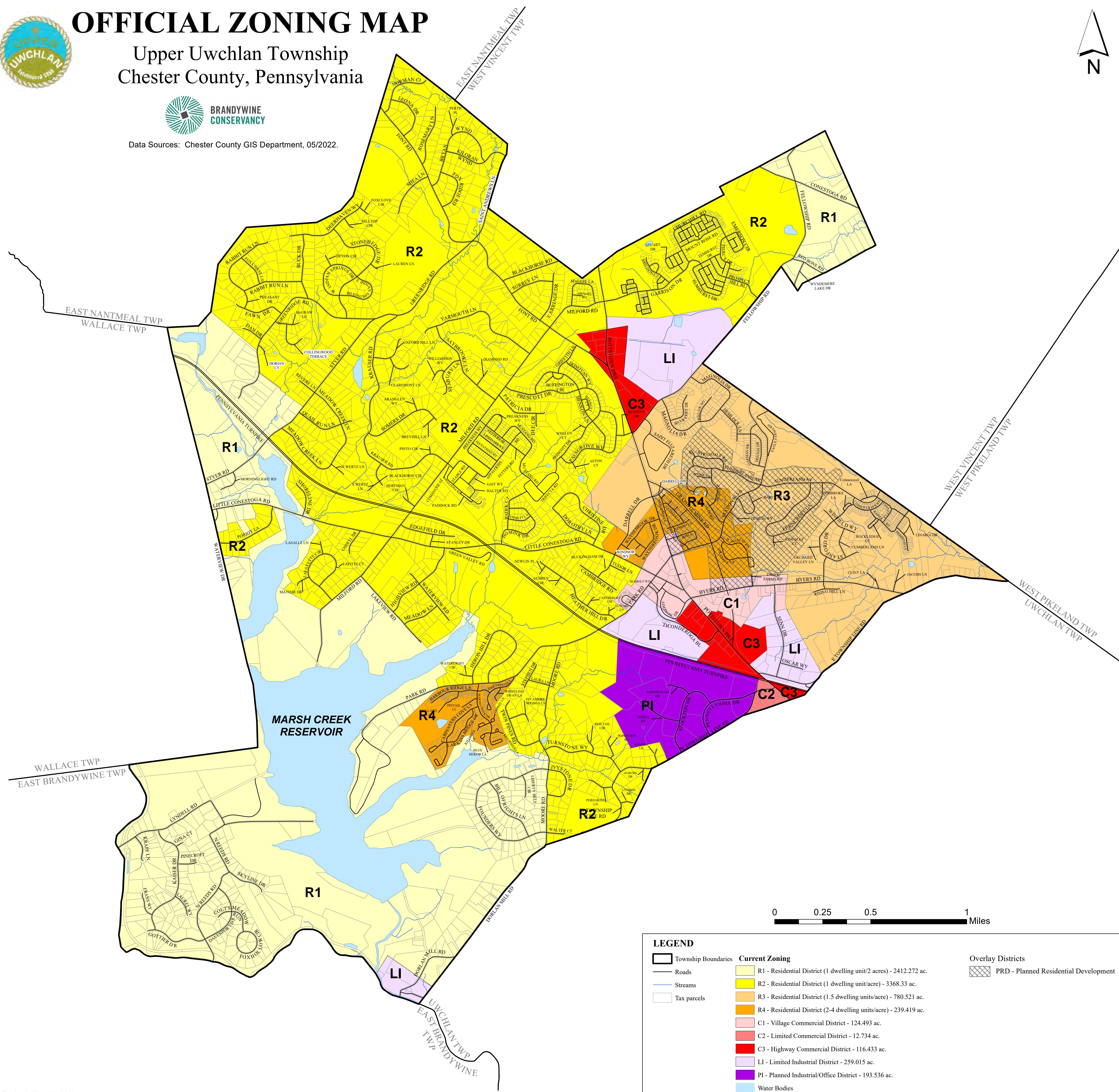


OFFICIAL ZONING MAP

Upper Uwchlan Township Chester County, Pennsylvania



Data Sources: Chester County GIS Department, 05/2022



Revised: May 13, 2022



THE COUNTY OF CHESTER



COMMISSIONERS

Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

May 16, 2022

Gwen A. Jonik, Secretary
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Re: Zoning Ordinance Amendment - Amend the Zoning Map and Eliminate the F-1 and F-2 Flexible Development Overlay Districts
Upper Uwchlan Township - ZA-05-22-17195

Dear Ms. Jonik:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 2, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. The Township proposes to amend the zoning map and ordinance to eliminate the F-1 and F-2 Flexible Development Overlay districts.

LANDSCAPES:

2. The F-1 and F-2 Flexible Development Overlay districts in Upper Uwchlan Township are generally located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. We recommend that the Township consider the comments in this letter to make the amendment more consistent with the objectives of the **Suburban Landscape**.

COMMENTS:

3. The Township's flexible/open space development option is currently permitted in the R-1, R-2, R-3, and R-4 residential zoning districts and in the F-1 and F-2 Flexible Development Overlay districts, and is intended to provide opportunities for flexibility in lot designs, building arrangement, sensitive landscape features, and to meet other Township policies. The elimination of the flexible/open space development option may leave the Township with fewer options to encourage innovative and site-

sensitive development regulations. We suggest that the Township ensure that other options in the Zoning Ordinance will still provide appropriate opportunities for innovative designs and developments that protect important environmental features.

The Township could also consider adjusting the current flexible/open space development option regulations to make them more suited to the remaining Township sites that may be appropriate for this option, such as by reducing the qualifying minimum tract size from the current 10 acres to a smaller size. The Chester County Planning Commission's eTool on Cluster Development can also be consulted, at <https://www.chescoplanning.org/MuniCorner/eTools/26-ClusterDev.cfm>

4. No zoning map was included as part of the submission to the County Planning Commission (identified as "Exhibit A" in the submission). We recommend that, as part of this zoning amendment process, the Township prepare a map graphic depicting the location of the affected area. Prior to taking action on this proposed amendment, the Township should ensure that they have fully met the zoning map amendment procedures described in Section 609 of the Pennsylvania Municipalities Planning Code.
5. Prior to taking action on this amendment, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Pennsylvania Municipalities Planning Code.

RECOMMENDATION: Upper Uwchlan Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment.

We request an official copy of the decision made by the Upper Uwchlan Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS

Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

June 6, 2022

Gwen A. Jonik, Secretary
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Re: Zoning Ordinance Amendment - Amend the Zoning Map and Eliminate the F-1 and F-2 Flexible Development Overlay Districts
Upper Uwchlan Township - ZA-05-22-17223

Dear Ms. Jonik:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 27, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. The Township proposes to amend the zoning map and ordinance to eliminate the F-1 and F-2 Flexible Development Overlay districts, and add a new Section 200-72 to address the area and bulk regulations for subdivisions that have been approved using the Flexible Development Overlay regulations. A revised zoning map was included as part of the submission to the County Planning Commission (identified as "Exhibit A" in the submission).

BACKGROUND:

2. The Chester County Planning Commission previously reviewed an amendment eliminate the F-1 and F-2 Flexible Development Overlay districts, and our comments were forwarded to the Township in a letter dated May 16, 2022 (refer to CCPC ZA-05-22-17195).

COMMENTS:

3. In our previous review of this amendment, we suggested that the Township ensure that other options in the Zoning Ordinance will still provide appropriate opportunities for innovative designs and developments that protect important environmental features.

4. The Township could also consider adjusting the current flexible/open space development option regulations, such as a reduction in minimum tract size, to make them more suited to the remaining Township sites that may be appropriate for this option. The Chester County Planning Commission's eTool on Cluster Development can also be consulted for other regulation considerations, at <https://www.chescoplanning.org/MuniCorner/eTools/26-ClusterDev.cfm>

Page: 2

Re: Zoning Ordinance Amendment - Amend the Zoning Map and Eliminate the F-1 and F-2 Flexible Development Overlay Districts
Upper Uwchlan Township - ZA-05-22-17223

5. The new Section 200-72 to the amendment appears to be necessary to permit developments that were approved under the F-1 and F-2 Flexible Development Overlay district regulations to proceed under the regulations that applied at the time of approval.

RECOMMENDATION: Upper Uwchlan Township should consider the comments in this letter and in our review letter of May 16, 2022 (refer to CCPC ZA-05-22-17195) before acting on the proposed zoning ordinance amendment.

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: BOARD OF SUPERVISORS
Tony Scheivert, Township Manager
Shanna Lodge, Assistant Township Manager

FROM: Gwen Jonik, Township Secretary

RE: Disposition of Township Property – Police Department Equipment

DATE: June 17, 2022

The sale of a police vehicle and related interior equipment, via Municibid, was authorized and published in the *Daily Local News* June 9, 2022. The auctions will close Monday, June 20, 2022, at 11:00 a.m. and 11:15 a.m.

An updated memo will be provided to you Monday with the closing bid information for your approval at your June 20 meeting.

Items posted for sale:

2017 Ford Interceptor SUV
106,426 miles
In fair condition; runs but needs a water pump
To date, there have been 41 bids; current bid \$5,100

Equipment – push bar, separation prisoner partition, rear window bars
To date, there has been 1 bid; current bid \$25