BOARD OF SUPERVISORS
TREDYFFRIN TOWNSHIP

PUBLIC MEETING AGENDA
October 19, 2026
Conditional Use Hearing 5:30 PM
Board of Supervisors Public Meeting 7:00 PM

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER CONDITIONAL USE HEARING

ENCLOSURE

A Public Hearing to consider the conditional use application of Chabad Lubavitch for the properties at 946 and 916 N. Valley Forge Road to consolidate the two parcels.

3. ADJOURN CONDITIONAL USE HEARING

4. CALL TO ORDER PUBLIC HEARING

ENCLOSURE

A Public Hearing to consider and possibly adopt Ordinance HR-498 amending Chapter 195, Vehicles and Traffic, of the Code of Tredyffrin Township, to amend the schedules listing streets relating to established speed limits, stop intersections, parking prohibited at all times zones, and permit parking zones.

Before adjourning public hearing – Motion to adopt Ordinance HR-498 amending Chapter 195, Vehicles and Traffic, of the Code of Tredyffrin Township, to amend the schedules listing streets relating to established speed limits, stop intersections, parking prohibited at all times zones, and permit parking zones.

5. ADJOURN PUBLIC HEARING AND CALL TO ORDER PUBLIC MEETING

6. ANNOUNCEMENTS

A. The first Board of Supervisors meeting in November will be held on ***Wednesday***, November 4, because of the use of Keene Hall as a polling location for the elections.

B. The Supervisors would like to thank everyone who helped make the Township's annual Community Day on October 3 a great success, especially Public Works, Colleen Cappello, and the Police Department.

C. The Supervisors would like to thank the members of the Arts Commission and the Township staff who put together the second annual art show and for their work on the opening reception on October 9.

D. The Pension Trustees meeting scheduled for November 18 has been rescheduled to December 9.

E. Township officials and the Library Board are considering options to renovate or rebuild the Township library facilities to update building systems, expand meeting and community spaces, and improve accessibility and we will need your input. A survey will be conducted in the coming weeks in cooperation with The Center for Opinion Research at Franklin & Marshall College. The purpose of the upcoming survey will help us to better understand our residents' opinions and needs related to potential library facilities and patron service changes to the Tredyffrin Library in Strafford and the Paoli Library. Your answers to this upcoming survey will be critical to inform the Township's path forward regarding the consideration of options for renovating or moving the libraries. The survey will be available to all Township residents in late November so watch the website, social media & next month's e-newsletter for a link to the survey.

7. APPROVAL OF MINUTES

ENCLOSURE A. Motion to approve minutes from October 5, 2026, Public Meeting

8. TOWNSHIP BUSINESS

A. Supervisor Liaison Reports

B. 2027 Preliminary Budget Presentation

C. Motion to authorize staff to advertise a public hearing on November 16, 2026, to consider and possibly adopt the 2027 preliminary budget

D. Home Rule Charter Referendum Summary

Link to more information…

ENCLOSURE E. Motion to accept the proposal from Remington & Vernick for Sewer Engineering Services

F. Motion authorizing the Solicitor to take legal action to enforce the prior conditions of subdivision approval for 602 Old Eagle School Road Land Development

ENCLOSURE G. Motion to approve the Settlement Agreement between Patrick & Nicole Riley and the Township for 595 Westwind Drive stormwater appeal

ENCLOSURE H. Motion to authorize advertisement of an ordinance for an agreement of sale between the Township and Chris & Beth Burns to authorize the acquisition of an approximately 6.86 acre parcel located at 1289 Yellow Springs Road, Tredyffrin Township

9. NEW MATTERS

A. Board Members

B. Citizens

10. NEXT MEETING – *Wednesday*, November 4, 2026

11. ADJOURNMENT

For Township Use

App #:_____

TREDYFFRIN TOWNSHIP
Conditional Use Application

SUBMISSION REQUIREMENTS

- **12 complete sets** of application form, narrative and site plan
- **Payment of fee** (See Schedule of Fees for amount).

Application deadline is **2 weeks prior to the regular meeting of the Planning Commission (usually the 3rd Thursday of the month).** Applicants will receive a notice confirming that their plans are on the upcoming agenda.

APPLICANT/PROPERTY INFORMATION

Name and address of applicant:
Chabad Lubavitch of Chester County & Western Main Line
946 N Valley Forge Road
Devon, PA 19333
Attn: Rabbi Yossi Kaplan

Phone: **610-971-9977**
Fax: _____
E-mail: **rabbiykaplan@gmail.com**

Will the applicant be the point of contact for Township correspondence about this plan? ☒ Yes ☐ No

If no, provide name and address for the point of contact.

Mark L. Freed, Esq.
Curtin & Heefner LLP
2005 S. Easton Rd., Doylestown PA 18901

Phone: **267-898-0570**
Fax: _____
E-mail: **MLF@curtinheefner.com**

Applicant's interest in the property in question (*e.g. owner, agent, lessee, etc.*):

Owner

Name of property owner (*if different from above*):

Address of property involved in the application (*if different from above*):

Property's Tax Parcel #: **43-5-87 (IO) and 43-5-88 (R-1)**

Zoning Classification:

SITE PLAN and NARRATIVE (12 copies)

1. Submit a site plan showing the layout and dimensions of the lot, location of buildings and parking, etc.
2. On separate paper, describe the following:
   a. the present use of the property, including existing improvements on it.
   b. the proposed use and any proposed improvements or additions to the property.
   c. the suitability of the property for the proposed use.
   d. zoning bonuses requested and proposed reciprocal action
   e. how the proposed changes will impact traffic or parking in the surrounding area.

CERTIFICATION: I certify that all of the information presented in this application and all attachments is true and correct.

Rabbi Yossi Kaplan

Name (printed)

Yossi Kaplan

Signature

Date

CONDITIONAL USE APPLICATION
Chabad Lubavitch of Chester County & Western Main Line
Narrative

a. The present use of the property, including existing improvements on it

946 N Valley Forge Road (TPN 43-5-87) has one structure that is currently used as a synagogue for services, gatherings, and a small weekly religious school. The property has a parking lot. 916 N Valley Forge Road (TPN 43-5-88) has one structure that is used as parsonage for the Rabbi, his family, and guests.

b. The proposed use and any proposed improvements or additions to the property

The proposed use of the site will not change. The area that is now 946 N Valley Forge Road (TPN 43-5-87) will remain a synagogue for services, gatherings, and a small weekly religious school, with a parking lot. The property that is now 916 N Valley Forge Road (TPN 43-5-88) will be parsonage for the Rabbi, his family and guests.

c. The suitability of the property for the proposed use

The proposed use of the property is suitable and consistent with the current use of the site and the area uses. As noted above, the proposed use of the site will not change. The area that is now 946 N Valley Forge Road (TPN 43-5-87) will remain a synagogue and the property that is now 916 N Valley Forge Road (TPN 43-5-88) will be remain parsonage. The proposed use is the same as the uses of the Islamic Center adjacent to the properties and the Baptist Church across the street from the properties.

d. Zoning bonuses requested and proposed reciprocal action

None

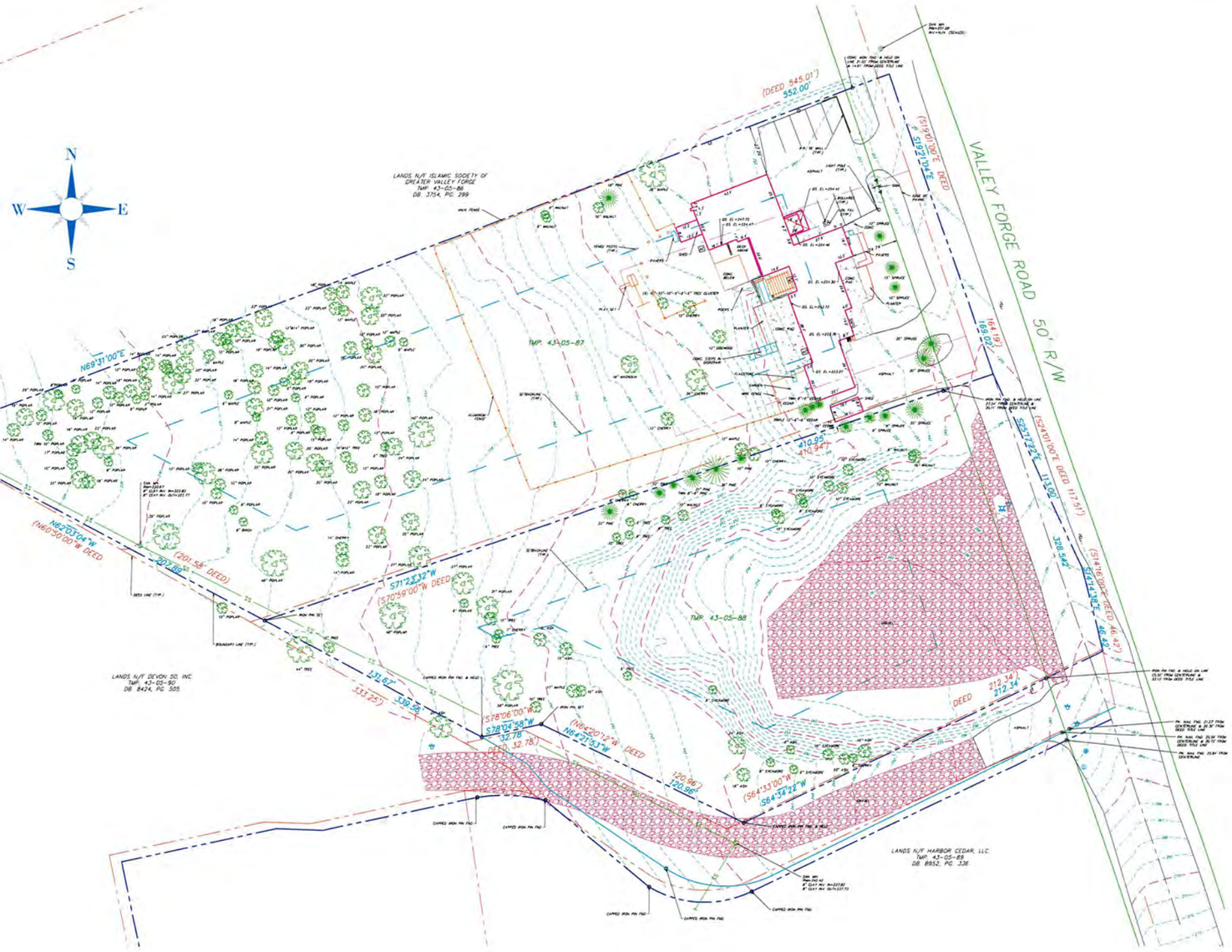
e. How the proposed changes will impact traffic or parking in the surrounding area

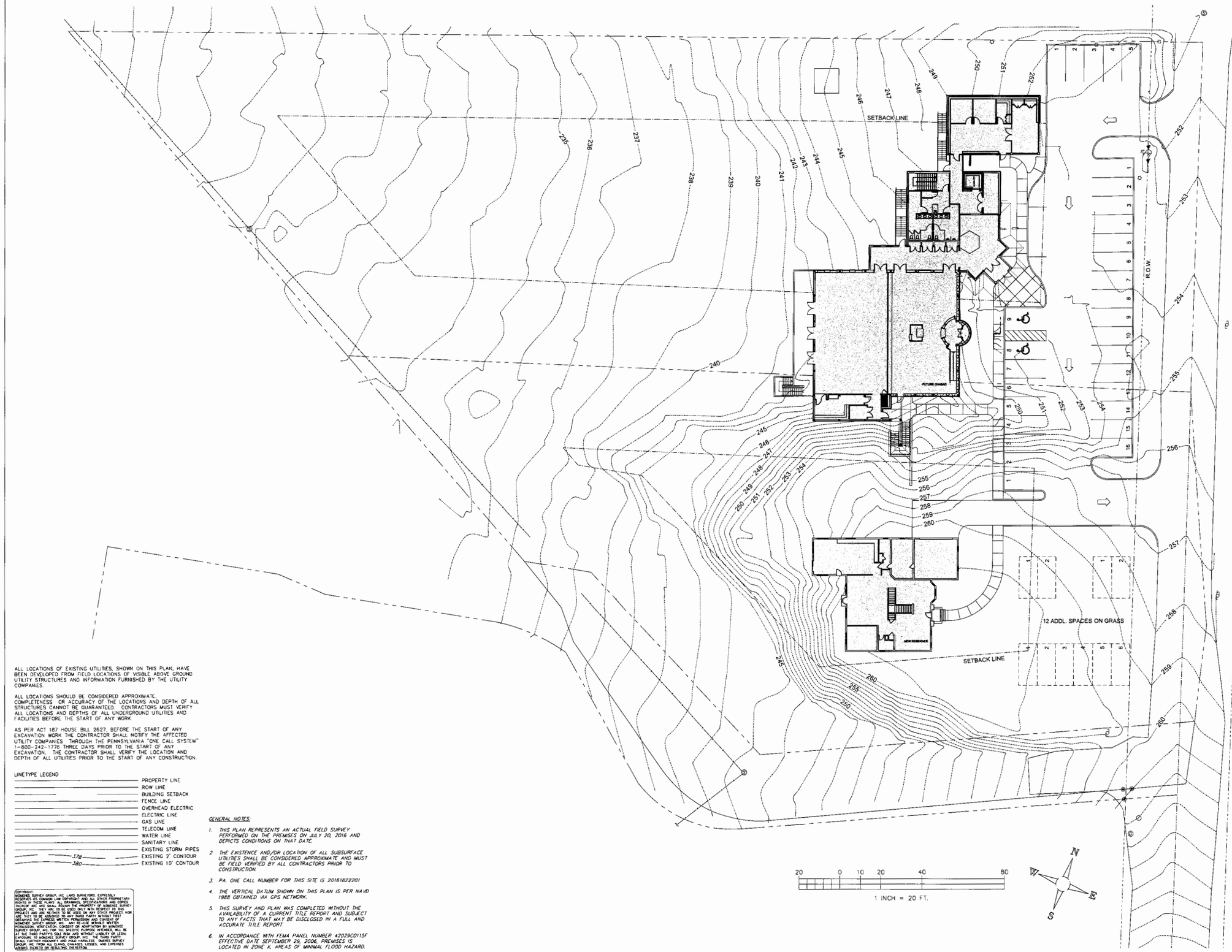
The proposed consolidation of the lots will not increase either traffic or parking, as the proposed use of the site will not change. The future minimal expansion of the parking lot will alleviate any potential parking issues associated with the future renovation/improvement of the synagogue. Any traffic impacts associated with the future renovation/improvement of the synagogue will be addressed during land development for the renovation/improvement.

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES SHOWN IS NOT GUARANTEED. CONTRACTORS MUST VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION, WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.


N
W
E
S
LANDS N/F ISLAMIC SOCIETY OF GREATER VALLEY FORGE
TMP: 43-05-86
DB: 3754, PG: 299
TMP: 43-05-87
TMP: 43-05-88
LANDS N/F DEVON 50, INC.
TMP: 43-05-90
DB: 8424, PG: 505
LANDS N/F HARBOR CEDAR, LLC
TMP: 43-05-88
DB: 8952, PG: 336
VALLEY FORGE ROAD 50' R/W
(DEED S45°01'E 552.00')
S45°01'00"E 552.00'
(DEED)
N69°31'00"E
N82°03'04"W
(N80°50'00"W DEED)
207.86'
(201.56' DEED)
S71°25'32"W
(S70°59'00"W DEED)
171.87'
(333.25')
336.36'
S78°06'00"W 32.22'
S78°24'58"W 32.78'
(32.78' DEED)
(N64°40'12"W DEED)
N64°25'54"W
120.96'
(120.96' DEED)
(S64°33'00"W
S64°34'22"W
410.95'
(410.94')
S22°47'24"E 113.92'
(S24°01'00"E DEED 117.61')
328.54'
(328.54' DEED)
S64°43'36"E 46.92'
(S64°43'36"E DEED 46.92')
212.34'
212.34'
(DEED)
165.19'
(165.19' DEED)
S31°06'00"E 330.06'
(S31°06'00"E DEED)
CONC. MON. FND. & HELD ON LINE 21.02' FROM CENTERLINE & 1.43' FROM DEED TITLE LINE
IRON PIN FND. & HELD ON LINE 21.04' FROM CENTERLINE & 0.13' FROM DEED TITLE LINE
IRON PIN FND. & HELD ON LINE 21.02' FROM CENTERLINE & 0.13' FROM DEED TITLE LINE
IRON PIN FND. 21.27' FROM CENTERLINE & 29.70' FROM DEED TITLE LINE
IRON PIN FND. 21.06' FROM CENTERLINE & 29.70' FROM DEED TITLE LINE
IRON PIN FND. 21.84' FROM CENTERLINE
IRON PIN FND. & HELD ON LINE 21.02' FROM CENTERLINE & 0.13' FROM DEED TITLE LINE
IRON PIN SET
CAPPED IRON PIN FND.
CAPPED IRON PIN FND & HELD
CONC. MON. FND. & HELD ON LINE 21.02' FROM CENTERLINE & 1.43' FROM DEED TITLE LINE
CONC. MON. FND. & HELD ON LINE 21.04' FROM CENTERLINE & 0.13' FROM DEED TITLE LINE
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IRON PIN FND. & HELD ON LINE 21.04' FROM CENTERLINE & 0.13' FROM DEED TITLE LINE
IRON PIN FND. & HELD ON LINE 21.02' FROM CENTERLINE & 0.13' FROM DEED TITLE LINE
IRON PIN



LOCATION MAP
SCALE: 1" = SCALE

LOT DATA 43-05-087:

LOT AREA = 77,656 S.F. OR 1.782 ACRES (GROSS)
MINUS R.O.W. (4,215 S.F.) = 50,476 S.F. OR 1.686 ACRES (NET)

LOT DATA 43-05-088:

LOT AREA = 55,608 S.F. OR 1.276 ACRES (GROSS)
MINUS R.O.W. (5,132 S.F.) = 50,476 S.F. OR 1.158 ACRES (NET)

ZONING DISTRICT R-1 (NON DWELLING USE)
PROVISION (208-19)

LOT AREA	80,000 S.F. MIN.
LOT WIDTH AT BUILDING LINE	200 FEET MIN.
BLDG. AREA	10% MAX.
FRONT YARD	50 FEET MIN.
SIDE YARD	40 FEET MIN.
REAR YARD	50 FEET MIN.
HEIGHT	35 FEET MAX.
IMPERVIOUS SURFACE	15% MAX.

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF TREDYFFRIN TOWNSHIP, LATEST EDITION. (PROVISION 208-102

EXISTING IMPERVIOUS COVERAGE
PARCEL 43-05-087

BLDGS.	4,168 S.F.
ASPHALT	4,616 S.F.
CONC.	1,670 S.F.
PAVERS	153 S.F.
WALLS	41 S.F.
FLAGSTONE	48 S.F.
TOTAL IMPERVIOUS COVERAGE	10,695 S.F.
% IMPERVIOUS COVERAGE	14.56% OF NET LOT AREA

EXISTING IMPERVIOUS COVERAGE
PARCEL 43-05-088

GRAVEL	11,694 S.F.
TOTAL IMPERVIOUS COVERAGE	11,694 S.F.
% IMPERVIOUS COVERAGE	23.17% OF NET LOT AREA

SOURCE OF TITLE:
PARCEL 43-05-087

CHABAD LUBAVITCH OF CHESTER COUNTY
DEED BOOK 5540 PAGE 1711
946 NORTH VALLEY FORGE ROAD
DEVON, PA 19333
T.M.P. 43-05-087
PARCEL I.D. 43-05-00870-00-00

SOURCE OF TITLE:
PARCEL 43-05-088

CHABAD LUBAVITCH OF CHESTER COUNTY AND WESTERN MAIN LINE
DEED BOOK 8976 PAGE 160
NORTH VALLEY FORGE ROAD
DEVON, PA 19333
T.M.P. 43-05-88
PARCEL I.D. 43-05-00880-00-E

PLAN MADE AT THE REQUEST OF:

RABBI YOSSIE KAPLAN

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LINETYPE LEGEND

- PROPERTY LINE
- ROW LINE
- BUILDING SETBACK
- FENCE LINE
- OVERHEAD ELECTRIC
- ELECTRIC LINE
- GAS LINE
- TELECOM LINE
- WATER LINE
- SANITARY LINE
- EXISTING STORM PIPES
- 378 EXISTING 2' CONTOUR
- 380 EXISTING 10' CONTOUR

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MOMENCE SURVEY GROUP, INC. LAND SURVEYORS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THE IDEAS, DESIGNS, AND PLANS, SPECIFICATIONS AND COPIES THEREOF WHICH ARE AND SHALL REMAIN THE PROPERTY OF MOMENCE SURVEY GROUP, INC. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NEITHER TO BE USED ON ANY OTHER PROJECT, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT AND ADAPTATION BY MOMENCE SURVEY GROUP, INC. ANY RE-USE WITHOUT WRITTEN VERIFICATION, VERIFICATION, CONSENT OR ADAPTATION BY MOMENCE SURVEY GROUP, INC. FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT THE THIRD PARTY'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MOMENCE SURVEY GROUP, INC. THE THIRD PARTY AGREES TO HOLD HARMLESS AND INDEMNIFY MOMENCE SURVEY GROUP, INC FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING THERETO OR RESULTING THEREFROM.

GENERAL NOTES:

1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON JULY 20, 2016 AND DEPICTS CONDITIONS ON THAT DATE.
2. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
3. PA. ONE CALL NUMBER FOR THIS SITE IS 20161822201
4. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD 1988 OBTAINED VIA GPS NETWORK.
5. THIS SURVEY AND PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
6. IN ACCORDANCE WITH FEMA PANEL NUMBER 42029C0115F EFFECTIVE DATE SEPTEMBER 29, 2006, PREMISES IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.

NEW RESIDENCE AT
946 NORTH VALLEY FORGE ROAD
DEVON, PA 19333

Site Plan
Scale: 1' = 20' - 0"
Date: 4-4-2018

ChescoViews

IMAGERY

Leaf: On Off Chesco Reporter Visit our website Leave a c

Mar 2025



0 100 ft

Address Owner UPI PIN Street Intersection Bu

TREDYFFRIN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

Ordinance No. HR-498

AN ORDINANCE AMENDING CHAPTER 195, VEHICLES AND TRAFFIC, OF THE CODE OF TREDYFFRIN TOWNSHIP, TO AMEND THE SCHEDULES LISTING STREETS RELATING TO ESTABLISHED SPEED LIMITS, STOP INTERSECTIONS, PARKING PROHIBITED AT ALL TIMES ZONES, AND PERMIT PARKING ZONES.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Tredyffrin Township, Chester County, Commonwealth of Pennsylvania, that Chapter 195, Vehicles and Traffic, of the Code of the Township of Tredyffrin, as amended, shall be amended as follows:

SECTION I. Article IX, Schedules, §195-50, Schedule I: Speed Limits, incorporated by reference in Article I, Traffic Regulations, §195-7, Speed limits, is hereby amended regarding the established speed limits for streets at the following locations:

Name of Street	Speed Limit (mph)	Location
Conestoga Road	25	From Old Lancaster Road to Cassatt Road
Conestoga Road	35	From Cassatt Road through Easttown Township lines to Upper Gulph Road
South Valley Road	25	From Lancaster Avenue to Devon Road

SECTION II. Article IX, Schedules, §195-58, Schedule IX: Stop Intersections, incorporated by reference in Article II, Traffic Regulations, §195-15, Stop intersections, is hereby amended to establish a stop intersection and authorize the installation of stop signs at the following location:

Stop Sign on	Direction of Travel	At Intersection of
Churchill Drive	East and West	Coldstream Drive
South Valley Road	North and South	East Circular Avenue and West Circular Avenue

SECTION III. Article IX, Schedules, §195-63, Schedule XIV: Parking Prohibited at All Times, incorporated by reference in Article III, Parking Regulations, §195-21, Parking prohibited at all times, is hereby amended to prohibit parking and to authorize the installation of "No Parking" signs at the following locations:

Name of Street	Side	Location
Harrison Road	Both	Between Valley Stream Circle and Valley Stream Lane
Jefferson Lane	Both	West of Sullivan Bridge Road in cul-de-sac
Stockton Drive	Both	West of Eagles Ridge Drive in cul-de-sac
Forrest Lane All Hours and Days	North	From Old Eagle School Road to Radnor Township Line

SECTION IV. Article IX, Schedules, §195-66, Schedule XVII: Parking Permit Zones, incorporated by reference in Article III, Parking Regulations, §195-24, Parking permit zones, is hereby amended to prohibit parking in any permit parking zone except as specifically provided for such zone at the following location:

Name of Street	Side	Hours/Days	Location
Keystone Avenue	West	All	In front of number 12, which shall be designated as "Handicapped Parking Only"

SECTION V. Article IX, Schedules, §195-66, Schedule XVII: Parking Permit Zones, incorporated by reference in Article III, Parking Regulations, §195-24, Parking permit zones, is hereby amended to delete the following location at which parking is prohibited:

Name of Street	Side	Hours/Days	Location
West Valley Road	East	All	In front of number 281

SECTION VI. If any 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 parts of this ordinance which shall continue to be fully operative as if the unconstitutional, illegal or invalid part had not been enacted.

SECTION VII. Any and all provisions of any other ordinance which are inconsistent with the provisions of this ordinance are hereby repealed.

SECTION VIII. This ordinance shall be effective thirty-one (31) days from the date of enactment hereof.

DULY ORDAINED AND ENACTED this ____ day of _____, 2026.

BOARD OF SUPERVISORS
TREDYFFRIN TOWNSHIP

_____
David Miller, Chair

_____
Sharon Humble, Vice Chair

_____
KS Bhaskar

[Seal]

_____
Eamon Brazunas

ATTEST:

_____
Julie Gosse

_____
William F. Martin, Township Manager

_____
Carlotta Johnston-Pugh

_____
Hans van Mol

Tredyffrin Township
Public Meeting
Minutes – October 5, 2026

A public meeting of the Board of Supervisors of Tredyffrin Township was held on the above date at the Tredyffrin Township Building and via Zoom. Board members present included Chair David Miller (via Zoom), Vice Chair Sharon Humble, KS Bhaskar, Eamon Brazunas, Julie Gosse, Carlotta Johnston-Pugh, and Hans van Mol. Also, in attendance were Township Manager William Martin; Chief Operating Officer Dean Dortone; Chief Financial Officer Joseph DiRocco; Township Solicitor Patrick McKenna; Police Captain Tyler Moyer; Director of Public Works Darin Fitzgerald; Director of Planning & Zoning Erin McPherson; and Recording Secretary Patricia Hoffman.

The meeting dates for the year were advertised in the 11/20/2025 issue of Daily Local and the 11/27/2025 issue of the Main Line Suburban. The meetings dates for the year were published on the Township website by 12/31/2025 and were printed in the Township's newsletter 1/31/2026. The agenda was posted on the Township website and at the main entrance to the Township Building 10/1/2026. Copies of the agenda were made available for the public in attendance at the meeting.

CALL TO ORDER PUBLIC MEETING
Ms. Humble called to order the public meeting at 7:00 PM.

ANNOUNCEMENTS
- In observance of Columbus Day/Indigenous Peoples Day, Township offices will be closed Monday, October 12.
- There is a Tredyffrin Easttown Fire Commission 2027 Preliminary Budget Workshop scheduled for Wednesday, October 7, at 6 PM in Keene Hall.
- There will be a conditional use hearing at 5:30 PM on Monday, October 19, for Chabad Lubavitch of Chester County & Western Main Line.
- The Arts Commission Fall Art Show Opening Reception will be held Friday, October 9, from 5-7 at the Township Building.

APPROVAL OF MINUTES
Motion made by Mr. Bhaskar, seconded by Mr. van Mol, and passed unanimously to approve minutes of September 21, 2026.

TOWNSHIP BUSINESS
Ms. Humble reported that Board met in Executive Session prior to this meeting to discuss legal matters.

Employee Dress Code Policy
Motion made by Mr. van Mol, seconded by Dr. Gosse, and passed unanimously to approve updates to the Employee Dress Code Policy.

Mr. Bhaskar asked for and received clarification regarding the section on wearing jeans.

Mr. Dortone added that many of the revisions were to incorporate gender-neutral language into the policy.

Ms. Humble shared her support for the policy updates.

Mr. Miller clarified who reviewed the policy updates.

Body Work Camera Contract Renewal
Motion made by Mr. van Mol, seconded by Ms. Johnson-Pugh, and passed unanimously to approve five-year contract renewal with Axon Enterprises, Inc. for body worn cameras commencing in 2027. The annual costs under the proposed agreement are:
- October 2027: $80,254.91 (no increase over 2026)
- October 2028: $78,641.90

- October 2029: $78,641.90
- October 2030: $78,641.90
- October 2031: $78,641.90

Captain Tyler added that these expenditures are already in the budget.

Mr. van Mol asked for and received clarification that these prices are locked in for five years.

Resident Ray Clarke, Malvern, asked for and received clarification regarding current pricing compared to future pricing.

Resident Margaret van Naerssen, Prussian Lane, shared her concerns regarding an automated police report writing system associated with this product to which Captain Tyler replied that Tredyffrin Township Police Department was not using that feature.

Traffic Management Software
Motion made by Mr. Bhaskar, seconded by Dr. Gosse, and passed unanimously to approve 3-year contract with Urban SDK traffic management software beginning in January 2027. The annual costs under the proposed agreement are:

- January 2027: $23,850
- January 2028: $23,850
- January 2029: $23,850

Onboarding will begin before January 1.

Mr. Bhaskar shared concerns about potential privacy violations and added that he spoke with IT and representatives from Urban SDK and was assured that the date collected does not tie back to any individuals private information.

Resident Susan Thornton asked for and received information about how real-time assets are imported into the system. Captain Tyler added that no license plate or personal data will be collected. Ms. Thornton asked if the information would be public facing to which the response was that PDF copies of complaints will be online for public view. She then asked for and received clarification regarding the current process and manpower for traffic studies.

Mr. Clarke asked for and received clarification on how the system will work.

Fire Prevention Week Proclamation
Motion was made by Mr. van Mol and was seconded by Dr. Gosse to approve a Proclamation designating October 4 - 10, 2026, as Fire Prevention Week. Following discussion, a roll call vote was taken: Mr. Brazunas aye; Mr. van Mol – aye; Dr. Gosse – aye; Mr. Bhaskar – aye; Ms. Johnson Pugh – aye; Mr. Miller – aye; Ms. Humble – aye. The motion passed with a 7-0 vote.

Grant Application Resolution
Motion was made by Mr. van Mol, seconded by Mr. Bhaskar to adopt Resolution 2026-16 authorizing application to the 2026 PECO Green Region Open Space Program for the Airdrie Preserve Project.

Mr. Clarke provided context for the Resolution and a description of the project.

Ms. Johnson-Pugh thanked Mr. Clarke for his efforts on this project.

Following discussion, a roll call vote was taken: Mr. Brazunas aye; Mr. van Mol – aye; Dr. Gosse – aye; Mr. Bhaskar – aye; Ms. Johnson Pugh – aye; Mr. Miller – aye; Ms. Humble – aye. The motion passed with a 7-0 vote.

2026-2027 Winter Salt Contract
Motion made by Mr. Bhaskar, seconded by Dr. Gosse, and passed unanimously to approve the 2026-2027 salt contract from the lowest qualified bidder Chemical Equipment Labs at a cost of $78l90/ton; an increase of $7.73 from the previous year.

Resident Carol Clarke, Malvern, asked if there were any reserves from last year or is there a fresh delivery every year to which the response was that there are no reserves.

NEW MATTERS

Board

Mr. van Mol thanked the staff and the public who made Community Day a success.

Ms. Humble spoke about a letter she received regarding the deer overpopulation throughout the Township and what is being done. Dr. Gosse responded that the Township works with two deer management groups for deer culling but they are limited on where they can actually work.

Citizens

Mr. Clarke acknowledged the amount of work done by the staff for Community Day.

Mr. Clarke noted that the Open Land Conservancy uses one of the deer management groups used by the Township.

Mrs. Clarke asked if any information for the TEFC Budget Workshop was available to which the response was that it can be found on the Township website.

Mrs. Clarke also thanked the staff for all the work done for Community Day.

Mrs. Clarke expressed concerns that Township voters are not aware of the referendum that will be on the November ballot regarding the updates to the Township Home Rule Charter. Staff reviewed the efforts made over the last year to provide information to the public: Open Houses, the Township website with a banner on the home page, social media, postings in the Township Building lobby, information in the printed newsletter, and links to information in the monthly e-newsletter. Supervisors committed to providing an executive overview at the meeting on October 19. Ms. Johnson-Pugh noted that the Open Houses were not well attended and suggested any interested voters can read the red-lined version of the changes on the Township website. Mr. van Mol noted that the language on the ballot itself was written by Chester County Voter Services using information provided by the Township. Mr. Clarke also shared his concerns that voters are not aware of the changes.

Ms. Thornton asked by not all of the Township Authority, Board or Commission meetings are available via Zoom for public participation to which the response was that the Township does not have the ability to broadcast all meetings. The Board of Supervisors meetings are the only ones that are televised and they and the TEFC meetings are the only ones available via Zoom.

Ms. Thornton noted that there are Authority, Board or Commission meeting minutes missing from the website and she asked that they be posted in a more timely manner.

NEXT MEETING

The next meeting of the Board of Supervisors is scheduled for October 19, 2026.

ADJOURNMENT

The meeting was adjourned at 8:11 PM.

Respectfully submitted,

Patricia Hoffman
Recording Secretary

TREDYFFRIN TOWNSHIP
MEMORANDUM

DATE: October 15, 2026
TO: Board of Supervisors and Finance Committee
FROM: Dave Duda, Assistant Public Works Director
SUBJECT: Remington and Vernick for Sanitary Sewer Township Engineer

Proposal Solicitation and Evaluation

In September of 2026, Tredyffrin Township issued a request for proposals to identify a qualified engineering firm to provide sanitary sewer engineering services. By the established submission deadline, the Township had received proposals from three engineering firms for consideration.

Township staff conducted a comprehensive review of each submission to assess the firms' ability to meet the Township's technical, operational, and financial requirements. The evaluation considered the following criteria:

- Proposed fees and total cost impact, scope of services, and overall responsiveness to the Township's requested services;
- Professional qualifications, relevant municipal engineering experience, and demonstrated technical capabilities;
- Background information, professional references, and the firms demonstrated ability to provide reliable and responsive service.

Staff Recommendation

Based on the results of this comparative evaluation, Township staff recommends the appointment of Remington & Vernick Engineers (RVE) as the Township Engineer for sanitary sewer engineering services. Staff determined that RVE's proposal best aligns with the Township's identified service requirements and provides an appropriate combination of qualifications, relevant experience, overall cost, and proposed services.

SETTLEMENT AGREEMENT AND MUTUAL RELEASE

This SETTLEMENT AGREEMENT AND RELEASE ("Agreement") is made this ____ day of _____, 2026 by and between Tredyffrin Township ("Township"), William Martin ("Martin") (collectively, the "Appellees"), and Patrick Riley and Nicole Riley ("Appellants"), collectively referred to as the parties ("Parties").

RECITALS

A. The Appellants own the real property located at 595 Westwind Drive, Berwyn, Pennsylvania 19312, identified as Chester County Tax Parcel No. 43-5P-7 (the "Property").

B. The Appellants propose to replace an existing deck and patio on the Property with a new roofed structure (the "Project").

C. On April 2, 2026, the Appellants filed an administrative stormwater appeal concerning the Project. Following a hearing held on April 13, 2026, the Township Manager issued a written decision dated April 29, 2026 (the "Decision").

D. On May 28, 2026, the Appellants filed a Local Agency Law Appeal in the Court of Common Pleas of Chester County, Pennsylvania, captioned Patrick Riley and Nicole Riley v. Tredyffrin Township and William Martin, No. 2026-04699-CS (the "Appeal"), challenging the Decision.

E. The Appeal concerns, among other matters, whether the Project is subject to the Township's stormwater-management requirements and whether the Project qualifies for exemptions asserted by the Appellants.

F. Without admitting the validity of any claim, defense, allegation, interpretation, or legal position asserted by another Party, the Parties desire to resolve fully

and finally the Appeal and the disputes relating to the stormwater-management requirements applicable to the Project, subject to the terms of this Agreement.

G. The Township approved this Agreement on October 19, 2026 by motion of the Board of Supervisors at a public meeting, and the individual signing on behalf of the Township is authorized to execute and deliver this Agreement.

NOW, THEREFORE, intending to be legally bound and in consideration of the mutual covenants and agreements set forth below, the Parties agree as follows:

ARTICLE 1 – DEFINITIONS

A. **Defined terms**. In addition to the terms defined elsewhere in this Agreement, the following terms have the meanings set forth below:

i. "Building Permits" means all permits and approvals required by the Township or another governmental authority for the construction and occupancy of the Project, other than a Stormwater and Grading Permit.

ii. "DEP Guidance" means the Pennsylvania Department of Environmental Protection guidance applicable to the design, installation, operation, and maintenance of residential rain gardens, as in effect when the Rain Garden is designed and installed.

iii. "Impervious Area" means the approximately 440 square feet of impervious surface associated with the Project that will discharge stormwater to the Rain Garden under the final design.

iv. "O&M Obligations" means the inspection, operation, repair, replacement, vegetation management, sediment removal, and other maintenance reasonably necessary to preserve the Rain Garden's intended function and prevent adverse effects on neighboring or downstream properties.

v. "Rain Garden" means the stormwater-management facility to be designed, constructed, installed, operated, and maintained on the Property in accordance with Article 3.

vi. "Released Claims" has the meaning stated in Article 7.

vii. "Stormwater and Grading Permit" means the Township stormwater-management and grading permit that was, in part, the subject of the Parties' dispute concerning the Project.

ARTICLE 2 – NO STORMWATER AND GRADING PERMIT IS REQUIRED

A. **No Stormwater and Grading Permit application required**. Subject to the Appellants' full compliance with this Agreement, the Township shall not require the Appellants to submit or obtain a Stormwater and Grading Permit for the Project, and the Appellants shall not submit an application for such a permit as part of the settlement memorialized by this Agreement.

B. **Limited nature of settlement**. The Township's agreement not to require a Stormwater and Grading Permit applies solely to the Project as described in this Agreement. It does not exempt any future expansion, alteration, reconstruction, relocation, land development, earth disturbance, or additional

impervious coverage on the Property from any requirement otherwise applicable when that future activity is undertaken.

ARTICLE 3 – RAIN GARDEN DESIGN AND INSTALLATION

A. **Area served**. The Rain Garden shall be designed and installed to manage stormwater runoff from only the approximately 440 square feet of Impervious Area. The Appellants shall not direct runoff from approximately 740 square feet of impervious surface, or from any impervious area exceeding the Impervious Area, to the Rain Garden.

B. **Minimum design criteria**. The Appellants shall cause the Rain Garden to be designed and installed in accordance with DEP Guidance and the following minimum criteria:

i. The Rain Garden shall have a bottom footprint of not less than approximately 150 square feet.

ii. The Rain Garden shall provide stormwater-storage volume within a range of approximately 130 to 150 cubic feet.

iii. The Rain Garden shall provide a minimum one-foot design depth over the approximately 150-square-foot bottom footprint to accommodate runoff from the Impervious Area attributable to a two-year storm event.

iv. The Rain Garden shall provide not less than six (6) additional vertical inches of freeboard above the required design storage elevation before overtopping.

v. The Rain Garden shall be located and constructed so that infiltration, seepage, discharge, and overflow will not unreasonably concentrate stormwater or adversely affect downhill, downstream, or neighboring properties.

C. **Overflow**. The Rain Garden's overflow shall be directed to the flowerbed and bushes to the side of the Rain Garden, as depicted on the plan attached as **Exhibit A**. The overflow route shall remain stabilized, unobstructed, and configured to disperse flow without causing erosion, flooding, ponding, or other adverse effects on downhill, downstream, or neighboring properties.

D. **Downspouts**.

i. No roof downspout serving the Project or any other structure shall be piped or otherwise directly connected to the Rain Garden under the design specified in Section A of this Article.

ii. Roof runoff from the Project shall be discharged at the surface and allowed to flow diffusely across the rear yard in the locations depicted on Exhibit A.

iii. If the Appellants later propose to pipe or otherwise direct any downspout to the Rain Garden, they shall first cause the Rain

Garden to be redesigned and enlarged to manage runoff from the resulting tributary impervious area, including approximately 740 square feet if all presently contemplated impervious surfaces are directed to it. No such modification may be made to the Rain Garden without the Township's prior written approval and any permit then required by applicable law.

ARTICLE 4 – TOWNSHIP REVIEW AND INSPECTION

A. **No stormwater-management review**. Because the Appellants will not submit a Stormwater and Grading Permit application and intend to design and install the Rain Garden in accordance with DEP Guidance rather than the Township's stormwater-management design requirements, Township staff shall not conduct a stormwater-management design review of the Rain Garden. Additionally, the Parties agree that Appellees shall not be responsible for any defects in the design, installation, construction or maintenance of the Rain Garden.

B. **No construction inspection or certification**. Township staff shall not be obligated to inspect, supervise, test, approve, or certify the Rain Garden's installation, capacity, performance, maintenance, or compliance with DEP Guidance.

C. **No Township representation or warranty**. Neither the execution of this Agreement nor any review undertaken in connection with a Building Permit constitutes a representation, warranty, certification, or guarantee by the

Township or any Township officer, employee, engineer, consultant, or agent concerning:

i. the adequacy, capacity, safety, effectiveness, or performance of the Rain Garden;

ii. the accuracy or sufficiency of any design, calculation, plan, specification, soil evaluation, infiltration assumption, or overflow route;

iii. the prevention of flooding, erosion, seepage, ponding, structural damage, or injury; or

iv. compliance with DEP Guidance or requirements imposed by any governmental authority other than the Township.

D. **Enforcement access preserved**. Nothing in this Article prohibits the Township from entering the Property as authorized by law, investigating a complaint, responding to an emergency, enforcing this Agreement, or exercising its governmental and police powers

ARTICLE 5 – OPERATION AND MAINTENANCE

A. **Continuing obligation**. The Appellants shall continuously perform the O&M Obligations at their sole cost and expense. The Township does not waive, release, or assume any operation or maintenance responsibility for the Rain Garden or any component of the Project.

B. **Required Maintenance**. Without limiting Section A of this Article, the Appellants shall:

i. keep the Rain Garden, inlets, outlets, overflow route, vegetation, soils, and related drainage features functional and free of sediment, debris, refuse, invasive vegetation, and obstructions;

ii. maintain vegetation appropriate for the Rain Garden's intended infiltration and stabilization functions;

iii. promptly repair erosion, settlement, washout, clogging, standing-water conditions, damaged vegetation, and any failure or material reduction in storage or infiltration capacity;

iv. preserve the required footprint, storage volume, design depth, freeboard, and overflow route;

v. prevent the connection or diversion of additional impervious-area runoff to the Rain Garden except as expressly permitted under this Agreement; and

vi. repair or replace the Rain Garden if it ceases to function substantially as intended.

C. **Correction of adverse conditions**. If the Rain Garden, Project, downspouts, grading, or associated drainage creates or materially contributes to flooding, erosion, concentrated runoff, sediment discharge, or another adverse condition affecting neighboring or downstream property, the Appellants shall promptly investigate and correct the condition at their sole cost and expense.

ARTICLE 6 – BUILDING PERMITS AND CONSTRUCTION

A. **Building Permit applications**. After this Agreement has been fully executed and approved by the Township, the Township shall contemporaneously issue all Building Permits required for the Project.

B. **Review**. The Township shall promptly process each building permit application associated with the Project.

C. **Construction Responsibility**. The Appellants are solely responsible for construction means and methods; site safety; contractor selection and supervision; compliance with issued permits; protection of adjacent properties; and damage arising from the Project, the Rain Garden, grading, drainage, or related work.

ARTICLE 7 – RELEASE AND RESOLUTION OF APPEAL

A. **Dismissal of Appeal**. within five (5) business days after the Effective Date, the Appellants shall execute and file, or authorize their counsel to file, a praecipe to settle, discontinue and end the Appeal. Each Party shall bear its own attorneys' fees, expert fees, and costs incurred in connection with the administrative proceeding, the Appeal, negotiation of this Agreement, and dismissal of the Appeal.

B. **Appellants' release**. Subject to the Township's performance of this Agreement, the Appellants, for themselves and their heirs, personal representatives, successors, and assigns, release and forever discharge the

Township, William Martin, and the Township's present and former supervisors, officers, employees, engineers, consultants, agents, insurers, and attorneys from all claims, demands, actions, causes of action, liabilities, damages, costs, and expenses, whether known or unknown, that were asserted or could have been asserted in the administrative stormwater appeal or the Appeal and that arise from events occurring on or before the Effective Date concerning the Decision, the disputed Stormwater and Grading Permit requirement, or the Township's review of the Project (collectively, the "Released Claims").

C. **Township's release**. Subject to the Appellants' performance of this Agreement, the Township releases the Appellants from claims that the Township asserted or could have asserted on or before the Effective Date solely by reason of the Appellants' commencement or prosecution of the administrative stormwater appeal or the Appeal.

D. **No admission**. This Agreement is a compromise of disputed claims. Neither its execution nor any act performed under it constitutes an admission of liability, wrongdoing, legal error, ordinance interpretation, or factual contention by any Party.

ARTICLE 8 – INDEMNIFICATION

A. **Appellants' indemnification**. Appellants shall defend, indemnify, and hold harmless the Township and its supervisors, officers, employees, engineers, consultants, agents, insurers, and attorneys (collectively, the "Township Indemnified Parties") from and against all third-party claims, demands, actions, proceedings, liabilities, judgments, damages, losses, liens, penalties, fines, costs, and expenses, including reasonable attorneys' fees and professional fees, arising from or relating to:

i. the design, construction, installation, alteration, repair, replacement, maintenance, operation, condition, performance, failure, overflow, or discharge of the Project or Rain Garden;

ii. grading, excavation, drainage, erosion, sedimentation, flooding, ponding, infiltration, seepage, or runoff associated with the Project or Rain Garden;

iii. bodily injury, death, or damage to real or personal property arising from the Project or Rain Garden;

iv. any act or omission of the Appellants or their contractors, subcontractors, professionals, agents, invitees, successors, or assigns in connection with the Project or Rain Garden; or

v. any breach of this Agreement by the Appellants.

B. **Exclusion**. The Appellants shall have no obligation under Section I of this Article to the extent a final, nonappealable judgment determines that the claim resulted from the gross negligence or willful misconduct of the Township Indemnified Party seeking indemnification.

ARTICLE 9 – ENFORCEMENT AND REMEDIES

A. Enforcement. The Township may enforce this Agreement through an action for specific performance, injunctive relief, damages, recovery of enforcement costs, or any other remedy available at law or in equity.

ARTICLE 10 – MISCELLANEOUS

A. **Authority**. Each individual executing this Agreement represents that the individual has authority to bind the Party on whose behalf the individual signs.

B. **Voluntary execution and counsel**. Each Party acknowledges that it has read and understands this Agreement, has had the opportunity to consult counsel, and enters into this Agreement knowingly and voluntarily.

C. **Entire agreement**. This Agreement, including its exhibits, constitutes the entire agreement among the Parties concerning its subject matter and supersedes all prior and contemporaneous proposals, negotiations, communications, and understandings concerning that subject matter.

D. **Governing law and venue**. Pennsylvania law governs this Agreement. Any action arising from or relating to this Agreement shall be brought in the Court of Common Pleas of Chester County.

E. **Counterparts and electronic signatures**. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of

which together shall be considered one and the same instrument. A signature transmitted electronically has the same effect as an original signature.

F. **Effective Date**. The "Effective Date" is the date on which the last of the following has occurred: approval by the Township's governing body, execution by both Appellants, and execution by the Township.

IN WITNESS WHEREOF, and intending to be legally bound, the parties hereby execute this Agreement.

APPELLANTS:

Patrick Riley

Patrick Riley

Nicole Riley

Nicole Riley

WITNESS:

TREDYFFRIN TOWNSHIP

_____

By: _____

David Miller
Chairman of Board of Supervisors

WITNESS:

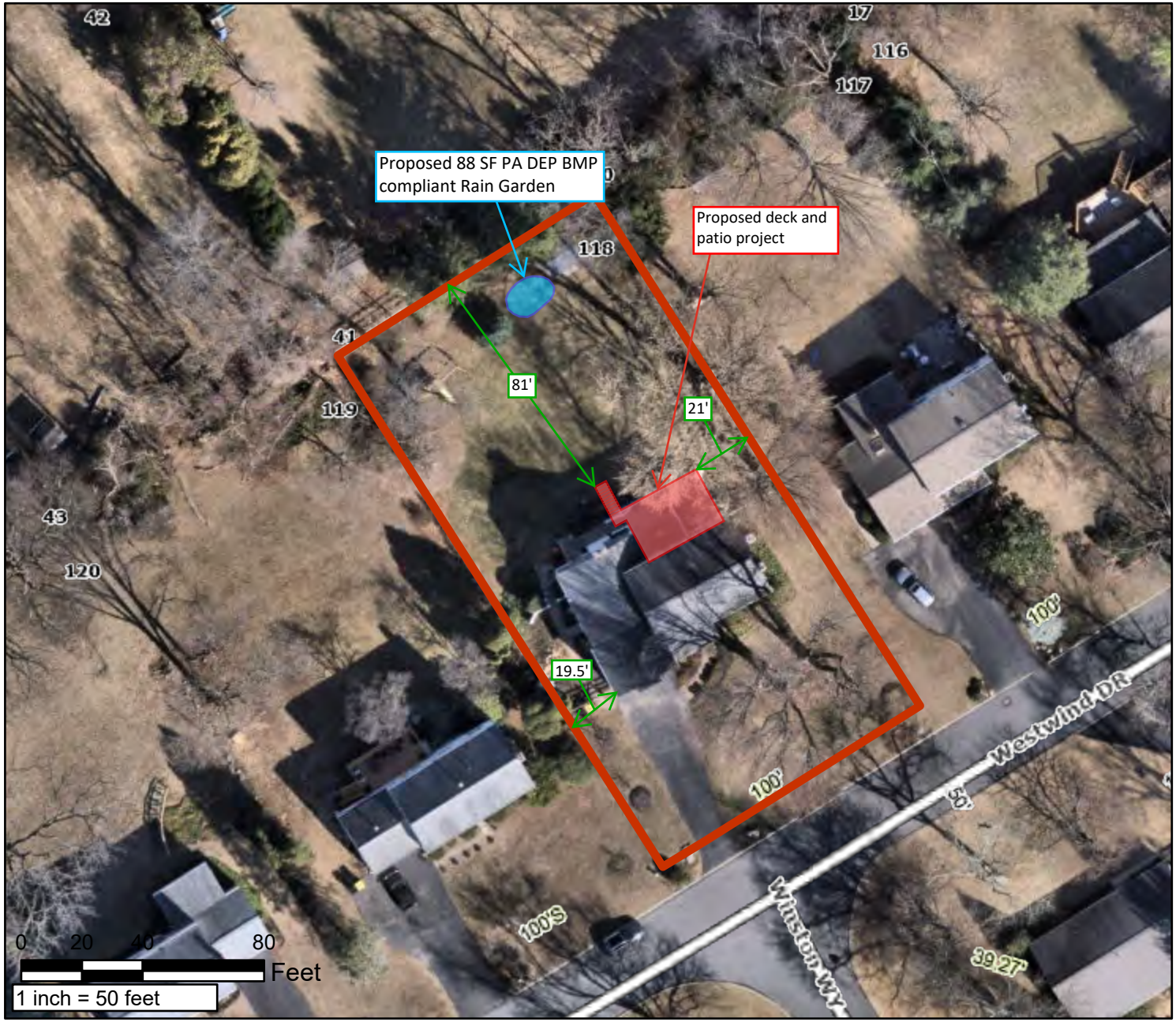
TOWNSHIP MANAGER

_____

_____

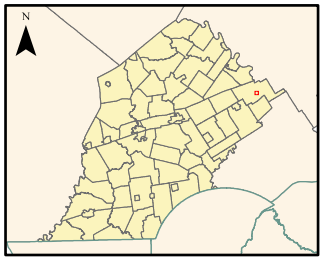
William Martin
Manager, Tredyffrin Township

Plot Plan



COUNTY OF CHESTER

PENNSYLVANIA



Find Address Information

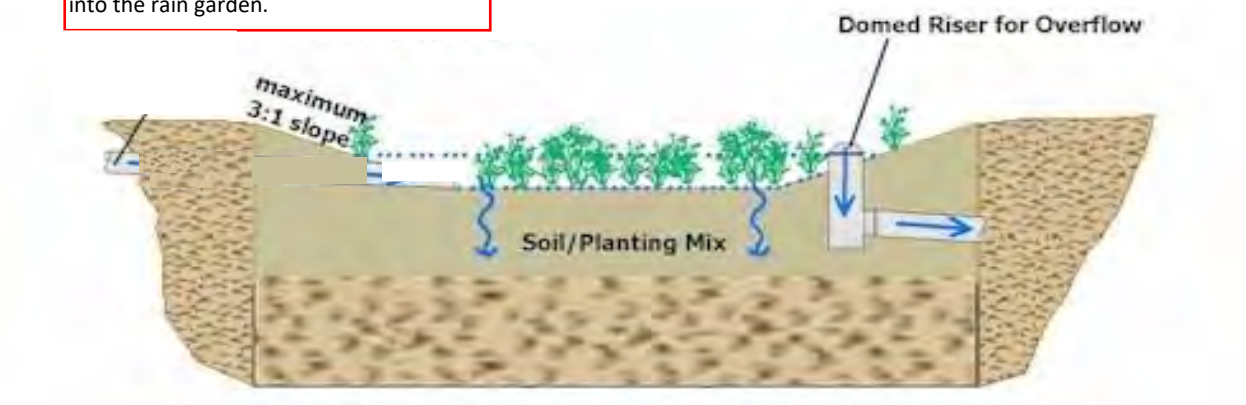
PARID: 4305P00070000
UPI: 43-5P-7
Owner1: RILEY PATRICK M
Owner2: RILEY NICOLE J
Mail Address 1: 595 WESTWIND DR
Mail Address 2: BERWYN PA
Mail Address 3:
ZIP Code: 19312
Deed Book: 10207
Deed Page: 2034
Deed Recorded Date: 07/13/2020
Legal Desc 1: NS OF WESTWIND DR
Legal Desc 2: LOT 118 & DWG
Acres: 0.4591
LUC: R-10
Lot Assessment: 78380
Property Assessment: 213840
Total Assessment: 292220
Assessment Date: 12/12/2025 9:23:31 AM
Property Address: 595 WESTWIND DR
Municipality: TREDYFFRIN
School District: Tredyffrin-Easttown

Map Created:
Tuesday, February 10, 2026

County of Chester

Limitations of Liability and Use:
County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.

Stormwater runoff to flow over the yard into the rain garden.



Source: Pennsylvania Stormwater BMP Manual (PADEP, 2006)

Figure 4: Cross-Section of Typical Rain Garden/Bioretention Area

TREDYFFRIN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

Ordinance No. HR-500

AN ORDINANCE PURSUANT TO ARTICLE VI, ORDINANCES, SECTION 601, ACTIONS REQUIRING AN ORDINANCE, SUBSECTION G, OF THE TREDYFFRIN TOWNSHIP HOME RULE CHARTER TO AUTHORIZE THE ACQUISITION OF AN APPROXIMATELY 6.86 ACRE PARCEL LOCATED AT 1289 YELLOW SPRINGS ROAD, TREDYFFRIN TOWNSHIP, BEING UPI NO. 43-4-45.1.

WHEREAS, the Board of Supervisors of Tredyffrin Township (the "Board") is committed to managing stormwater for the health, safety, and welfare of the residents of Tredyffrin Township (the "Township"); and

WHEREAS, the Township was awarded a Hazard Mitigation Grant (the "Grant") from the Pennsylvania Emergency Management Agency ("PEMA") for funding to implement stormwater hazard mitigation measures; and

WHEREAS, Christopher J. Burns and Beth C. Burns ("Owners") are the owners of the parcel situated in Tredyffrin Township, Chester County, located at 1289 Yellow Springs Road, being UPI No. 43-4-45.1 (hereinafter referred to as the "Property"); and

WHEREAS, as part of the Grant requirements, the Township will purchase the Property and demolish and remove the existing home and any attachments to the land, and return the Property to meadow condition as a means of mitigating stormwater hazards in this area of the Township; and

WHEREAS, the Township desires to enter into an Agreement of Sale with the Owners, substantially in the form attached hereto as Exhibit "A," for the purchase of the Property to implement the terms of the Grant.

NOW, THEREFORE, **BE IT ENACTED AND ORDAINED** by the Board of Supervisors of Tredyffrin Township as follows:

SECTION I. The Township hereby approves the acquisition of the Property in accordance with the terms of an Agreement of Sale with Owners, which is attached hereto and incorporated herein by reference as Exhibit "A." Furthermore, the Solicitor for Tredyffrin Township, any member of the Board, and the Township Manager are hereby authorized to take all reasonable measures and actions necessary and/or convenient to effectuate the acquisition of the Property as referenced herein in accordance with the terms of the attached Agreement of Sale.

SECTION II. If any 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 parts of this ordinance which shall continue to be fully operative as if the unconstitutional, illegal or invalid part had not been enacted.

SECTION III. Any and all provisions of any other ordinance which are inconsistent with the provisions of this ordinance are hereby repealed.

SECTION IV. This ordinance shall be effective thirty-one (31) days from the date of enactment hereof.

DULY ENACTED AND ORDAINED this _____ day of _____, 2026.

BOARD OF SUPERVISORS
TREDYFFRIN TOWNSHIP

_____
David Miller, Chair

_____
Sharon Humble, Vice-chair

_____
KS Bhaskar

[Seal]

_____
Eamon Brazunas

ATTEST:

_____
Julie Gosse

_____
William F. Martin, Township Manager

_____
Carlotta Johnston-Pugh

_____
Hans van Mol

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AGREEMENT OF SALE

THIS AGREEMENT OF SALE (as amended, modified or supplemented from time to time, this "Agreement") is made as of the _____ day of _____ 2026 (the "Effective Date") and is by, between and among TREDYFFRIN TOWNSHIP ("Buyer"), and CHRISTOPHER J. BURNS AND BETH C. BURNS, husband and wife (collectively, the "Seller"). Seller and Buyer are collectively referred to as "Parties".

Background

A. Seller purchased the Property (defined below) on or around October 30, 2014 as evidenced by that deed recorded in the Office of the Chester County Recorder of Deeds on November 3, 2014 in Book 9009, Page 2180.

B. In connection with the HMGP Agreement (defined below), the Pennsylvania Emergency Management Agency (PEMA) has authorized Buyer to proceed with acquiring the Property.

C. Seller wishes to sell, and Buyer wishes to purchase, the Property upon the terms and conditions set forth herein.

Agreement

NOW, WHEREFORE, the Parties, for good and valuable consideration, and intending to be legally bound, agree as follows:

1. Purchase Price. Subject to the terms and conditions herein, Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase from Seller, all of Seller's right, title and interest in and to 1289 Yellow Springs Road, Malvern, Pennsylvania 19355, Tredyffrin Township, Chester County, UPI No. 43-4-45.1 (the "Property") free and clear of any mortgage, pledge, lien, charge, security interest, claim or other encumbrance (collectively, "Encumbrance") for a total Purchase Price of TWO MILLION TWENTY-NINE THOUSAND FOURTEEN and 79/100 DOLLARS ($2,029,014.79) (the "Purchase Price") subject to any credits or apportionments as provided for under this Agreement. The Purchase Price shall be paid at Settlement (defined below) by certified check or wire transfer of immediately available funds.

2. Settlement.

(a) Subject to the terms and conditions of this Agreement, including but not limited to under Section 2(b), Settlement of the transaction described herein ("Settlement") shall be made at such time and date as the Parties mutually agree provided that Settlement shall occur no later than sixty (60) days from the Effective Date. Settlement shall take place remotely by the exchange of documents (escrow settlement) or at the offices of the Title Company (defined below). Conveyance of the Property from Seller at Settlement will be by fee simple deed of special warranty and shall include such provisions required pursuant to the HMGP Agreement (defined below). At or prior to Settlement, the Parties shall provide all other documents necessary or otherwise required by the Title Company to consummate the transaction contemplated by this Agreement.

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(b) As a condition precedent to Buyer's obligation to complete Settlement, prior to or at Settlement:

(i) Seller shall have removed any and all personal property, appliances, and any other item not considered a fixture of the Property and deliver physical possession to a vacant Property free of debris at Settlement. Buyer shall be permitted to access the Property upon at least twenty-four (24) hours' prior written notice to Seller, during reasonable business hours, and accompanied by Seller or Seller's representative if required by Seller, prior to Settlement to confirm that Buyer has complied with this Section 2(b)(i).

(ii) The Hazard Mitigation Grant Program Agreement by and between the Buyer and Pennsylvania Emergency Management Agency with an effective date of June 8, 2026 (the "HMGP Agreement") shall be in full force and effect and not having been terminated, suspended, or materially modified in a manner adverse to Buyer, including without limitation, Buyer's right to receive the subgrant funds thereunder in connection with the purchase of this Property.

(iii) Each of the representations and warranties of Seller contained in this Agreement shall be true and correct both on the date of this Agreement and in all material respects, at the time of Settlement, except to the extent waived in writing by Buyer.

(iv) The Title Company (defined below) is prepared to issue the Title Commitment (defined below) in accordance with the terms of this Agreement, subject only to payment of premiums and Settlement occurring.

3. Title, Liens, Etc.

(a) Seller shall convey to Buyer good and marketable fee simple title to the Property, insurable at regular rates by a reputable title insurance company authorized to do business in the Commonwealth of Pennsylvania (the "Title Company") as selected by the Buyer, free and clear of any and all Encumbrances, easements and restrictions, as subject only to Permitted Exceptions (defined below). As a condition to Buyer's obligation to close at Settlement, the Title Company shall issue to Buyer, and Buyer shall accept, without payment of an extraordinary premium, policy of title insurance in an amount not less than the Purchase Price. In the event the Seller is unable to transfer the quality of title required and if the Buyer is unwilling to accept the title that Seller is able to convey, this Agreement shall terminate, without further liability to Seller or Buyer.

(b) Buyer shall promptly order, at its sole cost and expense: (i) a commitment for title insurance for the title insurance policy from the Title Company, together with true, legible (to the extent available), and complete copies of any tax search, departmental or municipal searches, and all instruments giving rise to any defects or exceptions to title to the Property (collectively, the "Title Commitment"), which Title Commitment shall be delivered to Buyer, who will then deliver copies to Seller. Buyer shall have fifteen (15) days from the day following its receipt of the Title Commitment to review and approve the same. If any exceptions or other matters appear in the Title Commitment which are objectionable to Buyer, Buyer, within

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such fifteen (15) day period, shall notify Seller in writing of any such objection. Buyer shall be deemed to have accepted all exceptions to title appearing in the Title Commitment (the "Permitted Exceptions") except for those matters as to which Buyer has objected in accordance with this Section 3(b). If Buyer delivers a notice identifying such objections to Seller, Seller, at its sole election, within seven (7) days of receipt of said notice, shall either (i) give notice of its election to clear the title of the defects and objections so specified or demonstrate to Buyer's satisfaction its ability to clear such matters as of the date of Settlement, or (ii) notify Buyer that it shall not do so. If Seller fails to timely respond to the notice from Buyer, Seller shall be deemed to have elected not to cure the matters objected to by Buyer. If Seller delivers or is deemed to have delivered notice of election not to cure any matter objected to by Buyer, then in such case Buyer may terminate this Agreement by giving written notice to Seller within seven (7) days of receipt of Seller's notice or the expiration of the seven (7) day period for Seller to respond if no response is given. If Buyer does not give such notice timely to Seller, Buyer shall be deemed to have accepted such matters as Permitted Exceptions. If Buyer terminates this Agreement pursuant to this Section 3, neither party shall have any further rights, liabilities or obligations hereunder except with respect to those obligations hereunder which survive the termination of this Agreement. Notwithstanding anything to the contrary contained herein, Buyer shall have no need to object to any Mandatory Title Removal Item (defined below), and such Mandatory Title Removal Items shall be automatically deemed objected to and shall not be Permitted Exceptions.

(c) Notwithstanding anything herein to the contrary, Seller shall be required to cause to be released, satisfied, and removed of record as of Settlement: (i) any exceptions to title set forth in the Title Commitment which have been voluntarily recorded or otherwise placed, or permitted to be placed, by Seller against the Property on or following the date hereof; and (ii) any mortgages, deeds of trust, security instruments, financing statements, or other instruments which evidence or secure indebtedness, judgments, and liens against the Property, including, without limitation, construction liens, tax liens and real estate taxes, water rates, and sewer rents and taxes, in each case, which are due and payable but which remain unpaid and/or of record as of Settlement (subclauses (i) and (ii), collectively, the "Voluntary Liens"); or (iii) any exceptions to title set forth in the Title Commitment which would not constitute Voluntary Liens, but which can be removed by the payment of a liquidated sum of money not to exceed Five Thousand Dollars ($5,000.00) in the aggregate (items set forth in this subclause (iii), collectively, "Monetary Liens"; and, together with the Voluntary Liens, the "Mandatory Title Removal Items"). Notwithstanding the foregoing, Seller shall satisfy and remove of record, at or before Settlement and without dollar limitation, all real estate taxes, water and sewer rents, municipal claims, and assessments due and payable as of Settlement. If Seller fails to discharge and remove of record any Mandatory Title Removal Items on or prior to the Settlement, at Buyer's election, Buyer may terminate this Agreement.

(d) Notwithstanding anything in this Section 3 to the contrary, Buyer may at any time accept such title as Seller can convey.

4. Due Diligence; AS-IS, WHERE-IS.

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(a) Buyer shall have until the date that is thirty (30) days after the Effective Date (the "Due Diligence Period") to conduct, at Buyer's expense, any and all reasonable inspections, tests, studies, and investigations of the Property it deems appropriate, including surveys, environmental site assessments, and structural and engineering inspections. Seller shall provide Buyer and its consultants reasonable access to the Property for these purposes upon reasonable prior written notice. Buyer shall (i) maintain commercial general liability insurance during any access, (ii) restore the Property to substantially its prior condition following any invasive testing, and (iii) promptly deliver to Seller copies of all non-privileged third-party reports and testing results obtained by Buyer if Buyer terminates this Agreement. If Buyer, in its sole discretion, determines the Property is unsuitable for any reason, Buyer may terminate this Agreement by written notice to Seller on or before the expiration of the Due Diligence Period, whereupon neither party shall have any further obligation to the other party hereunder, except for obligations that expressly survive termination.

(b) Buyer acknowledges, covenants, and agrees that it is purchasing the Property in its strictly 'AS-IS, WHERE-IS' condition, 'WITH ALL FAULTS,' as of the date of this Agreement and as of the date of Settlement, without any representation or warranty, express or implied, of any kind or nature whatsoever by Seller.

(c) Without limiting the generality of the foregoing, Seller makes no representations or warranties regarding: (i) the physical, structural, mechanical, or environmental condition of the Property (including, without limitation, any latent or patent defects, structural instability, or the presence of any biological, chemical, or organic conditions or materials on, under, or about the Property); (ii) the suitability of the Property for demolition, development, reconstruction, or any other intended use; (iii) the condition of the soil, subsurface, or groundwater; or (iv) compliance of the Property or any existing structures with zoning, environmental, building, or safety laws.

(d) Buyer acknowledges that it has been given, or will be given prior to Settlement, full opportunity to inspect the Property and review all aspects thereof. Buyer is relying solely upon its own inspections, investigations, and inquiries, and not upon any information, statements, representations, or warranties provided by Seller or any agent of Seller.

(e) Effective as of Settlement, and provided Buyer has not terminated this Agreement prior to the expiration of the Due Diligence Period, Buyer, on behalf of itself and its successors and assigns, hereby releases, acquits, and forever discharges Seller from any and all claims, liabilities, losses, damages, costs, or expenses (including reasonable attorneys' fees) arising out of or in connection with the physical, environmental, geological, or structural condition of the Property, except to the extent arising from (i) Seller's breach of any express representation or warranty surviving Settlement under this Agreement, or (ii) fraud or intentional misrepresentation by Seller.

(f) Except as expressly set forth herein, Buyer, on behalf of itself and its successors and assigns, hereby waives any right to recover from, and forever releases Seller

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under CERCLA, the Pennsylvania Hazardous Sites Cleanup Act (HSCA), or any other applicable federal, state, or local environmental law. From and after Settlement, Buyer shall assume responsibility for the physical and environmental condition of the Property (including the underground storage tanks identified on Seller's Disclosure), and shall indemnify, defend, and hold harmless Seller from any third-party claims, costs, or liabilities arising from environmental conditions first occurring or exacerbated by Buyer after Settlement, or arising from conditions fully disclosed to Buyer in writing prior to the end of the Due Diligence Period.

5. Transfer Taxes, Fees, Etc. The transfer taxes resulting from the conveyance of the Property shall be equally split between the Parties. At time of Settlement, the following will be pro-rated on a daily basis between Buyer and Seller, reimbursing where applicable: current taxes; rents; interest on mortgage assumptions; condominium fees and homeowner association fees; water and/or sewer fees, together with any other lienable municipal service fees. All charges will be prorated for the period(s) covered. Seller will pay all recording fees for the release of any liens on the Property. Buyer will pay the costs charged by Buyer's Title Company related to the Title Commitment, any premiums, title endorsements, and affirmative insurance. Except as otherwise provided herein, Seller and Buyer shall each, otherwise, be responsible for their respective customary settlement costs, and each party will pay for its own counsel fees.

6. Maintenance; Risk of Loss. Seller will maintain the Property (including, but not limited to, structures, grounds, fixtures, appliances, and personal property) in its condition, as of the date of, and as described in, those certain appraisal reports consisting of: (i) that certain Appraisal dated as of April 2024, prepared by Bob Rogers; and (ii) that certain Appraisal dated as of September 2025, prepared by The Coyle Group, normal wear and tear excepted. Seller bears the risk of loss of the Property, including the improvements, until Settlement occurs. If prior to Settlement any portion of the Property is taken or threatened by condemnation, or is damaged or destroyed by flood, fire, or other casualty, and the taking or damage exceeds ten percent (10%) of the Purchase Price, Buyer may terminate this Agreement by giving Seller written notice thereof within ten (10) days from the date Buyer receives written notice of any such condemnation, fire or other casualty. Upon receipt of Buyer's notice, this Agreement shall terminate and neither party shall have any further rights and/or obligations with respect to each other or this Agreement. If any such condemnation, damage, or destruction is equal to or less than ten percent (10%) of the Purchase Price, Buyer shall remain obligated to perform under this Agreement subject to its terms, and Seller shall, at Settlement, either (i) credit to Buyer the cost of repairing such damage, or (ii) assign to Buyer all of Seller's rights to any insurance proceeds payable in connection with such casualty, plus credit Buyer the amount of any applicable insurance deductible.

7. Recording. This Agreement shall not be lodged for record in any public office.

8. Remedies Upon Default. (a) In the event of a default by Buyer, Seller's sole and exclusive remedy shall be to terminate this Agreement, whereupon neither party shall have any further rights or obligations hereunder. (b) In the event of a default by Seller, Buyer's sole and exclusive remedy shall be to either: (i) terminate this Agreement, and in the event of intentional breach by Seller recover its actual out-of-pocket costs and expenses (including title, survey,

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environmental, and reasonable attorneys' fees) or (ii) seek specific performance of Seller's obligations hereunder, provided that any action for specific performance must be filed in a court of competent jurisdiction within sixty (60) days following the scheduled Settlement date. Except as set forth herein, in no event shall either party be liable to the other for any speculative, consequential, punitive, or monetary damages of any kind.

9. Brokers. Buyer and Seller each represent and warrant to each other that they dealt with no broker or agent in connection with, nor has any broker or agent had any part in bringing about, this transaction. Seller and Buyer shall each indemnify, defend, and hold harmless the other from and against any claim of any broker, agent or other person for any brokerage commissions, finder's fees, or other compensation in connection with this transaction if such claim is based in whole or in part by, through, or on account of, any acts of the indemnifying party or its agents or representatives and from all losses, liabilities, costs, and expenses in connection with such claim, including without limitation, attorneys' fees, court costs, and interest. This provision shall survive Settlement.

10. Representations, Warranties, Survival. All representations, warranties and covenants made by the Parties in this Agreement shall survive Settlement for a period of one hundred eighty (180) days (the "Survival Period"), after which they shall merge into the deed and be of no further force or effect. Any claim for breach of a representation or warranty must be brought in writing within the Survival Period or be forever barred. Seller represents and warrants to Buyer that:

(a) The Property is not currently, nor will it be at Settlement, subject to a lease or short-term rental agreement.

(b) To Seller's actual knowledge, the Property is not, nor any portion of it is, subject to land use restrictions nor is it preferentially assessed for tax purposes under Pennsylvania or federal law, including but not limited to Agricultural Area Security Law (Right-to-Farm Act; Act 43 of 1981; 3 P.S. § 901 et seq.), Farmland and Forest Land Assessment Act (Clean and Green Program; Act 319 of 1974; 72 P.S. § 5490.1 et seq.), Open Space Act (Act 442 of 1967; 32 P.S. § 5001 et seq.), and Conservation Reserve Program (16 U.S.C § 3821 et seq.).

(c) No public improvement assessments have been made against the Property that remain unpaid, and no notice from any governmental or public authority has been served on Seller that remains uncorrected and that (i) imposes or could impose a lien or monetary obligation on the Property, or (ii) affects the Township's ability to use the Property for open-space and floodplain purposes.

(d) There is no litigation pending, or to Seller's knowledge, threatened against Seller or that arises out of the ownership of the Property or that might affect the use or operation of the Property for its intended purpose or the value of the Property or affect the ability of Seller to perform its obligations under this Agreement.

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(e) Except as set forth in any documents filed of record against the Property with the Chester County Recorder of Deeds, there are no unrecorded private restrictions or agreements that affect the uses which may be made of the Property.

(f) Seller is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code, as amended, and the regulations thereunder.

(g) To Seller's knowledge, there is no pending or threatened (which threat is in writing) claim, action, civil, criminal or administrative proceeding, complaint, notice of violation or proceeding by any governmental authority or third party respecting the Property arising out of any violation or alleged violation of any Environmental Law (hereinafter defined), which violation remains uncured or unwaived. The term "Environmental Law" shall mean and include CERCLA, 42 U.S.C. 9601, et seq., RCRA, 42 U.S.C. 6901, et seq., the Federal Water Pollution and Control Act, 33 U.S.C. §1251 et seq., the Toxic Substances Control Act, 15 U.S.C. §2601 et seq., the Clean Air Act, 42 U.S.C. §7401 et seq., all other similar existing and future federal, state and municipal statutes and ordinances governing the environment, all as amended from time to time and all rules and regulations promulgated thereunder.

(h) Seller has the ability to convey fee simple title to the Property to Buyer at Settlement without the approval, consent or joinder of any other person, entity, trust, or estate.

(i) Seller has not: (i) filed any voluntary or had involuntarily filed against it in any court or with any governmental body pursuant to any statute either of the United States or of any State, a petition in bankruptcy or insolvency or seeking to effect any plan or other arrangement with creditors, or seeking the appointment of a receiver; (ii) had a receiver, conservator, or liquidating agent or similar person appointed for all or a substantial portion of its assets; (iii) suffered the attachment or other judicial seizure of all, or substantially all, of its assets; (iv) given notice to any person or governmental body of insolvency; or (v) made an assignment for the benefit of its creditors or taken any other similar action for the protection or benefit of its creditors.

(j) To Seller's knowledge, without inquiry or investigation, the Property and its improvements do not contain any Asbestos.

(k) Except as disclosed in Seller's Property Disclosure Statement signed by Seller on July 3, 2026, Seller has no knowledge of (i) any underground storage tanks currently or previously located on the Property, or (ii) any spills, releases, remediation, or environmental cleanup activities occurring or having occurred on the Property.

11. Amendment and Modification. This Agreement may be amended, modified and supplemented with respect to any of the terms contained herein only by mutual consent of Seller and Buyer in a written instrument executed by both Parties.

12. Notices. All notices, claims, demands and other communications hereunder shall be in writing and shall be deemed to have been given: (a) when delivered by hand (with written confirmation of receipt); (b) when received by the addressee if sent by a nationally recognized overnight courier (receipt requested); (c) on the date sent by facsimile or email of a PDF

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document (with confirmation of transmission) if sent during normal business hours of the recipient, and on the next business day if sent after normal business hours of the recipient; or (d) on the third day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid. Such communications must be sent to the respective parties at the following addresses (or at such other address for a party as shall be specified in a notice given in accordance with this Section 12):

If to Seller: Chris and Beth Burns
1289 Yellow Springs Road
Malvern, PA 19355
Email: bbcburns@yahoo.com

If to Buyer: Tredyffrin Township
1100 Duportail Rd.
Berwyn, PA 19312
Attn: Joseph DiRocco
Email: JDiRocco@tredyffrin.org

13. Counterparts. This Agreement may be executed in any number of identical counterparts, any or all of which may contain the signatures of less than all of the Parties, and all of which shall be construed together as a single instrument. A signed copy of this Agreement delivered by facsimile, email, e-signature, DocuSign or other means of electronic transmission is deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

14. Headings. The section headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

15. Governing Law. This Agreement shall be governed by, and construed in accordance with, the laws of the Commonwealth of Pennsylvania.

16. Successors and Assigns. This Agreement is binding upon and inures to the benefit of the parties hereto and their respective successors and permitted assigns. Any purported assignment of this Agreement without the other party's written consent shall be null and void.

17. Time of the Essence. It is understood and agreed by the Parties that time is of the essence.

18. No Offer. This Agreement shall not be deemed an offer or binding upon Seller or Buyer until this Agreement is fully executed and delivered by Seller and Buyer.

19. Severability. If any term or provision of this Agreement is invalid, illegal or unenforceable in any jurisdiction, such invalidity, illegality or unenforceability shall not affect any other term or provision of this Agreement.

20. Waiver. No waiver by any party of any of the provisions hereof shall be effective unless explicitly set forth in writing and signed by the party so waiving. No failure to exercise, or

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delay in exercising, any right or remedy arising from this Agreement shall operate or be construed as a waiver thereof; nor shall any single or partial exercise of any right or remedy hereunder preclude any other or further exercise thereof or the exercise of any other right or remedy.

21. Entire Agreement of Parties. This Agreement contains the whole agreement between the Parties and there are no other terms, agreements, obligations, covenants, representations, statements or conditions, oral or otherwise, of any kind whatsoever.

[Signature Page Follows]

Docusign Envelope ID: DE1AF3A6-3CA2-88FF-813C-CE67426EAA8B

INTENDING TO BE LEGALLY BOUND, the Seller and Buyer have signed and delivered this Agreement effective as of the Effective Date.

BUYER:

Tredyffrin Township

By: _____
Name:
Title:

SELLER:

Signed by:
18278B19F7A14BB...
Christopher J. Burns

Signed by:
Beth Burns
AA308DBE0F45436...
Beth C. Burns

[Signature Page to Agreement of Sale]

NON-AGENDA ITEM HANDOUTS

POLICE DEPARTMENT

Monthly Report
to
BOARD OF SUPERVISORS

September 2026

Superintendent
T. Michael Beaty

TREDYFFRIN TOWNSHIP POLICE TRAINING

SEPTEMBER 2026

Defensive Tactics, Baton Use and De-Escalation 9/9/26 & 9/23/26

Held at the Tredyffrin Township Municipal Building.
All officers were in attendance.

TREDYFFRIN TOWNSHIP POLICE DEPARTMENT
MONTHLY REPORT TO THE BOARD OF SUPERVISORS
SEPTEMBER 2026

Offenses	Reported Sept 2026	Reported Sept 2025	Year to Date 2026	Totals 2025	Totals 2024
Calls for Service	1,896	2,045	10,680	24,260	20,642
Homicide	0	0	1	0	1
Rape (Incl Sex Offenses)	2	0	2	3	1
Robbery	0	1	1	2	2
Assault	2	2	5	23	27
Burglary	1	3	6	21	8
Larceny / Theft	10	8	63	163	178
Vehicle Theft	0	1	4	8	6
Vandalism	0	3	20	68	53
Drug Offenses	0	2	6	41	19
DUI	4	2	32	47	57
Traffic Accidents	77	93	456	956	848
Identity Theft / Fraud	6	22	87	193	197
Traffic Citations Warnings Non-Traffic	173 115 3	368 121 8	3,321 1,411 37	3,901 1,593 86	3,164 1,265 78
Juveniles Arrested	1	1	6	15	26

**NIBRS reporting is done differently, and we are unable to provide cleared stats.*

TREDYFFRIN TOWNSHIP POLICE DEPARTMENT

CRIMINAL INVESTIGATIONS UNIT

SEPTEMBER 2026

DETECTIVES

30 – CASES RECEIVED
21 – CASES CLOSED
2 – TOTAL ARRESTS
31 – DETECTIVE INTERVIEWS CONDUCTED

JUVENILE UNIT

1 – JUVENILE ALLEGATIONS FILED
8 – TOTAL CHILD ABUSE CASES

REVENUE

– FINGERPRINTING
– CIVILIANS FINGERPRINTED
$1,065 – ACCIDENT /INCIDENT REPORTS/SOLICITOR'S PERMITS
26 – RECORDS CHECKED

September Monthly Log 2026

Sgt. Allen Dori

9/1/26 Pathfinder review. Picked up prisoner with Officer Mirak in Montgomery Twp.

9/2/26 Pathfinder review. Emails for CPA to Louis Abrams. TE Middle School lock down drill. Sent emails to Radian for possible solicitation of funds. Handled phone calls and emails for the Roadshow.

9/3/26 Pathfinder review. Meeting at Good Samaritan in Phoenixville about shelters and homeless persons.

Sent Sgt. Isleib an email about speed signs on Old Lancaster Road. Hillside elementary school lock down drill.

9/4/26 Pathfinder review. Handled a hit and run crash walk in. Worked on CPA. New Eagle elementary school lock down drill.

9/8/26 Uvalde School Shooting class at the Montgomery County training center – Lessons Learned. All day event. Helped organize the school lock downs at Conestoga HS and Valley Forge Middle School.

9/9/26 Pathfinder review. CPA subject matter review. Emailed material for the Blue Mass on 9/11/26. Sent emails to the Chief for his mass readings. Reviewed and practiced my readings.

9/10/26 Pathfinder review. Valley Forge Elementary lock down drill. Loaded up 12 car. Helped organize the Color Guard for the Blue Mass.

9/11/26 Blue Mass event. Pathfinder review. Patrolled in 12 car.

9/12/26 Conestoga PT test.

9/14/26 TT Parks Board Meeting ended up being cancelled very late in the day.

9/15/26 Took a VACA day

9/16/26 Pathfinder review. Safety meeting at Keller Williams Devon Square business center. What realtors can do to remain safe at showings. This was a modified CRASE presentation. TE Connects CRASE presentation from 12:30 to 15:30. CPA presentation from 1900 to 2200.

9/17/26 Library ID card made. Worked with IT Bob about problems with the ID card computer. Took the court bag to 15102. Sent email notifications to CPA presenters. Made some phone calls about the upcoming Children Safety seat class. Responded to a voice mail about getting a car seat installed. Reached out to Radnor Fire Company to help this woman out.

9/18/26 Pathfinder review. Sent email to Harshal Dear and denied her request to attend the CPA. Active shooter review with Sam Nields from County at the Vanguard School. Four-hour classes to two different groups of teachers.

9/22/26 Pathfinder review. Responded to a Courtney Wymbs phone call about a parking permit. Sent some CPA emails. Took two walk in reports.

9/23/26 Met with Robert Henry and his staff at the Emergency Services building about homeless people and mental health crisis. Met with Representative Schusterman at her office. Reviews my portion of the CPA. CPA class.

9/24/26 Pathfinder review. Sent an email to Svenborg in regards to the CPA. Responded to a phone call about previous ground hog infestation. Made phone call to Farzad about loose dog issues on Wisteria. Made another phone call to Courtney Wymbs about the parking permits. Took both court bags. Made some CPA emails.

9/25 Pathfinder review. Logged into 12 car. Met with "Fari" at her house on Wisteria about suggestions to keep her and her dog safe while walking the neighborhood. Responded to an email in regards to the upcoming car seat class. Took two walk in reports – P26369203 and P26369223

9/28/26 Picked up "Drunk Goggles" from the county training center for the upcoming CPA class.

9/30/26 Paoli Primos event from 11 to 1300. Pathfinder review.