# BOARD OF SUPERVISORS
# TREDYFFRIN TOWNSHIP
# PUBLIC MEETING AGENDA
# November 16, 2026 7:00 PM

**1. PLEDGE OF ALLEGIANCE**

**2. CALL TO ORDER PUBLIC HEARING FOR 2027 PRELIMINARY BUDGET**

A public hearing to consider and possibly adopt the 2027 Preliminary Budget

*LINK TO PRELIMINARY BUDGET INFORMATION*

***Before adjourning public hearing*** - Motion to adopt the 2027 Preliminary Budget

**3. ADJOURN PUBLIC HEARING AND CALL TO ORDER PUBLIC MEETING**

**4. ANNOUNCEMENTS**

A. In observance of Thanksgiving, Township offices will close at 2 PM on Wednesday, November 25, and will be closed Thursday and Friday, November 26 and 27.

B. The library services 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.

**5. APPROVAL OF MINUTES**

*ENCLOSURE* A. Motion to approve minutes of November 4, 2026, public meeting

**6. TOWNSHIP BUSINESS**

A. Supervisor Liaison Reports
- Motion to reappoint Charles Bennett, Mike Kissinger and Jere Shertzer as members of the Municipal Authority
- Motion to appoint Paul Drucker as a member of the Municipal Authority

*ENCLOSURE* B. Motion to approve the Annual Agreement for Professional Services between Remington & Vernick Engineers and Tredyffrin Township for sewer engineering services

C. Announce Conditional Use Decision for Chabad Lubavitch of Chester County & Western Main Line, hearing held October 19

*ENCLOSURE* D. Motion to approve Subdivision Plans for Lot Line Change for 916 and 946 Chabad Lubavitch of Chester County & Western Main Line

*ENCLOSURE* E. Motion to approve capital purchase grinder at Chesterbrook Pump Station

*ENCLOSURE* F. Motion to approve proposal from Dukes Root Control for sanitary sewer line work

G. 2027 Final Budget Discussion

H. Motion to authorize advertisement of the public hearing on December 21, 2026, for Ordinance HR-501 to approve the Tredyffrin Township Final Budget for the Fiscal Year 2027

I. Motion to authorize advertisement of the public hearing on December 21, 2026, for Ordinance HR-502 fixing the rate of taxation for Fiscal Year 2027 for General Purposes at 2.853 mills; for Stormwater Purposes at 0.657 mills; and for Emergency Services Purposes at 1.182 mills

J. Motion to authorize Township Manager to finalize details related to the retirement and transition of the Superintendent of Police

**7. NEW MATTERS**

A. Board Members

B. Citizens

**8. NEXT MEETING -** Monday, December 7, 2026

**9. ADJOURN PUBLIC MEETING**

**Tredyffrin Township**
**Public Meeting**
**Minutes – November 4, 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), KS Bhaskar, Eamon Brazunas, Julie Gosse (via Zoom), Carlotta Johnston-Pugh, and Hans van Mol (Chair pro-tem). 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 Engineering Stephen Burgo; Director of Public Works Darin Fitzgerald; Director of Planning & Zoning Erin McPherson; Planner I Robert Emmanuel; 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 10/30/2026. Copies of the agenda were made available for the public in attendance at the meeting.

**CALL TO ORDER PUBLIC HEARING**
At 7:02 PM, Mr. van Mol called to order a public hearing to consider and possibly adopt Ordinance HR-500 to authorize the acquisition of an approximately 6.86 acre parcel located at 1289 Yellow Springs Road, Tredyffrin Township.

At the end of discussion, a motion was made by Mr. Bhaskar and was seconded by Mr. Brazunas to adopt Ordinance HR-500 to authorize the acquisition of an approximately 6.86 acre parcel located at 1289 Yellow Springs Road, Tredyffrin Township. A roll call vote was taken: Mr. Brazunas – aye; Mr. van Mol – aye; Mr. Bhaskar – aye; Dr. Gosse – aye; Ms. Johnston-Pugh; Mr. Miller – aye. The motion passed with a 6-0 vote.

Notes of testimony were taken by Court Reporter Arlene LaRosa.

**ADJOURN PUBLIC HEARING AND CALL TO ORDER PUBLIC MEETING**
Mr. van Mol adjourned the public hearing and called to order the public meeting at 7:04 PM.

**ANNOUNCEMENTS**
- In observance of Veterans Day, Township offices will be closed Wednesday, November 11.
- The 2027 Budget Open House will be held on Thursday, November 12, from 10 AM – 12 PM at the Township Building.
- Watch for the survey regarding the Township Libraries. The survey will be available to all Township residents in late November so watch the website, social media and next month's e-newsletter for a link to the survey.
- The individual Supervisor email addresses have changed from Tredyffrin.org to Tredyffrin.gov. For a short time, if you send to .org the email will be forwarded but please update your email contacts to .gov.

**APPROVAL OF MINUTES**
Motion made by Mr. Bhaskar, seconded by Ms. Johnston-Pugh, and passed unanimously to approve minutes of October 19, 2026.

**TOWNSHIP BUSINESS**

***EAC Presentation***
Environmental Advisory Council Member Kate Tempras provided a presentation, Gas-powered Leaf Blowers: Recommendation for Restrictions, followed by a recommendation to the Supervisors to adopt an Ordinance banning gas-powered leaf blowers in Tredyffrin Township.

Mr. Bhaskar expressed support for such an ordinance and thanked the EAC for their presentation.

Resident Lakshmi Hariharen, Wayne, expressed her support for the proposal.

Resident David Webster, Berwyn, shared information on the expenses he would incur if such an ordinance were to be adopted.

Resident and EAC member Tracy Viola thanked the Supervisors for having the presentation on the agenda and expressed her support for adopting such an ordinance.

Resident Amelia Bell, Old Forge Crossing, suggested moving forward first with Public Works to assess the process and costs of transitioning from gas-powered equipment.

Resident and EAC member Amber Levy expressed support for transitioning away from gas-powered equipment and toward electric or battery-operated equipment.

Resident and EAC member Phil Witmer shared other alternatives and positive impact to wildlife that he has seen.

***2027 Budget Discussion***
Mr. DiRocco introduced discussion of the 2027 budget.

Resident Mike Heaberg, Berwyn,
- Clarified the date of the budget workshop.
- Asked for and received clarification regarding the use of the funds from the SAFER Grant for Berwyn Fire Company.
- Asked for and received more information regarding the T/E Fire Commission 2027 budget and the number of personnel needed. Background information about the formation of the TEFC was provided and information on their budget workshop held on October 7 was provided.
- Shared that more details are needed regarding staffing needs/resources/expenses for the TEFC budget.
- Asked for and received information regarding the usage of reserves for the remainder of 2026 and plans for their usage in the 2027 budget.
- Asked for and received clarification regarding the strategy for usage of the OPEB Trust in 2027.
- Asked for and received the current value of the sewer utility fund. Mr. DiRocco explained the costs incurred by the Township for the flow and disposal of waste from Tredyffrin Township.
- Asked if any bond issuance was being considered for 2027 to which the response was that it was not at this time but is under evaluation.

Resident Michele Berger, Berwyn, asked that Mr. Heaberg's questions and the responses to be summarized at the Budget Workshop on October 12. She added that she supports fulling funding of emergency services and fire companies that provide service to Tredyffrin Township.

Resident Carol Clarke, Malvern, encouraged residents to attend the budget workshop and asked the Supervisors to consider providing more education for the public regarding the budget and finances.

Resident Ray Clark (via Zoom), Malvern, asked for and received additional clarification regarding the usage of the SAFER Grant in the hiring of additional staff and how services and response times might be improved as a result.

***Proposed Data Center Zoning Ordinance Amendments Presentation***
Mr. Emmanuel provided a presentation regarding a proposed Zoning Ordinance for Data Center development in Tredyffrin Township. He reviewed the background arising from the issues, concerns, benefits, considerations, and potential zoning ordinance recommendations.

Mr. Bhaskar clarified the types of data centers and noted that Tredyffrin Township doesn't have the space that would be needed for most data centers. He provided information regarding data center power/utility needs, noise, and air quality.

Resident Sandy Forbes, Berwyn, suggested adding a clause for an escrow to cover possible decommissioning needs.

Ms. Berger asked for and received information on the conditional use approval process and an explanation regarding the difference between a conditional use approval and a variance.

Resident Karen Mara, Donna Lane, asked for and received information on how settled the case law is regarding data centers, the response being that the case law is fairly settled at this point.

It was noted that the proposed ordinance will be providing guiderails where non exist at this time for data center development withing the Township.

Mr. van Mol noted that the Township is working as proscribed ty Pennsylvania State Law regarding data centers.

***Act 247 Ordinance Amendments Review***
Motion made by Mr. Bhaskar, seconded by Ms. Johnston-Pugh, and passed unanimously to authorize Planning Commission and Chester County Act 247 Review of proposed Data Center Zoning Ordinance amendments.

***Rules of Order of Public Meetings***
Mr. van Mol opened a discussion regarding a possible Resolution proscribing the Rules of Order for a public meeting. He reviewed how public meetings are currently handled and expressed the opinion that more parliamentary rules are needed for managing public meetings.

Ms. Johnston-Pugh expressed support for such a resolution that would provide more structure around public meetings.

Mr. Brazunas asked for and received clarification regarding what guidelines can legally be established.

Mr. Miller asked for and received clarification regarding any differences that would be seen in future meetings if such a resolution were adopted.

Ms. Berger provided information on the meeting procedures used by the School District for their public meetings.

Mr. Heaberg shared that he would not support such a resolution that would include time limits or number of comments or questions that members of the public could pose.

Resident Anne Murphy asked that any resolution not include the requirement that questions be submitted in advance of a meeting.

Mr. Webster shared that he would not support such a resolution that would impose limitations.

***District Court 15-1-02 Possible Elimination***
Mr. van Mol stated that the Township received notification that a petition was filed to the Court Administrator of Pennsylvania proposing eliminating District Court 15-1-02 and realigning Magisterial Districts 15-2-03, 15-4-01, and 15-4-03. For Tredyffrin Township, all Tredyffrin and Easttown business with the court would move to District Court 15-4-01. The period for comments from the Townships is open at this time.

Mr. Bhaskar stated that he would need to do further reading on the subject before forming an opinion.

Mr. Brazunas asked for the Township Police Department opinion to which the Captain replied that they do not oppose the consolidation and that it would be better for their officers because District Court 15-4-01 is closer to the Township Building, reducing travel time for officers. Ms. Johnston-Pugh agreed with this.

Ms. Marra shared that she does not support this consolidation and questioned the data provided by Chester County.

Resident Neil Marra, Donna Lane, expressed his opposition to the consolidation and expressed concerns with access to justice.

***Sewer Pump Station Security Upgrades***
Motion made by Mr. Brazunas, seconded by Mr. Bhaskar, and passed unanimously to authorize security upgrades for three sewer pump stations at a COSTARS cost of $37,133.53.

Mr. Bhaskar stated that he clarified any concerns he had about the upgrade with the vendor

***Sale of Used Vehicles***
Motion made by Ms. Johnston-Pugh, seconded by Mr. Bhaskar, and passed unanimously to approve the bids for the sale of the following used vehicles through GovDeals.com:

| | | |
|---|---|---|
| 1. | 2006 Ford F350 XL | $3,750.00 |
| 2. | 2008 Ford F350 XL | $2,925.00 |
| 3. | 2015 Ford Explorer | $2,700.00 |
| 4. | 2015 Dodge Charger | $2,125.00 |

***Act 537 Plan Special Study***
Motion made by Mr. Brazunas, seconded by Ms. Johnston-Pugh, and passed unanimously to approve the Act 537 Plan Special Study for the Sewer Pipe Upgrade behind 501 Swedesford Road.

Mr. Bhaskar asked for and received clarification regarding the project.

***Capital Purchase – Police Vehicles***
Motion made by Mr. Bhaskar, seconded by Mr. Brazunas, and passed unanimously to authorize capital purchase of police vehicles for 2027 from Chapman Auto Group at COSTARS pricing as follows:

| | |
|---|---|
| 1 Chevrolet Tahoe PPV | $60,447 |
| 2 Ford Police Interceptor Utilities | $47,782/vehicle |

**NEW MATTERS**
***Board***
Mr. Brazunas asked for an update on the culvert repair at Bay Colony and Swedesford to which Mr. Burgo responded that PennDOT has been notified and is aware that there is a depression in the area that needs remediation.

Mr. Brazunas shared concerns regarding the exit ramp from southbound 202 onto Rte. 252 with regard to flooding and debris in the roadway during and after heavy rain. Mr. Martin noted that there are similar issues throughout the Township with PennDOT roads and more discussion is needed with our local representatives regarding PennDOT/District 6 maintenance.

Mr. van Mol announced that the Township joined Chester County in their yard sign recycling program. He noted that there will be two collection boxes at the Township Building through November 16.

***Citizens***
Resident Arlene Talley noted the extreme cold in Keene Hall and asked that something be done about the running air conditioning.

**NEXT MEETING**
The next meeting of the Board of Supervisors is scheduled for Monday, November 16.

**ADJOURNMENT**
The meeting was adjourned at 9:47 PM.

Respectfully submitted,

Patricia Hoffman
Recording Secretary

**ANNUAL AGREEMENT**
**FOR PROFESSIONAL SERVICES**

THIS AGREEMENT, made effective as of November 16, 2026 by and between **Remington & Vernick Engineers II, LLC d/b/a Remington & Vernick Engineers**, a New Jersey corporation, as **Sewer Engineer**, with principal offices located at 2059 Springdale Road, Cherry Hill, NJ 08003, hereinafter referred to as "CONSULTANT," and the **Tredyffrin Township** of the Commonwealth of Pennsylvania, hereinafter referred to as "CLIENT" and collectively as "PARTIES".

WITNESSETH

WHEREAS CONSULTANT and CLIENT in consideration of the promises and covenants contained herein, hereby agree, covenant, and promise as follows:

1. Services and Compensation in General. CONSULTANT shall hold available to CLIENT all officers, employees, and facilities of CONSULTANT to perform all engineering services normally provided by the CONSULTANT as requested by CLIENT.

2. Costs and Expenses. All costs and expenses incurred by CONSULTANT shall be borne solely by CONSULTANT unless specifically reimbursable under another provision of this Agreement or specifically authorized in writing by the CLIENT.

3. Scope of Services.

A. CONSULTANT shall provide a proposal detailing the scope of work for each project requested by CLIENT unless authorized otherwise by CLIENT in writing. Any proposal submitted and approved by CLIENT during the Term of this Agreement and any other CLIENT authorization for certain work, shall be made a part hereof by reference. The scope of services set forth in the aforementioned proposal shall specify the engineering, planning, surveying, construction phase or other engineering related, and/or contract operations services to be offered by CONSULTANT to CLIENT.

B. CONSULTANT's services are for the sole and exclusive benefit of the CLIENT and no third party beneficiary is intended. The provision of these services by CONSULTANT shall not relieve others of their responsibility to the CLIENT. Nothing in this Agreement, express or implied, is intended or shall be construed to confer upon or give to any person, other than the Parties, any rights, remedies, or other benefits,

including, but not limited to third-party beneficiary rights, under or by reason of this Agreement. This Agreement shall not provide any third-party with any remedy, claim, liability, reimbursement, cause of action or other right other than any such remedy, claim, etc. existing without reference to the term of or the existence of this Agreement.

C. The CONSULTANT shall respond to only those requests by the CLIENT's authorized representative or member of the governing body, but in no case shall respond to, or provide any services or work hereunder upon the request of any private citizen, person, firm, or other entity, except as expressly authorized in writing by CLIENT.

4. CLIENT Responsibilities. The CLIENT shall:

A. Provide full and specific information as to its requirements for any project for which it requests CONSULTANT's services and CONSULTANT shall reasonably rely upon such information in performing its services.

B. Assist CONSULTANT by placing at CONSULTANT's disposal all available information pertinent to the site of any project, including prior reports, design documents, and any other data relative or necessary to the design or the construction of said project.

C. Guarantee access to and make all provisions for CONSULTANT to enter upon public and private lands as required for CONSULTANT to perform its work.

D. Examine all studies, reports, sketches, estimates, drawings, specifications, proposals, and other documents presented and produced by CONSULTANT in furtherance of CONSULTANT's duties under this Agreement and provide, in writing, decisions pertaining thereto within a reasonable time so as not to delay the work of the CONSULTANT.

E. Advertise proposals from bidders, open the proposals at the appointed time and place in accordance with the applicable rules and laws, and pay for all costs incidental thereto.

F. Provide such legal, accounting and insurance counseling support services as may be required for any and all projects for which CONSULTANT's services are required and/or a proposal is approved.

G. Designate in writing a person to act as the authorized representative with respect to any and all work to be performed by CONSULTANT. CLIENT's authorized representative shall have complete authority to transmit instruction,

receive information, interpret, and define policies and decisions with respect to materials, equipment elements, and systems pertinent to the work.

H. Give prompt written notice to CONSULTANT whenever the CLIENT observes or otherwise becomes aware of any defect in any project for which CONSULTANT is providing services.

I. Obtain approval of any and all governmental authorities having jurisdiction over any and all projects and any and all approvals and consents from such other individuals or bodies as may be necessary to complete the project. CLIENT is further responsible for any and all fees required by any governmental agency related to any project for which CLIENT is utilizing CONSULTANT's services unless otherwise set forth as part of the Scope of Services in any approved proposal.

5. Compensation to CONSULTANT. CLIENT shall compensate CONSULTANT for any and all engineering and engineering related services requested by CLIENT and performed by CONSULTANT in accordance with the terms of this Agreement. CONSULTANT will be compensated by CLIENT as detailed in CONSULTANT's proposal and as approved by CLIENT. CONSULTANT's proposal will outline whether compensation is to be provided at an hourly rate or fixed fee for the project, and approved by CLIENT.

A. Hourly Rates. For projects to be billed at an hourly rate, will be compensated on the basis of the hourly rates for personnel performing the services as set forth in our rate schedule attached as **EXHIBIT "A"**.

B. Fixed Fee. In the event a fixed fee arrangement, progress payments will be made by CLIENT to CONSULTANT on a percentage of completion basis as described within CONSULTANT's proposal, and approved by CLIENT.

All costs and expenses incurred by CONSULTANT shall be borne solely by CONSULTANT unless specifically reimbursable under another provision of this Agreement or specifically authorized in writing by the CLIENT.

CLIENT will only make direct payment to CONSULTANT. CONSULTANT shall be responsible for making payments to any and all subconsultants it directly retains in connection with services provided to CLIENT.

CONSULTANT reserves the right to add an administrative fee of ten percent (10%) to any services provided by a subconsultant for any work authorized by CLIENT under this Agreement.

6. Payment to CONSULTANT

CLIENT's invoices will be submitted to the CLIENT as needed for hourly billing versus fixed fee arrangements.

A. Hourly Billing Invoices.

i. If CONSULTANT is being compensated under the hourly billing scheme, invoices shall be submitted by CONSULTANT to the CLIENT on a monthly basis.

ii. CONSULTANT shall append to each invoice for payment a detailed breakdown of services and charges in accordance with this Agreement.

B. Fixed Fee.

i. If CONSULTANT is being compensated under the fixed fee scheme, invoices shall be submitted by CONSULTANT to the CLIENT in accordance with the progress payment schedule outlined in the CONSULTANT's proposal and accepted by CLIENT.

ii. CONSULTANT shall NOT be required to submit a detailed breakdown of services and charges for Fixed Fee billing.

C. CLIENT shall make payment to CONSULTANT within thirty (30) days of receipt of the CONSULTANT's invoice. Payments not made within thirty (30) days of receipt of voucher for payment shall be assessed an interest rate of 1.5%, unless otherwise prescribed for by State law. No deduction shall be made from CONSULTANT's compensation on account of penalty, liquidated damages or other sums withheld from payments to others or on account of the cost of changes in the work other than those for which CONSULTANT has been proven to be directly responsible by a court of law.

D. Disputes regarding invoices for payments, or portions thereof, shall be brought to CONSULTANT's attention in writing within twenty (20) days of CLIENT's receipt of CONSULTANT's invoice. If such dispute is not raised within the aforementioned time period, it is deemed waived and payment shall be made in

accordance with this Agreement. The aforementioned waiver does not include waiver of substantive claims or defenses arising from CONSULTANT's performance.

E. Pursuant to the Scope of Services described herein, CONSULTANT shall perform the services, which may include the preparation of design documents, all of which will be subject to CLIENT's review and reasonable approval and all of which CONSULTANT shall perform and prepare within the fee terms described herein and/or any approved proposal. If CLIENT requests revisions to the services and/or design documents, and if same is within the Scope of Services and/or the approved proposal, CONSULTANT shall make the requested revisions without additional compensation, such that CONSULTANT performs the services and prepares the design documents in accordance with this Agreement.

7. Changes in Scope. At any time either party may give the other party notice that renegotiations of any or all fees payable hereunder is necessary. Such notice shall be in writing and shall specify which fees must necessarily be renegotiated and shall expressly identify any changes to the Scope of Services. All fees payable under the terms of the Agreement shall be effective until the approval of the renegotiation of fees. Following such renegotiation, fee changes agreed upon shall be set forth in writing, executed by both PARTIES. In the event the PARTIES are unable to agree on revised fee(s), the existing fees shall remain in effect until the termination of the Agreement or until agreement is reached. In the event CONSULTANT is required to serve as a witness and give testimony in any litigation, arbitration, or other legal or administrative proceeding on behalf of the CLIENT, CONSULTANT shall be compensated by CLIENT at CONSULTANT's hourly rate.

8. CLIENT Requests; Private Request. The CONSULTANT shall respond to only those requests by the CLIENT'S authorized representative or member of the governing body, but in no case shall respond to, or provide any services or work hereunder upon the request of any private citizen, person, firm, or other entity, except as expressly authorized in writing by CLIENT.

9. Filing of Deliverables with the CLIENT.

A. CONSULTANT is accustomed to fully incorporating end-user specifications into the design and construction documents and will submit the documents for CLIENT's review and approval. CONSULTANT will deliver, by

way of filing to the CLIENT a true copy of all maps, charts, documents, work sheets and data for which CONSULTANT has been compensated by the CLIENT, hereinafter "Deliverables". CONSULTANT will also deliver an electronic version, in PDF Format (unless another electronic format is requested by CLIENT through RFP or as set forth in CONSULTANT's proposal), all Deliverables. Should CLIENT desire additional Reproduction of Deliverables, beyond as set forth herein, either hard copy or electronic format, CLIENT shall bear the cost for reproduction.

B. All documents prepared or furnished by CONSULTANT are instruments of service, and CONSULTANT retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the project is completed. CONSULTANT grants CLIENT a perpetual, irrevocable, non-exclusive license to use the deliverables on the project, extensions of the project, and for related uses of the CLIENT, subject to receipt by CONSULTANT of full payment for all services relating to preparation of the documents and subject to the following limitations: (1) CLIENT acknowledges that such documents are not intended or represented to be suitable for use on the project unless completed by CONSULTANT, or for use or reuse by CLIENT or others on extensions of the project, on any other project, or for any other use or purpose, without written verification or adaptation by CONSULTANT; (2) any such use or reuse, or any modification of the documents, without written verification, completion, or adaptation by CONSULTANT, as appropriate for the specific purpose intended, will be at CLIENT's sole risk and without liability or legal exposure to CONSULTANT or to its officers, directors, members, partners, agents, employees, and consultants; (3) CLIENT shall indemnify and hold harmless CONSULTANT and its officers, directors, members, partners, agents, employees, and consultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the documents without written verification, completion, or adaptation by CONSULTANT; and (4) such limited license to CLIENT shall not create any rights in third parties.

C. CONSULTANT acknowledges that records it prepares or holds that directly relate to a government function of CLIENT under the Pennsylvania Right-to-Know

Law, and CONSULTANT shall cooperate with CLIENT in responding to requests under that Law.

10. Limitation of Liability. To the fullest extent permitted by law, the CLIENT agrees to limit CONSULTANT's liability to the CLIENT, it's agents, officers or employees on any and all projects or related to the professional services CONSULTANT provides for CLIENT, due to CONSULTANT's professional negligent acts, errors or omissions, regardless of the form or type of loss or damages whether direct, indirect, consequential or the result of contract, tort, indemnification or contribution which results in bodily injury, sickness, disease, or death, or injury to or destruction of tangible property (other than the work itself) such that the total aggregate liability of CONSULTANT shall not exceed $2,000,000 or the limits of professional liability insurance required under Section 14, whichever is greater. CONSULTANT's liability for reasonable and necessary defense costs incurred by the indemnified persons shall be limited to the extent caused by the negligent acts, errors, or omissions herein and recoverable under applicable law on account of CONSULTANT's negligence.

However, CONSULTANT's liability shall not be limited for claims arising from CONSULTANT's gross negligence, recklessness, or willful misconduct.

11. No Damage for Delay. CONSULTANT and the CLIENT waive consequential damages for claims, disputes, delays, or other matters in question, arising out of or relating to this Agreement including but not limited to any monetary damages that are alleged to be the result of any delay which is not the fault of the CLIENT. The CLIENT further agrees to obtain by contract, to the fullest extent permitted by law, similar waivers from any and all contractors and subcontractors, if any, to any and all work for which CONSULTANT provides services to CLIENT.

12. Waiver of Construction Phase Services. If CLIENT does not retain CONSULTANT to render construction phase services, CLIENT waives any claim it may have against the CONSULTANT and agrees to indemnify, defend and hold harmless CONSULTANT from any loss or liability, including attorney's fees and other costs of defense, arising out of or related to the interpretation of CONSULTANT's plans and specifications, the review of shop drawings, the evaluation of contractor's request for change orders, or the failure to detect and correct obvious errors or omissions in CONSULTANT's plans and specifications.

13. Dispute Resolution.

A. The PARTIES agree to attempt to resolve any dispute, claim or controversy arising out of or relating to this Agreement without the need for any intervention of third parties. However, should the PARTIES be unable to resolve disputes amicably without intervention, the PARTIES shall attempt to resolve any and all disputes through mediation conducted in accordance with the Commercial Mediation Rules of the American Arbitration Association. The PARTIES further agree that their respective good faith participation in mediation is a condition precedent to pursuing any other available legal or equitable remedy, including litigation.

B. Either party may commence the mediation process by providing to the other party written notice, setting forth the subject of the dispute, claim or controversy and the relief requested. Within ten (10) days after the receipt of the foregoing notice, the other party shall deliver a written response to the initiating party's notice. The initial mediation session shall be held within thirty (30) days after the initial notice. The PARTIES agree to share equally the costs and expenses of the mediation (which shall not include the expenses incurred by each party for its own legal representation in connection with the mediation).

C. The PARTIES further acknowledge and agree that mediation proceedings are settlement negotiations, and that, to the extent allowed by applicable law, all offers, promises, conduct and statements, whether oral or written, made in the course of the mediation by any of the PARTIES or their agents shall be confidential and inadmissible in any legal proceeding involving the PARTIES; provided, however, that evidence which is otherwise admissible or discoverable shall not be rendered inadmissible or non-discoverable as a result of its use in the mediation.

D. The provisions of this section may be enforced by any court of competent jurisdiction, and the party seeking enforcement shall be entitled to an award of all costs, fees, and expenses, including reasonable attorneys' fees, to be paid by the party against whom enforcement is ordered.

14. Insurance. CONSULTANT shall procure, and further require any and all subcontractors and subconsultants to procure, prior to the commencement of services, and

maintain, at its own expense, until final acceptance by the CLIENT of all services required under this Agreement, insurance for liability for damages imposed by law and assumed under this Agreement, of the kinds and in the amounts hereinafter provided, with insurance companies admitted to do business in the Commonwealth of Pennsylvania, the limits of which may be met through a combination of primary and excess policies. The insurance carriers shall have a Best's rating of "A-" or better and a Best's financial size of "VII" or larger. All of the policies of insurance required to be purchased and maintained and the certificates, declaration pages, or other evidence thereof shall contain a provision or endorsement that the coverage afforded is not to be cancelled, materially changed or non- renewed without at least thirty (30) days prior written notice to the CLIENT in accordance with the policy terms and conditions.

A. Commercial General Liability Insurance. The minimum limit of liability shall be $1,000,000 per occurrence (combined single limit for bodily injury and property damage) $2,000,000 aggregate, including products/completed operations and contractual liability insurance.

B. Commercial Automobile Liability Insurance. The policy shall cover owned, non-owned, hired, leased, and rented vehicles with minimum limits of liability in the amount of $1,000,000 per accident as a combined single limit for bodily injury and property damage. The coverage provided shall include automobile contractual liability covering liability assumed under this Agreement.

C. Worker's Compensation and Employer's Liability Insurance. Worker's Compensation and Employer's Liability insurance shall be provided in accordance with the requirements of the laws of the Commonwealth of Pennsylvania.

D. Professional Liability (Errors & Omissions). Written on a "claims made" basis, with not less than $2,000,000 for CONSULTANT and not less than $2,000,000 for any licensed professional retained by CONSULTANT against any and all liabilities arising out of or in connection with the negligent acts, errors or omissions of CONSULTANT, its licensed professionals, subconsultants, contractors or subcontractors.

CONSULTANT shall furnish to the CLIENT within thirty (30) days of the execution of this Agreement, a Certificates of Insurance representing insurance coverages as set forth above. CLIENT, and its officers, employees, and agents, shall be named as additional insureds on the

Commercial General Liability and Automobile Liability policies on a primary and non-contributory basis, evidenced by endorsement provided before services commence.

CONSULTANT shall maintain the professional liability coverage required herein, or purchase extended reporting (tail) coverage, for not less than three (3) years following completion of services.

15. Waiver of Subrogation. To the extent damages experienced by CLIENT or CONSULTANT are covered by property or casualty insurance, CLIENT and CONSULTANT waive all rights against each other, their agents, consultants, and employees for such covered losses and shall obtain waivers from their respective property and casualty insurance carriers against subrogation of such covered losses to the extent permitted by law. CLIENT shall require similar waivers of their contractor and its subs contractors and suppliers and consultants of any tier as to CONSULTANT to the extent permitted by law. The Parties shall advise their property and casualty carriers in writing as to such waivers.

16. Law and Venue. This Agreement and all disputes arising under this Agreement shall be governed, interpreted, construed and determined in accordance with applicable federal laws and by the laws of the Commonwealth of Pennsylvania without regard to its conflict-of-law provisions. The PARTIES hereby agree that actions relating in any way to this Agreement shall be brought exclusively in the Court of Common Pleas of Chester County, Pennsylvania, or where federal jurisdiction exists, the United States District for the Eastern District of Pennsylvania.

17. Equal Employment Opportunity and Affirmative Action Language for Procurement and Professional and Service Contracts. In connection with the execution of this Agreement, the CONSULTANT, and any subcontractor(s) who may perform work on the CONSULTANT's behalf, shall provide equal employment opportunities for all qualified persons and shall not discriminate against any employee or applicant because of race, color, religious creed, national origin, ancestry, sex or age. Further, as mandated by Pennsylvania Code § 49.101.(d), to the extent applicable, during the term of this Agreement, CONSULTANT agrees as follows:

A. CONSULTANT shall not discriminate against any employee, applicant for employment, independent contractor, or any other person because of race, color, religious creed, ancestry, national origin, age, or sex. CONSULTANT shall take affirmative action to ensure that applicants are employed, and that employes or agents are treated during employment, without regard to their race, color, religious

creed, ancestry, national origin, age, or sex. Such affirmative action shall include, but is not limited to, the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training. CONSULTANT shall post in conspicuous places, available to employes, agents, applicants for employment and other persons, a notice to be provided by the contracting agency setting forth the provisions of this nondiscrimination clause.

B. CONSULTANT shall in advertisements or requests for employment placed by it or on its behalf state all qualified applicants will receive consideration for employment without regard to race, color, religious creed, ancestry, national origin, age, or sex.

C. CONSULTANT shall send each labor union or workers' representative with which it has a collective bargaining agreement or other contract or understanding, a notice advising said labor union or workers' representative of its commitment to this nondiscrimination clause. Similar notice shall be sent to every other source of recruitment regularly utilized by CONSULTANT.

D. It shall be no defense to a finding of a noncompliance with Contract Compliance Regulations issued by the Pennsylvania Human Relations Commission or this nondiscrimination clause that CONSULTANT had delegated some of its employment practices to any union, training program, or other source of recruitment which prevents it from meeting its obligations. However, if the evidence indicates that the CONSULTANT was not on notice of the third-party discrimination or made a good faith effort to correct it, such factor shall be considered in mitigation in determining appropriate sanctions.

E. Where the practices of a union or any training program or other source of recruitment will result in the exclusion of minority group persons, so that CONSULTANT will be unable to meet its obligations under the Contract Compliance Regulations issued by the Pennsylvania Human Relations Commission or this nondiscrimination clause, CONSULTANT shall then employ and fill vacancies through other nondiscriminatory employment procedures.

F. CONSULTANT shall comply with the Contract Compliance Regulations of the Pennsylvania Human Relations Commission, 16 Pa. Code Chapter 49 and with all laws prohibiting discrimination in hiring or employment opportunities. In the event of CONSULTANT noncompliance with the non-discrimination clause of this contract or with any such laws, this contract may, after hearing and adjudication, be terminated or suspended, in whole or in part, and CONSULTANT may be declared temporarily ineligible for further Commonwealth contracts, and such other sanctions may be imposed and remedies invoked as provided by the Contract Compliance Regulations.

G. CONSULTANT shall furnish all necessary employment documents and records to, and permit access to its books, records and accounts by, the contracting agency and the Human Relations Commission, for purposes of investigation to ascertain compliance with the provisions of the Contract Compliance Regulations, pursuant to § 49.35 (relating to information concerning compliance by contractors). If CONSULTANT does not possess documents or records reflecting the necessary information requested, it shall furnish such information on reporting forms supplied by the contracting agency or the Commission.

H. CONSULTANT shall actively recruit minority subcontractors or subcontractors with substantial minority representation among their employes.

I. CONSULTANT shall include the provisions of this nondiscrimination clause in every subcontract, so that such provisions will be binding upon each subcontractor.

J. The terms used in this nondiscrimination clause shall have the same meaning as in the Contract Compliance Regulations issued by the Pennsylvania Human Relations Commission, 16 Pa. Code Chapter 49.

K. CONSULTANT obligations under this clause are limited to the CONSULTANT's facilities within Pennsylvania, or, where the contract is for purchase of goods manufactured outside of Pennsylvania, the facilities at which such goods are actually produced.

18. Termination, Suspension or Abandonment.

A. Notwithstanding the actual date of execution, the term of this Agreement shall be for one (1) year commencing September 1, 2026 and ending August 31, 2027 ("Term of the Agreement"), unless terminated earlier in accordance with the terms of this Agreement.

B. Either party may, at any time, in its sole discretion and for any reason or no reason at all, terminate this Agreement, in whole or in part, for its own convenience by delivering to the other party a thirty (30) day written notice of termination identifying the extent to which performance of the work is terminated and the effective date of the termination.

C. Notwithstanding the foregoing, either the CLIENT or CONSULTANT may terminate this Agreement upon the other Party's material breach of this Agreement, provided that: (a) the nonbreaching Party sends written notice to the breaching Party describing the breach in reasonable detail; and (b) the breaching Party does not cure the breach within twenty (20) working days following its receipt of such written notice.

D. CONSULTANT shall be entitled to compensation for all amounts (including any payment for extra work) due, but not yet paid, to the CONSULTANT under this Agreement for work completed prior to the effective date of termination. Termination of this Agreement for any reason whatsoever shall not affect any right or obligation of any party which is accrued or vested prior to the termination, and any provisions of this Agreement relating to any such right or obligation shall be deemed to survive the expiration or earlier termination of this Agreement.

19. Warranties. **NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, AT COMMON LAW OR CREATED BY STATUTE, IS EXTENDED, MADE, OR INTENDED BY THE PROVISION OF PROFESSIONAL SERVICES AND ADVICE OR BY THE FURNISHING OF THE PROFESSIONAL WORK PRODUCTS PURSUANT TO THIS AGREEMENT.**

A. Standard of Care. CONSULTANT shall perform its Services consistent with the professional skill and care ordinarily provided by engineers

practicing in the same locality under similar circumstances and at the same time the Services are performed. Nothing in this Agreement waives such professional standard of care applicable to CONSULTANT under Pennsylvania law.

20. Miscellaneous

A. Entire Agreement. This Agreement contains the entire understanding among the PARTIES hereto with respect to the subject matter hereof only. The express terms of this Agreement control and supersede any course of performance inconsistent with any of its terms. This Agreement may not be modified or amended other than in writing signed by the CONSULTANT and the CLIENT.

B. Notice. Any notices, requests, demands or other communications required or permitted to be given under this Agreement shall be sufficient, if in writing, and either (i) delivered personally to the authorized representative of either the CONSULTANT or the CLIENT, or (ii) sent by certified mail, postage pre-paid, return receipt requested, and regular mail, first class.

C. Waiver. The failure of the CONSULTANT or CLIENT to insist upon strict performance of the covenants and conditions contained herein shall not be deemed a waiver of the right of the CONSULTANT or CLIENT to insist on the strict performance of such covenants or conditions at any other time. Any waiver by the CONSULTANT or CLIENT of any breach or violation of this Agreement shall not operate or be interpreted, therefore, as a waiver of any subsequent breach or violation of this Agreement.

D. Severability. In the event that any provision of this Agreement shall be held to be invalid or unenforceable for any reason, such invalidity or unenforceability shall attach only to such provision and shall not affect or render invalid any other provisions of this Agreement.

E. Survival. Any and all provisions set forth in this Agreement which, by its or their nature, would reasonably be expected to be performed after the termination of this Agreement shall survive and be enforceable after such termination. Any and all liabilities, actual or contingent, which shall have arisen in connection with this Agreement shall survive the expiration or earlier termination of this Agreement.

F. Headings. The titles, captions or headings of Articles, Sections and Exhibits or schedules in this Agreement are inserted for convenience of reference only; do not in any

way define, limit, describe or amplify the provisions of this Agreement or the scope or intent of the provisions, and are not a part of this Agreement.

IN WITNESS WHEREOF, the PARTIES, intending to be legally bound, have caused their proper and duly authorized officers to execute and deliver this Agreement as the day and year first written above.

ATTEST: **Remington & Vernick Engineers II, LLC d/b/a Remington & Vernick Engineers**

_____ _____
Annina Spletzer
Regional Operations Director - Northeast

ATTEST: **Tredyffrin Township**

_____ _____
Patricia Hoffman, Secretary William F. Martin, Township Manager

# TREDYFFRIN TOWNSHIP
## MEMORANDUM

**TO:** Board of Supervisors

**FROM:** Erin McPherson, Director of Planning & Zoning

**SUBJECT:** 916 and 946 Valley Forge Rd for the Chabad Lubavitch of Chester County & Western Main Line Lot Line Change

**DATE:** November 12, 2026

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**PROJECT SUMMARY:**

Chabad Lubavitch of Chester County & Western Main Line is seeking approval for a subdivision involving their two existing parcels located at 916 and 946 North Valley Forge Road, Devon, PA 19333, within the R-1 Residential Zoning District. This application is limited to combining the boundaries between their parcels; no site improvements are proposed for any of the properties at this time. Please refer to the attached site plan for further details.

While no immediate site improvements are planned, Chabad Lubavitch was granted variances by the Zoning Hearing Board in anticipation of the properties being combined and seeking conditional use approval from the Board of Supervisors under the IO Institutional Overlay District specifically pursuant to zoning ordinance § 208-45.C. This approval permits the use of the property for religious institutions, including churches, temples, synagogues, mosques, convents, monasteries, rectories, parish houses, and accessory uses of the applicant's existing facilities at 916 and 946 North Valley Forge Road. The Zoning Hearing Board granted the following relief:

- a variance from zoning ordinance § 208-46.A to permit a minimum lot area of less than 10 acres, specifically 2.9 acres;
- and a variance from zoning ordinance § 208-46.D(5) permit proposed parking areas to be located closer than 50-feet from the right-of-way or property line.

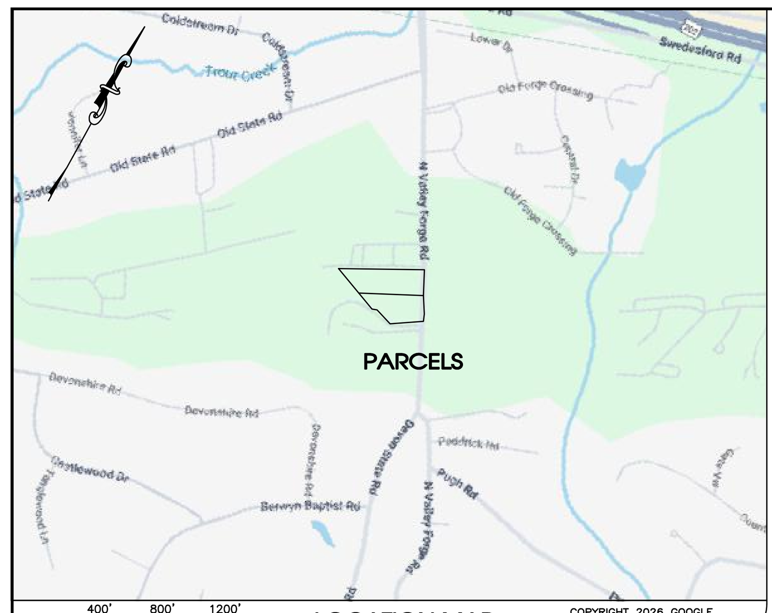
**CHESTER COUNTY & TOWNSHIP PLANNING COMMISSION REVIEWS:**

The Chester County Planning Commission has reviewed the application and has no substantive planning issues with the proposed lot line change. The Township Planning Commission voted 6-0 to recommend approval of the subdivision plan between the two existing parcels located at 916 and 946 North Valley Forge Road, Devon, PA 19333.

**ACTION:** **Based on the recommendations of the Planning Commission, Township staff recommends the approval of the Subdivision Plans for 916 and 946 for the Chabad Lubavitch of Chester County & Western Main Line**

# MINOR SUBDIVISION LOT CONSOLIDATION PLAN
# 946 & 916 NORTH VALLEY FORGE ROAD

PARCEL A: PARID: 4305–0087000E UPI 43–5–87
PARCEL B: PARID: 4305–0088000E UPI 43–5–88




LOCATION MAP
COPYRIGHT 2026 GOOGLE

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

TICKET No. 20261693434
SITE SURVEYING, LLC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES SITE SURVEYING, LLC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING 1–800–242–1776

| UTILITIES NOTIFIED | RESPONSE AS OF 6/25/2026 | CONTACT INFO |
|---|---|---|
| AQUA PA DESIGN | NO RESPONSE | 610–525–1400 |
| COMCAST CABLE | CLEAR | 856–912–7551 |
| PECO EXELON CO | NO RESPONSE | 484–681–5720 |
| XAYO/PPL/ABVNET | NO RESPONSE | 610–476–1634 |
| SUNOCO PIPELINE | NO RESPONSE | 713–989–7342 |
| TREDYFFRIN TOWNSHIP | NO RESPONSE | 610–408–3620 |
| VERIZON EASTERN | NO RESPONSE | 1Call–Verizon–PADE@verizon.com |

## WAIVER REQUESTS

THE APPLICANT PROPOSES CONSOLIDATION OF TWO CONTIGUOUS PROPERTIES AND IS DEFINED AS A MINOR SUBDIVISION PER SALDO SECTION 181–9.A(2). THERE ARE NO PROPOSED IMPROVEMENTS AND THE APPLICANT RESPECTFULLY REQUESTS A WAIVER FROM THE FOLLOWING SALDO CODE SECTION AS NOT APPLICABLE.

A WAIVER FROM SECTION 181–14.C.(1) THRU (4) FOR THE FOLLOWINGS ITEMS:

(1)IMPROVEMENT CONSTRUCTION PLAN
(2)NATURAL FEATURES CONSERVATION PLAN
(3)EROSION, SEDIMENTATION AND STORMWATER CONTROL PLAN
(4)PROFESSIONAL TRAFFIC SURVEY AND PLAN

A WAIVER FROM SECTION 181–36.B.9:

– A 300 FT BUFFER LINE FROM THE SUBJECT PROPERTY AND KNOWN SIGNIFICANT FEATURES HAVE BEEN INCLUDED ON THE VICINITY MAP BUT THE APPLICANT REQUESTS A WAIVER TO THE EXTENT DEEMED NECESSARY BY THE BOARD OF SUPERVISORS FOR OTHER MAP REQUIREMENTS.

A WAIVER FROM SECTION 181–36.B.12:

– THE APPLICANT BELIEVES THE MAJOR NATURAL FEATURES HAVE BEEN SHOWN TO MEET THE INTENT OF THE ORDINANCE BUT REQUESTS A WAIVER TO THE EXTENT DEEMED NECESSARY BY THE BOARD OF SUPERVISORS.

## CONDITIONAL USE APPROVAL

THE APPLICANT RECEIVED CONDITIONAL USE APPROVAL FROM THE TREDYFFRIN TOWNSHIP BOARD OF SUPERVISORS ON ___________________ TO ALLOW FOR THE NEWLY CONSOLIDATED PROPERTY TO BE A PART OF THE INSTITUTIONAL OVERLAY DISTRICT.




*VICINITY MAP WITH SIGNIFICANT FEATURES WITHIN 300' OF SITE*
*AERIAL SOURCE: TILE 27002610PAS, PEMA ORTHOIMAGERY 2021, PASDA WEBSITE*

PROPERTY OWNER
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

946 NORTH VALLEY FORGE ROAD (PARCEL A) & 916 NORTH VALLEY FORGE ROAD (PARCEL B)

ON THE _________ DAY OF ___________________________, 20______ BEFORE ME, NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN ________________________________________________________, PERSONALLY APPEARED ___________ ______________________________________, WHO ACKNOWLEDGED TO BE THE OWNER OR EQUITABLE OWNER, OR THE __________________________ OF __________________________________________, A CORPORATION THAT IS THE OWNER OR EQUITABLE OWNER, OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT AS SUCH HE/SHE EXECUTED THE FOREGOING PLAN, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON AND THAT THE SAID OWNER DESIRES THE FOREGOING PLAN BE DULY RECORDED.

NOTARY PUBLIC:_______________________________________________________________

MY COMMISSION EXPIRES:_____________________________________________________

TREDYFFRIN TOWNSHIP

THIS IS TO CERTIFY THE BOARD OF SUPERVISORS OF TREDYFFRIN TOWNSHIP HAS APPROVED THIS SUBDIVISION PLAN FOR ___________ _________________________ ON THE _________ DAY OF _________________________, 20______ FOR RECORDING AT THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY, WEST CHESTER, PENNSYLVANIA. OFFERS OF DEDICATION HAVE BEEN ACCEPTED / REJECTED, BONDS, FUNDS OR SECURITIES IN ESCROW HAVE BEEN FILED WITH THE TOWNSHIP AND ACCEPTED TO COVER ALL IMPROVEMENTS SHOWN ON THE PLAN AND REQUIRED UNDER THE SUBDIVISION / LAND DEVELOPMENT

AGREEMENT APPROVED THE _________ DAY OF ____________________________, 20______.

BOARD OF SUPERVISORS SIGNED THIS _________ DAY OF ____________________, 20______.

___________________________________________________________
CHAIRMAN

___________________________________________________________
MEMBER

___________________________________________________________
TOWNSHIP ENGINEER

ATTEST: ____________________________________________________
MANAGER

Chester County Planning Commission Stamp Area

RECORDER OF DEEDS
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA IN THE PLAN BOOK ____________, PAGE _____________, ON THE _________ DAY OF ___________________________, 20______.

_____________________________________________
RECORDER OF DEEDS

PROJECT NARRATIVE

THE OWNER OF PARCELS A & B PROPOSE TO EXTINGUISH THE SHARED LOT LINE AND CONSOLIDATE THE PARCELS TO CREATE PARCEL C.

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

| | | |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| 1 | 8/21/2026 | REVISED PER TOWNSHIP ENGINEER COMMENTS |
| NUM. | DATE | REVISION |

CIVIL ENGINEER:
*SITE ENGINEERING CONCEPTS, LLC*

*ATTN: ROBERT LAMBERT, P.E.*
*P.O. BOX 1992*
*SOUTHEASTERN, PA 19399*
*P: (610) 240–0450*
*E: RLAMBERT@SITE–ENGINEERS.COM*

*APPLICANTS/EQUITABLE OWNERS:*

*PARCEL A*
*CHABAD LUBAVITCH OF CHESTER COUNTY & WESTERN MAIN LINE*
*ATTN: YOSSI KAPLAN*
*946 NORTH VALLEY FORGE ROAD*
*DEVON, PA 19333*
*610.971.9977*
*RABBIYKAPLAN@GMAIL.COM*

*PARCEL B*
*CHABAD LUBAVITCH OF CHESTER COUNTY & WESTERN MAIN LINE*
*ATTN: YOSSI KAPLAN*
*916 NORTH VALLEY FORGE ROAD*
*DEVON, PA 19333*
*610.971.9977*
*RABBIYKAPLAN@GMAIL.COM*

**DRAWING SCHEDULE**

1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. MINOR SUBDIVISION CONSOLIDATION PLAN

§181–36.C.3 APPLICANT CERTIFICATION

I HEREBY CERTIFY THAT THE PLANS ARE, TO THE BEST OF MY KNOWLEDGE, IN CONFORMITY WITH ENGINEERING, ZONING, SUBDIVISION, BUILDING, SANITATION, AND ANY OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS. ANY PART OF THE PLANS THAT ARE NOT IN CONFORMITY HAVE BEEN DENOTED AS EXISTING NON–CONFORMITIES OR A WAIVER HAS BEEN REQUESTED.

_______________________________ ________
APPLICANT DATE

ENGINEER CERTIFICATION

I, ROBERT LAMBERT, P.E., HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH ZONING, BUILDING, SANITATION, SUBDIVISION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS EXCEPT AS NOTED IN ANY WAIVER REQUESTED.

_______________________________ ________
ROBERT LAMBERT, P.E., PROJECT ENGINEER DATE

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL L. PATRICK SPELLMAN ENGINEER No. 040021E

PATRICK SPELLMAN, P.E.
PE-40021

PLAN PREPARED BY:
*SITE ENGINEERING CONCEPTS, LLC*
P.O. BOX 1992
SOUTHEASTERN, PA 19399
P: 610-240-0450 F: 610-240-0451 E:INFO@SITE-ENGINEERS.COM

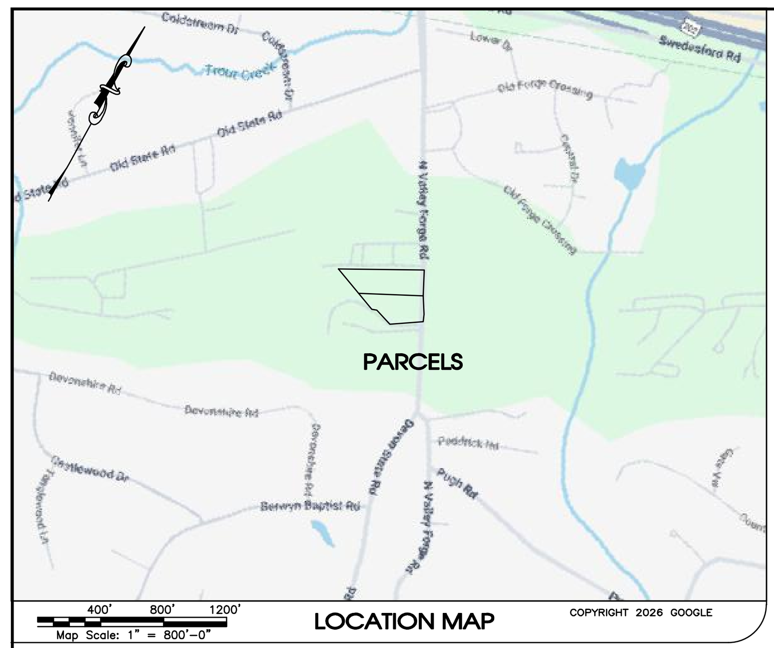
PLAN PREPARED FOR:
*CHABAD LUBAVITCH OF CHESTER COUNTY & WESTERN MAIN LINE*
946 & 916 NORTH VALLEY FORGE ROAD,
DEVON, PA 19333
TOWNSHIP OF TREDYFFRIN COUNTY OF CHESTER COMMONWEALTH OF PENNSYLVANIA

JULY 7, 2026

COVER SHEET

SHEET
1 of 3

SCALE: 1" =200'




TICKET No. 20261693434
SITE SURVEYING, LLC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES SITE SURVEYING, LLC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING 1-800-242-1776

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

| UTILITIES NOTIFIED | RESPONSE AS OF 6/25/2026 | CONTACT INFO |
|---|---|---|
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| COMCAST CABLE | CLEAR | 856-912-7551 |
| PECO EXELON CO | NO RESPONSE | 484-681-5720 |
| XAYO/PPL/ABVNET | NO RESPONSE | 610-476-1634 |
| SUNOCO PIPELINE | NO RESPONSE | 713-989-7342 |
| TREDYFFRIN TOWNSHIP | NO RESPONSE | 610-408-3620 |
| VERIZON EASTERN | NO RESPONSE | 1Call-Verizon-PADE@verizon.com |

## NET LOT AREA CALCULATION PARCEL A UPI: 43-5-87

| | |
|---|---|
| GROSS LOT AREA | 75,640 SF |
| | |
| STEEP AND VERY STEEP SLOPES | -1,232 SF |
| FLOOD HAZARD DISTRICT AREAS | 0 SF |
| WETLANDS | 0 SF |
| PORTIONS OF THE LOT WHICH ARE LESS THAN 50 FEET WIDE | 0 SF |
| ALLEYS, LANES, STREETS, RAILROAD AND OTHER PERMANENT AREAS OR RIGHTS-OF-WAY. | -4,051 SF |
| | |
| NET LOT AREA | 70,357 SF |

## NET LOT AREA CALCULATION PARCEL B UPI: 43-5-88

| | |
|---|---|
| GROSS LOT AREA | 56,952 SF |
| | |
| STEEP AND VERY STEEP SLOPES | -8,047 SF |
| FLOOD HAZARD DISTRICT AREAS | 0 SF |
| WETLANDS | 0 SF |
| PORTIONS OF THE LOT WHICH ARE LESS THAN 50 FEET WIDE | 0 SF |
| ALLEYS, LANES, STREETS, RAILROAD AND OTHER PERMANENT AREAS OR RIGHTS-OF-WAY. | -5,285 SF |
| | |
| NET LOT AREA | 43,620 SF |

## IMPERVIOUS COVERAGE SUMMARY PARCEL A UPI: 43-5-87

| | | |
|---|---|---|
| NET LOT AREA | 70,357 SF | |
| | | |
| BUILDINGS | 4,097 SF | |
| EAVES | 310 SF | |
| ASPHALT | 4,656 SF | |
| CONCRETE & WALKS | 1,596 SF | |
| WALLS & TIES | 27 SF | |
| DECK | 291 SF | |
| | | |
| TOTAL BUILDING COVERAGE | 4,097 SF | 5.82% |
| TOTAL SITE IMPERVIOUS COVERAGE | 10,977 SF | 15.60% |

## IMPERVIOUS COVERAGE SUMMARY PARCEL B UPI: 43-5-88

| | | |
|---|---|---|
| NET LOT AREA | 43,626 SF | |
| | | |
| BUILDINGS | 2,938 SF | |
| ASPHALT | 1,827 SF | |
| CONCRETE & WALKS | 575 SF | |
| WALLS | 13 SF | |
| DECK | 479 SF | |
| GRAVEL | 367 SF | |
| | | |
| TOTAL BUILDING COVERAGE | 2,938 SF | 6.73 % |
| TOTAL SITE IMPERVIOUS COVERAGE | 6,199 SF | 14.21 % |

## ZONING SUMMARY

R-1 - RESIDENTIAL DISTRICT

| ORDINANCE ITEM | R-1 REQUIREMENT | PARCEL A | PARCEL B |
|---|---|---|---|
| MIN. LOT AREA | 30,000 SF | 65,873 SF (1) | 43,620 SF (1) |
| MIN. LOT WIDTH @ BLDG | 100 FT | 163 FT (1) | 172 FT (1) |
| MIN. SETBACKS | | | |
| FRONT | 40 FT | 28.2 FT (1)(2) | 86.3 FT (1) |
| SIDE (INDIVIDUAL/AGGREGATE) | 15 FT / 40 FT | 12 FT / 39.5 FT (1)(2) | 43.2 FT / 123 FT (1) |
| REAR | 25 FT | 297.5 FT | 140.5 FT |
| MAX. BUILDING HEIGHT | 35 FT | < 35 FT | < 35 FT |
| MAX. BUILDING COVERAGE | 20% | 5.82% | 6.73% |
| MAX. IMPERVIOUS COVERAGE | 30% | 15.60% | 14.21% |

(1) EXISTING NON-CONFORMITY TO IO DISTRICT
(2) EXISTING NON-CONFORMITY TO R-1 DISTRICT

## SURVEY NOTES

1. PARCEL INFORMATION:
   PARCEL A
   RECORDED OWNER: CHABAD LUBAVITCH OF CHESTER COUNTY & WESTERN MAIN LINE
   PARCEL NUMBER: 4305 0087000E Block 43-5 Unit 87
   DEED BOOK 8896 PAGE 2193

   PARCEL B
   RECORDED OWNER: CHABAD LUBAVITCH OF CHESTER COUNTY & WESTERN MAIN LINE
   PARCEL NUMBER: 4305 00880000 Block 43-5 Unit 88
   DEED BOOK 8976 PAGE 160
2. PARCEL A UPI: 43-5-87 GROSS LOT AREA: 75,640 SQUARE FEET OR 1.736 ACRES
   PARCEL B UPI: 43-5-88 GROSS LOS AREA: 56,952 SQUARE FEET OR 1.307 ACRES
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARK OUTS DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO COMMENCE, ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES (PA ONE CALL SYSTEM, INC. 800-242-1776).
4. OUTLINE DESCRIPTION AND LOCATIONS SHOWN IN ACCORDANCE WITH AN ACTUAL FIELD SURVEY CONDUCTED BY SITE SURVEYING, LLC. IN MAY 2026. SURVEY PREPARED FROM DEED AS SUPPLIED BY CLIENT AND VARIOUS DEEDS AND PLANS OF RECORD. THIS SURVEY WAS PERFORMED **WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT**, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC. OF RECORD.
5. THIS PARCEL MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND OR EASEMENTS, EITHER WRITTEN OR IMPLIED.
6. CONTOURS PLOTTED FROM FIELD RUN SURVEY. GPS CONTROL PERFORMED ONSITE TO ESTABLISH ELEVATIONS. DATUM NAD83/NAVD88.
7. ALL DIMENSIONS AND ELEVATIONS ARE IN US SURVEY FEET.
8. THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.
9. ALL TREE SIZES AND SPECIES ARE APPROXIMATE IN NATURE. TREES ARE MEASURED BY DIAMETER AT BREAST HEIGHT. MULTI-STEMMED TREES ABOVE DIAMETER AT BREAST HEIGHT HAVE NOT BEEN EVALUATED.
10. THE UNDERSIGNED IS NOT QUALIFIED TO MAKE ANY DETERMINATION OF THE EXISTENCE OR NONEXISTENCE OF WETLANDS AND/OR CONTAMINATION AFFECTING THIS SURVEY. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR CONTAMINATION IS SHOWN.
11. THE PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" AREAS OF MINIMAL FLOOD HAZARD, PER REF. NO. 1.
12. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE SURVEY.
13. NO EASEMENT PROVIDED FOR OVERHEAD UTILITIES AND UNDERGROUND UTILITIES AS LOCATED IN THE FIELD AND SHOWN ON SAID PLAN.

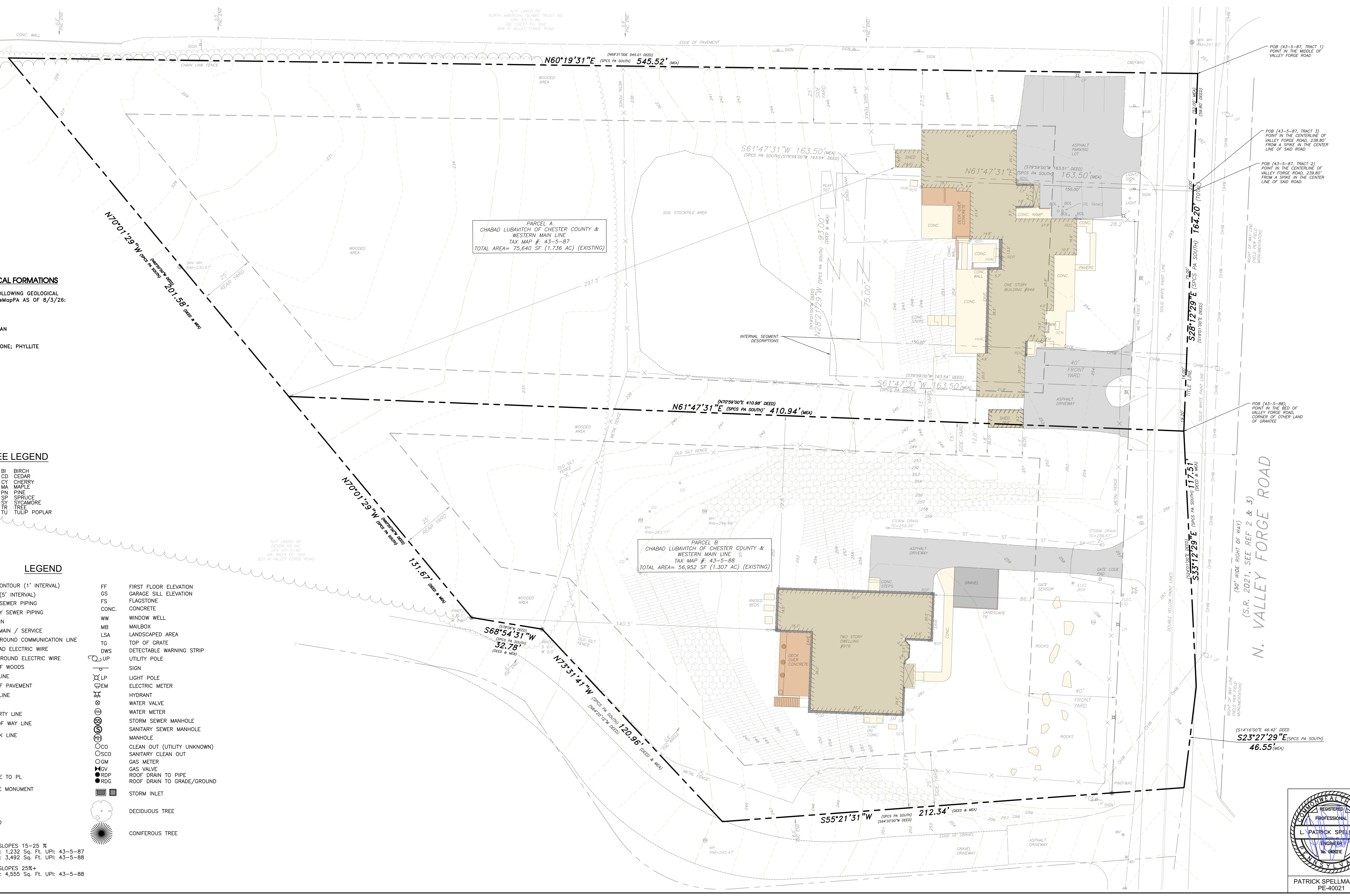
## REFERENCES


1. NATIONAL FLOOD HAZARD LAYER FIRMette, TOWNSHIP OF TREDYFFRIN 420291, MAP NUMBER 42029C0115G, EFFECTIVE 09/29/2017.
2. PROPERTY PLAT PREPARED BY COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION. STATE ROAD 2021, SECTION NUMBER 04B R/W TREDYFFRIN TOWNSHIP, CHESTER COUNTY. PARCEL NO. 6, SHEET NO. 8. DATED 8/27/1995. LAST REVISED 2/97.
3. PROPERTY PLAN PREPARED BY COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, STATE ROUTE 2021, SECTION NO. 04B R/W TREDYFFRIN TOWNSHIP, CHESTER COUNTY, PARCEL NO. 5, SHEET NO. 7 & 8. DATED 8/27/1995. LAST REVISED 02/97.
4. BOUNDARY SURVEY PLAN FOR DEVON 50, LLC. PREPARED BY SITE ENGINEERING CONCEPTS, LLC. DATED OCTOBER 20, 2025. LAST REVISED 03/30/2026.


## §181-36.B.12 GEOLOGICAL FORMATIONS

SITE IS COMPOSED OF THE FOLLOWING GEOLOGICAL FORMATIONS ACCORDING TO eMapPA AS OF 8/3/26:

UNIT NO: 132
MAP SYMBOL: OCC
NAME: CONESTOGA FORMATION
AGE: ORDOVICIAN AND CAMBRIAN
LITH1: LIMESTONE
LITH2: SHALE
LITH3: CONGLOMERATIC LIMESTONE; PHYLLITE




## TREE LEGEND

| | |
|---|---|
| BI | BIRCH |
| CD | CEDAR |
| CY | CHERRY |
| MA | MAPLE |
| PN | PINE |
| SP | SPRUCE |
| SY | SYCAMORE |
| TR | TREE |
| TU | TULIP POPLAR |

## LEGEND

- SUPPLEMENTAL CONTOUR (1' INTERVAL)
- INDEX CONTOUR (5' INTERVAL)
- ST — EXISTING STORM SEWER PIPING
- S — EXISTING SANITARY SEWER PIPING
- G — EXISTING GAS MAIN
- W — EXISTING WATER MAIN / SERVICE
- CATV — EXISTING UNDERGROUND COMMUNICATION LINE
- OHW — EXISTING OVERHEAD ELECTRIC WIRE
- E — EXISTING UNDERGROUND ELECTRIC WIRE
- EXISTING EDGE OF WOODS
- EXISTING PLANT LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- BOUNDARY LINE
- ADJOINER PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EXISTING EAVES
- COVERED PORCH
- #'S DESCRIPTION — DEPICTS DISTANCE TO PL
- FOUND CONCRETE MONUMENT
- FOUND IRON PIN
- BENCHMARK
- (F&H) FOUND AND HELD
- (TBS) TO BE SET
- EXISTING STEEP SLOPES 15-25 %
  AREA DELINEATED: 1,232 Sq. Ft. UPI: 43-5-87
  AREA DELINEATED: 3,492 Sq. Ft. UPI: 43-5-88
- EXISTING STEEP SLOPES 25%+
  AREA DELINEATED: 4,555 Sq. Ft. UPI: 43-5-88

| | |
|---|---|
| FF | FIRST FLOOR ELEVATION |
| GS | GARAGE SILL ELEVATION |
| FS | FLAGSTONE |
| CONC. | CONCRETE |
| WW | WINDOW WELL |
| MB | MAILBOX |
| LSA | LANDSCAPED AREA |
| TG | TOP OF GRATE |
| DWS | DETECTABLE WARNING STRIP |
| UP | UTILITY POLE |
| | SIGN |
| LP | LIGHT POLE |
| EM | ELECTRIC METER |
| | HYDRANT |
| | WATER VALVE |
| WM | WATER METER |
| SS | STORM SEWER MANHOLE |
| S | SANITARY SEWER MANHOLE |
| MH | MANHOLE |
| CO | CLEAN OUT (UTILITY UNKNOWN) |
| SCO | SANITARY CLEAN OUT |
| GM | GAS METER |
| GV | GAS VALVE |
| RDP | ROOF DRAIN TO PIPE |
| RDG | ROOF DRAIN TO GRADE/GROUND |
| | STORM INLET |
| | DECIDUOUS TREE |
| | CONIFEROUS TREE |

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

| NUM. | DATE | REVISION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| 1 | 8/21/2026 | REVISED PER TOWNSHIP ENGINEER COMMENTS |

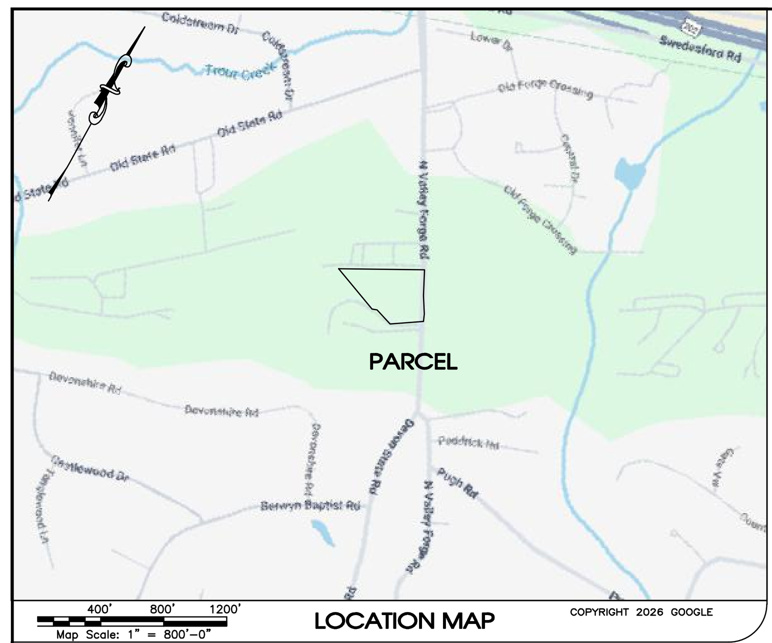
PLAN PREPARED BY:
SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399
P: 610-240-0450 F: 610-240-0451 E:INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:
CHABAD LUBAVITCH OF CHESTER COUNTY & WESTERN MAIN LINE
946 & 916 NORTH VALLEY FORGE ROAD,
DEVON, PA 19333
TOWNSHIP OF TREDYFFRIN COUNTY OF CHESTER COMMONWEALTH OF PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER L. PATRICK SPELLMAN No. 040021E
PATRICK SPELLMAN, P.E.
PE-40021

# MINOR SUBDIVISION LOT CONSOLIDATION EXISTING CONDITIONS

JULY 7, 2026
SHEET 2 of 3
SCALE: 1" =20'




SITE
SPCS PA SOUTH

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

TICKET No. 20261693434
SITE SURVEYING, LLC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES SITE SURVEYING, LLC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING 1-800-242-1776

| UTILITIES NOTIFIED | RESPONSE AS OF 6/25/2026 | CONTACT INFO |
|---|---|---|
| AQUA PA DESIGN | NO RESPONSE | 610-525-1400 |
| COMCAST CABLE | CLEAR | 856-912-7551 |
| PECO EXELON CO | NO RESPONSE | 484-681-5720 |
| XAYO/PPL/ABVNET | NO RESPONSE | 610-476-1634 |
| SUNOCO PIPELINE | NO RESPONSE | 713-989-7342 |
| TREDYFFRIN TOWNSHIP | NO RESPONSE | 610-408-3620 |
| VERIZON EASTERN | NO RESPONSE | 1Call-Verizon-PADE@verizon.com |

## NET LOT AREA CALCULATION PARCEL C

| | |
|---|---|
| GROSS LOT AREA | 132,592 SF |
| STEEP AND VERY STEEP SLOPES | -9,279 SF |
| FLOOD HAZARD DISTRICT AREAS | 0 SF |
| WETLANDS | 0 SF |
| PORTIONS OF THE LOT WHICH ARE LESS THAN 50 FEET WIDE | 0 SF |
| ALLEYS, LANES, STREETS, RAILROAD AND OTHER PERMANENT AREAS OR RIGHTS-OF-WAY. | -9,336 SF |
| NET LOT AREA | 113,977 SF |

## IMPERVIOUS COVERAGE SUMMARY PARCEL C

| | | |
|---|---|---|
| NET LOT AREA | 113,977 SF | |
| BUILDINGS | 7,035 SF | |
| EAVES | 310 SF | |
| ASPHALT | 6,483 SF | |
| CONCRETE & WALKS | 2,171 SF | |
| WALLS | 40 SF | |
| DECK | 770 SF | |
| GRAVEL | 367 SF | |
| TOTAL BUILDING COVERAGE | 7,035 SF | 6.17 % |
| TOTAL SITE IMPERVIOUS COVERAGE | 17,176 SF | 15.07 % |

## ZONING SUMMARY

R-1 – RESIDENTIAL DISTRICT WITH IO – INSTITUTIONAL OVERLAY

| ORDINANCE ITEM | R-1 RESIDENTIAL REQUIREMENTS | INSTITUTIONAL OVERLAY REQUIREMENTS | PARCEL C CONSOLIDATED PROPERTY TO BE ZONED INSTITUTIONAL OVERLAY (3) |
|---|---|---|---|
| MIN. LOT AREA | 30,000 SF | 10 AC | 113,977 SF (2)(3) |
| MIN. LOT WIDTH @ BLDG | 100 FT | 400 FT | 335 FT (2) |
| BUILDING FRONTAGE TO PROPERTY FRONTAGE | N/A | 50% | < 50% |
| MIN. SETBACKS | | | |
| FRONT | 40 FT | N/A | 28.2 FT (1) |
| SIDE (INDIVIDUAL/AGGREGATE) | 15 FT / 40 FT | N/A | 27.5 FT / 70.7 FT |
| REAR | 25 FT | N/A | 140.5 FT |
| PERIMETER SETBACK (UNDERLYING R-1 DIST.) | N/A | 100 FT | 27.5 FT (2) |
| PARKING AND SERVICE AREA FROM ROW | N/A | 50 FT | < 50 FT (3) |
| LOT LINE SETBACK FROM OTHER LOT LINE | N/A | 2,640 FT | > 2,640 FT |
| MAX. BUILDING DIMENSION | N/A | 250 FT | < 250 FT (2) |
| MAX. BUILDING HEIGHT | 35 FT | 42 FT | < 35 FT |
| BUFFER | N/A | 25 FT | > 25 FT |
| MAX. BUILDING COVERAGE | 20% | N/A | 6.17% |
| MAX. IMPERVIOUS COVERAGE | 30% | 30% | 15.07% |

(1) EXISTING NON-CONFORMITY TO IO DISTRICT
(2) EXISTING NON-CONFORMITY TO R-1 DISTRICT
(3) SEE APPROVED VARIANCES NOTE ON THIS SHEET

## SURVEY NOTES – PARENT TRACTS

1. SEE SHEET 2 FOR PARENT TRACTS, SURVEYOR NOTES, AND REFERENCES.

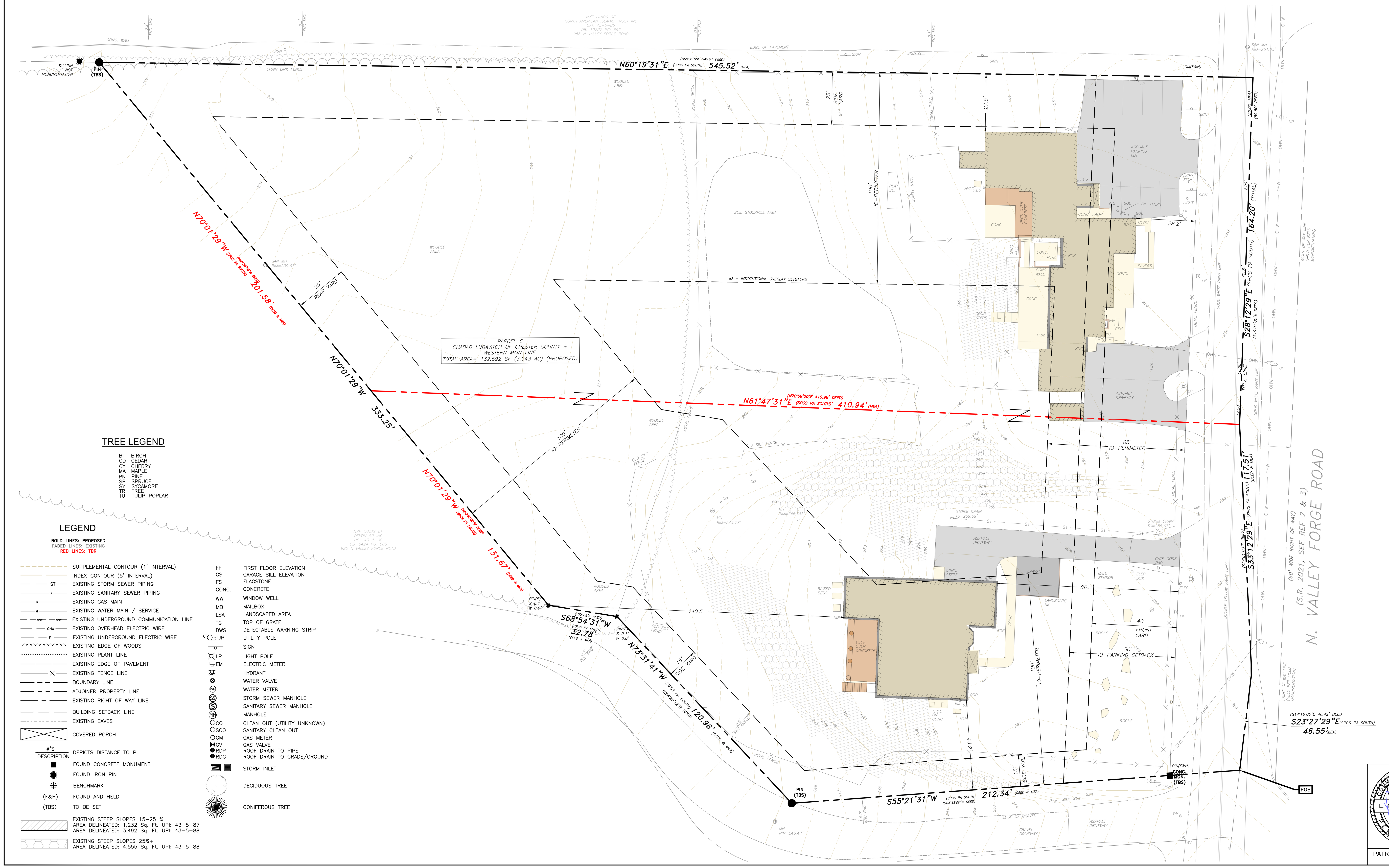
## FINAL PLAN SUBMISSION NOTES

1. MINOR SUBDIVISION PER 181-9.A.(2), PRELIMINARY PLAN NOT REQUIRED.

## VARIANCES APPROVED

THE FOLLOWING VARIANCES WERE APPROVED BY ORDER DATED APRIL 23, 2026 BY THE TREDYFFRIN TOWNSHIP ZONING HEARING BOARD TO COMPLY WITH THE INSTITUTIONAL OVERLAY CONDITIONAL USE REQUIREMENTS:

1. FROM SECTION 208-46.A TO PERMIT A MINIMUM LOT AREA OF 2.9 ACRES, WHERE A MINIMUM LOT AREA OF 10 ACRES IS OTHERWISE REQUIRED.
2. FROM SECTION 208-46.D(5) TO PERMIT PROPOSED PARKING AREAS TO BE LOCATED CLOSER THAN 50 FEET FROM THE RIGHT-OF-WAY OR PROPERTY LINE.




### TREE LEGEND

BI BIRCH
CD CEDAR
CY CHERRY
MA MAPLE
PN PINE
SP SPRUCE
SY SYCAMORE
TR TREE
TU TULIP POPLAR

### LEGEND

BOLD LINES: PROPOSED
FADED LINES: EXISTING
RED LINES: TBR

SUPPLEMENTAL CONTOUR (1' INTERVAL)
INDEX CONTOUR (5' INTERVAL)
EXISTING STORM SEWER PIPING
EXISTING SANITARY SEWER PIPING
EXISTING GAS MAIN
EXISTING WATER MAIN / SERVICE
EXISTING UNDERGROUND COMMUNICATION LINE
EXISTING OVERHEAD ELECTRIC WIRE
EXISTING UNDERGROUND ELECTRIC WIRE
EXISTING EDGE OF WOODS
EXISTING PLANT LINE
EXISTING EDGE OF PAVEMENT
EXISTING FENCE LINE
BOUNDARY LINE
ADJOINER PROPERTY LINE
EXISTING RIGHT OF WAY LINE
BUILDING SETBACK LINE
EXISTING EAVES
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FOUND CONCRETE MONUMENT
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BENCHMARK
(F&H) FOUND AND HELD
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EXISTING STEEP SLOPES 15-25 % AREA DELINEATED: 1,232 Sq. Ft. UPI: 43-5-87 AREA DELINEATED: 3,492 Sq. Ft. UPI: 43-5-88
EXISTING STEEP SLOPES 25%+ AREA DELINEATED: 4,555 Sq. Ft. UPI: 43-5-88

FF FIRST FLOOR ELEVATION
GS GARAGE SILL ELEVATION
FS FLAGSTONE
CONC. CONCRETE
WW WINDOW WELL
MB MAILBOX
LSA LANDSCAPED AREA
TG TOP OF GRATE
DWS DETECTABLE WARNING STRIP
UP UTILITY POLE
SIGN
LP LIGHT POLE
EM ELECTRIC METER
HYDRANT
WATER VALVE
WATER METER
STORM SEWER MANHOLE
SANITARY SEWER MANHOLE
MANHOLE
CO CLEAN OUT (UTILITY UNKNOWN)
SCO SANITARY CLEAN OUT
GM GAS METER
GV GAS VALVE
RDP ROOF DRAIN TO PIPE
RDG ROOF DRAIN TO GRADE/GROUND
STORM INLET
DECIDUOUS TREE
CONIFEROUS TREE

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

## PROJECT NARRATIVE

THE OWNER OF PARCELS A & B PROPOSE TO EXTINGUISH THE SHARED LOT LINE AND CONSOLIDATE THE PARCELS TO CREATE PARCEL C.

| NUM. | DATE | REVISION |
|---|---|---|
| 1 | 8/21/2026 | REVISED PER TOWNSHIP ENGINEER COMMENTS |

PLAN PREPARED BY:
*SITE ENGINEERING CONCEPTS, LLC*
P.O. BOX 1992
SOUTHEASTERN, PA 19399
P: 610-240-0450 F: 610-240-0451 E:INFO@SITE-ENGINEERS.COM

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TOWNSHIP OF TREDYFFRIN COUNTY OF CHESTER COMMONWEALTH OF PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL L. PATRICK SPELLMAN ENGINEER No. 040021E
PATRICK SPELLMAN, P.E.
PE-40021

# MINOR SUBDIVISION LOT CONSOLIDATION PROPOSED PLAN

JULY 7, 2026
SHEET 3 of 3
SCALE: 1" =20'

# Tredyffrin Township
# Memorandum

**To: Board of Supervisors**

**CC: William Martin**

**From: Darin Fitzgerald**

**Subject: New Pump Station Grinder**

**Date: November 8, 2026**

Staff is requesting Board approval to replace the grinder at the Chesterbrook pump station. Our crew removed the worn out grinder and will install the new one. The cost of a replacement grinder is $19,025.12 from JWC Enviormental under the COSTARS program.

# Tredyffrin Township
# Memorandum

**To: Board of Supervisors**

**CC: William Martin**

**From: Darin Fitzgerald**

**Subject: Additional root control**

**Date: November 8, 2026**

Staff is requesting Board approval for additional root control in the sanitary sewer system. As we continue to video inspect the sanitary sewer right of ways we have identified an additional 10,000 foot of 8 inch main that needs continious root control. We will add these runs to our 3 year cysle for 2026. The cost of the treatment from Dukes Root Control through the COSTARS program is $20,200.00 which will give ua a 3 year warranty on these lines.

# NON-AGENDA ITEM HANDOUTS

# POLICE DEPARTMENT

# Monthly Report
# to
# BOARD OF SUPERVISORS

## October 2026

## Superintendent
## T. Michael Beaty

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

| Offenses | Reported Oct 2026 | Reported Oct 2025 | Year to Date 2026 | Totals 2025 | Totals 2024 |
|---|---|---|---|---|---|
| Calls for Service | | 2,364 | 14,758 | 24,260 | 20,642 |
| Homicide | 0 | 0 | 1 | 0 | 1 |
| Rape (Incl Sex Offenses) | 2 | 0 | 4 | 3 | 1 |
| Robbery | 0 | 0 | 1 | 2 | 2 |
| Assault | 2 | 4 | 10 | 23 | 27 |
| Burglary | 2 | 0 | 9 | 23 | 8 |
| Larceny / Theft | 12 | 12 | 91 | 163 | 178 |
| Vehicle Theft | 0 | 0 | 4 | 8 | 6 |
| Vandalism | 0 | 3 | 20 | 68 | 53 |
| Drug Offenses | 1 | 0 | 8 | 41 | 19 |
| DUI | 6 | 4 | 50 | 47 | 57 |
| Traffic Accidents | 80 | 104 | 600 | 956 | 848 |
| Identity Theft / Fraud | 10 | 12 | 112 | 193 | 197 |
| Traffic Citations<br>Warnings<br>Non-Traffic | 226<br>118<br>7 | 460<br>181<br>9 | 3,494<br>1,526<br>40 | 3,901<br>1,593<br>86 | 3,164<br>1,265<br>78 |
| Juveniles Arrested | 3 | 5 | 7 | 15 | 26 |

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

***At the time of this report, the county has not sent over the final totals for this report***

# TREDYFFRIN TOWNSHIP POLICE TRAINING

# OCTOBER 2026

EVOC 10/14/26 and 10/28/26

Held at the Chester County Public Safety Training Center. All officers were in attendance.

# TREDYFFRIN TOWNSHIP POLICE DEPARTMENT

# CRIMINAL INVESTIGATIONS UNIT

# OCTOBER 2026

## DETECTIVES

43 – CASES RECEIVED
27 – CASES CLOSED
2– TOTAL ARRESTS
46 – DETECTIVE INTERVIEWS CONDUCTED

## JUVENILE UNIT

3 – JUVENILE ALLEGATIONS FILED
10 – TOTAL CHILD ABUSE CASES

## REVENUE

$25 – FINGERPRINTING
1 – CIVILIANS FINGERPRINTED
$2,471.25– ACCIDENT /INCIDENT REPORTS/SOLICITOR'S PERMITS
23 – RECORDS CHECKED

October monthly Log

Sgt. Allen Dori

10/1/26 Car seat install class at the county training center

10/2/26 Car seat install class at the county training center

10/3/26 Community Day at WFP

Emails with Ana DaCosta from the Montessori school about school safety event on 11/3/26 at 1300 hours.

Called Chrisine Johnson about issues with college kids on the block.

10/5/26 Car seat install class at the county training center

10/6/26 Car seat install class at the WEGO police station

10/7/26 Citizens Police Academy and purchased snacks

Pathfinder review

10/8/26 Vaca

10/13/26 TE Safety Meeting

Pathfinder review

10/14/26 Met with Phoenix Distributors re: MP5, two Thompsons and M2 Carbine Got quote for trade values. Provide same to the Captain.

Pathfinder review

10/15/26 Managing Conflict class in Horsham. With Megan Cordes and Dylan Burke 0900-1400

10/16/26 Vaca

10/20/26 Youth and Law Enforcement Symposium at the County Court house 0800 – 1400

10/21/26 Secret Service Zoom 1200-1330

Citizens Police Academy

Pathfinder review

10/22/26 Called Department of Aging to confirm that Neil McKee, 71 Orchard Lane, has a case with them.

Pathfinder review

10/23/26 Pathfinder review. Went out on patrol and helped day shift.

10/24/26 Trunk or Treat at WFP

10/27/26 Responded to several voice mails.

Pathfinder review

Talked with Department of Aging again about Neil McKee

10/28/26 EVOC at the training center

Citizens Police Academy

Pathfinder review

10/29/26 Organized street barricades for a Halloween block party at Treyburn.

Pathfinder review

10/20/26 New Eagle and Valley Forge Elemntary Halloween parades. 0930 – 1100 and 1330 – 1530

Pathfinder review