



**BOARD OF SUPERVISORS
TREDYFFRIN TOWNSHIP
PUBLIC MEETING AGENDA
September 21, 2026 7:00 PM**

1. PLEDGE OF ALLEGIANCE

2. SPECIAL ANNOUNCEMENT - Sergeant Promotion

3. CALL TO ORDER PUBLIC HEARING

ENCLOSURE Public hearing to consider an ordinance amending Chapter 151, Property Registration for Student Homes, by deleting and replacing the chapter in its entirety

Before adjourning public hearing – Motion to adopt ordinance HR-499 amending Chapter 151, Property Registration for Student Homes, by deleting and replacing the chapter in its entirety

4. ADJOURN PUBLIC HEARING AND CALL TO ORDER PUBLIC MEETING

5. ANNOUNCEMENTS

- A. There is a special Zoning Hearing Board meeting scheduled for Wednesday, September 30, 2026, at 7 PM in Keene Hall.
- B. In observance of Columbus Day/Indigenous Peoples Day, Township offices will be closed Monday, October 12.

6. APPROVAL OF MINUTES

ENCLOSURE A. Motion to approve minutes of August 17, 2026, Public Meeting

7. TOWNSHIP BUSINESS

- A. Supervisor Liaison Reports
 - a. Motion to appoint Kate Hunsberger to the Park & Recreation Board
 - b. Motion to reappoint Rob Cronin and Kristin Dormuth to the Libraries Board of Trustees
- B. Motion to authorize staff to work with Township Solicitor on implementing an Earned Income Tax in conjunction with a real estate tax rollback

ENCLOSURE C. Motion to authorize staff to issue an RFP for financial statement audits

- D. Motion to appoint Jeff DuVouno from Brandywine Realty Trust to the Comprehensive Plan Subcommittee

ENCLOSURE E. Motion to approve 2027 Minimal Municipal Obligations for Police and Non-Uniformed Pensions

ENCLOSURE F. Motion to approve the sale of used vehicles

ENCLOSURE G. Motion to approve trade of 2015 Ford Escape to Pete's Auto of Malvern

ENCLOSURE H. Motion to approve HVAC repairs at 1485 Valley Forge Road

- ENCLOSURE* I. Motion to approve repairs to pump at Chesterbrook Pump Station
- ENCLOSURE* J. Motion to authorize the submission of the proposal from Pact Two for the Devon Park Drive/501 Swedesford Road sanitary sewer capacity enhancement project
- ENCLOSURE* K. Motion to approve the Settlement Agreement and Release between Hunt Engineering Company, Brown and Caldwell, Inc., and Tredyffrin Township
- ENCLOSURE* L. Motion to approve Subdivision Plans for Lot Line Change for 920, 958 and 966 North Valley Forge Road between the North American Islamic Trust and Devon 50
- ENCLOSURE* M. Motion to approve a proposal from Jacobs for engineering design services for the West Circular Avenue – Spring Street Stormwater Management and Drainage Improvement Project
- ENCLOSURE* N. Motion to authorize the following items for the West Circular Avenue – Spring Street – Paoli Pike Stormwater Management and Drainage Improvement Project:
a. Authorize Township Engineering Department Staff to apply for a PennDOT MTF
b. Approve a Letter of Support (LOS)/ Letter of Financial Commitment (FC) for the West Circular Avenue – Spring Street – Paoli Pike Stormwater Management and Drainage Improvement Project PADOT MTF Grant Application
- O. Motion to approve the final escrow release request for 105 Vincent/Meinel in the amount of \$24,407.58; balance remaining \$00.00
- ENCLOSURE* P. Motion to adopt Resolution 2026-15 adopting the Chester County Hazard Mitigation Plan is hereby adopted as the official Hazard Mitigation Plan for Tredyffrin Township
- ENCLOSURE* Q. Motion to adopt Resolution 2026-16 urging the Pennsylvania General Assembly to enact legislation establishing Extreme Risk Protection Orders
- ENCLOSURE* R. Motion to approve proposal from Simone Collins for additional services for Friendship Park
- S. Motion to authorize staff to advertise and receive bids for Friendship Park Improvements
- ENCLOSURE* T. Motion to approve the Sewer Agreement between 435 Devon Park Drive and Tredyffrin Township
- ENCLOSURE* U. Motion to authorize advertisement of a public hearing on October 19, 2026, to consider 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

8. NEW MATTERS

- A. Board Members
- B. Citizens

9. NEXT MEETING – October 5, 2026

10. ADJOURNMENT

**TREDYFFRIN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

Ordinance No. HR-499

**AN ORDINANCE AMENDING THE CODE OF TREDYFFRIN
TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AS
AMENDED, REGARDING CHAPTER 151, PROPERTY
REGISTRATION FOR STUDENT HOMES, BY DELETING AND
REPLACING THE CHAPTER IN ITS ENTIRETY.**

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Tredyffrin Township, Chester County, Commonwealth of Pennsylvania, that Chapter 151, Property Registration for Student Homes, of the Code of the Township of Tredyffrin, as amended, shall be amended as follows:

SECTION 1. Chapter 151, Property Registration for Student Homes, shall be deleted in its entirety and replaced with new Chapter 151, which shall be titled “Student Rental Unit Regulations,” and shall read as follows:

Chapter 151. Student Rental Unit Regulations

§ 151-1. Intent and purpose.

- A. It is the intent and purpose of this Chapter and the policy of the Board of Supervisors of Tredyffrin Township, in order to protect and promote the public health, safety and welfare of its citizens, to establish rights and obligations of owners and tenants relating to the rental of certain dwelling units and dormitory units to students in the Township and to encourage owners and tenants to maintain and improve the quality of student rental housing within the community. It is also the policy of the Township that owners, managers, and tenants share responsibilities to obey the various codes adopted to protect and promote public health, safety and welfare. To those ends, this Chapter provides for a system of registration of rental agreements, issuance and renewal of student rental licenses and sets penalties for violations of this Chapter. This Chapter shall be liberally construed and applied to promote its purposes and policies. While the Board of Supervisors of Tredyffrin Township acknowledges the significant contribution that institutions of higher learning, their students, faculty and staff make to the culture and economy of Tredyffrin Township, in recent years, adverse effects of student housing on residential neighborhoods have increased and there has been an increase in disruptive

student behavior that threatens the health, safety and welfare of student and nonstudent citizens of Tredyffrin Township.

B. Accordingly, the Board of Supervisors of Tredyffrin Township makes the following findings relating to student housing and its effect on the residential neighborhoods of Tredyffrin Township and the effect of student lifestyles on the health, safety and welfare of the student citizens and nonstudent citizens:

- (1) When compared to other unrelated cohabitating individuals and traditional families, groups of students have different hours, work and social habits and frequently cause noise, disturbances and problems in residential neighborhoods.
- (2) There is a greater incidence of violations of various codes of the Township at residential properties where owners rent such property to students.
- (3) The concentration of dwelling units occupied by students changes the character of a neighborhood and displaces middle- and lower-income housing by absorbing housing units and rendering the remaining units less desirable for more traditional residential use.
- (4) There are sufficient differences between student and nonstudent dwellings and the behavior of students and nonstudent residents to justify different regulations for student and nonstudent rental housing.
- (5) The Board of Supervisors of Tredyffrin Township finds that colleges and universities located in and bordering the Township have sufficient resources and interest to properly manage their dormitories and there is no need to regulate such dormitories or student housing units located on and managed by local colleges and universities.

§ 151-2. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

DWELLING UNIT

A single unit providing complete, independent living facilities, including permanent provisions for living, sleeping, eating, cooking and sanitation.

FAMILY

As defined in § 208-6 of the Tredyffrin Township Zoning Ordinance.

OWNER

The record owner(s) or the record owner's agent, including but not limited to operator or manager, of a student rental unit.

RENTAL AGREEMENT

A written agreement, including but not limited to a contract or lease, between the owner and student tenant(s), embodying the terms and conditions concerning the use and occupancy of student homes.

STUDENT RENTAL UNIT

A dwelling unit used and or leased by a student tenant(s), except if all the student tenants are family of the owner of the dwelling unit or the dwelling unit is leased and used only by a family, as the family's primary residence. Student rental units shall not include dormitories and apartments as defined by the Tredyffrin Township Zoning Ordinance.

STUDENT TENANT

An individual who has made application and been accepted at or is enrolled or has been enrolled within the last 12 months prior to the first date of occupancy at a university, college or trade school, and whose primary occupation is a student, including both undergraduate and graduate students alike, residing in a dwelling unit governed by this Chapter.

§ 151-3. Owner's duties.

A. General regulations.

- (1) It shall be the duty of every owner to keep and maintain all student rental units in compliance with all applicable codes and provisions of all other applicable state laws and regulations and local ordinances and to keep such property in good and safe condition.
- (2) Every owner shall also be responsible for regulating the conduct and activities of the student tenants of every student rental unit which they own in the Township, which conduct or activity takes place at such student rental unit or its premises. To achieve those ends, every owner of a student rental unit shall regulate the conduct and activity of the tenants thereof, both contractually and through enforcement, as more fully set forth below.
- (3) This section shall not be construed as diminishing or relieving, in any way, the responsibility of student tenants or their guests for their conduct or activity, nor shall it be construed as an assignment, transfer or projection over or onto any

owner of any responsibility of student tenants or their guests for their conduct or activity, nor shall it be construed as an assignment, transfer or projection over or onto any owner of any responsibility or liability which student tenants or their guests may have as a result of their conduct or activity under any private cause of action, civil or criminal enforcement proceeding, or criminal law; nor shall this section be construed so as to require an owner to indemnify or defend student tenants or their guests when any such action or proceeding is brought against the student tenant based upon the student tenant's conduct or activity. Nothing herein is intended to impose any additional civil/criminal liability upon owners other than that which is imposed by existing law.

- (4) This Chapter is not intended to, nor shall its effect be, to limit any other enforcement remedies which may be available to the Township against an owner, student tenant or guest thereof.

B. Designation of a property manager. Every owner who is not a full-time resident of Tredyffrin Township, or elsewhere in an area that is within 10 miles from Tredyffrin Township, shall designate a manager who, if an individual, shall reside in an area within 10 miles from Tredyffrin Township. If the manager is an entity, an individual representative of the manager residing within 10 miles of the Township shall be designated. If the owner is a corporation, a manager shall be required if an officer of the corporation does not reside in the aforesaid 10 mile area from the Township. The officer shall perform the same function as a manager. If the owner is a partnership, a manager shall be required if a partner does not reside in the aforesaid 10 mile area from the Township. Said partner shall perform the same function as a manager. The manager shall be the agent of the owner for service of process and receiving notices and demands, as well as for performing the obligations of the owner under this Chapter and under rental agreements with student tenants. The identity, mailing address, email address, and mobile phone numbers(s) of a person who is designated as manager hereunder shall be provided by the owner or manager to the Township and such information shall be kept current and updated as it changes.

C. Disclosure. The owner or property manager shall disclose to the student tenant in writing on or before the commencement of the tenancy:

- (1) The name, address and telephone number of the manager, if applicable.
- (2) The name, address and telephone number of the owner(s) of the premises.

D. Maintenance of premises.

- (1) The owner shall maintain the premises in compliance with the applicable codes of the Township and shall regularly perform or arrange for all routine maintenance, including lawn mowing and ice and snow removal and shall promptly make all repairs necessary to fulfill this obligation. The owner and student tenant may agree that the student tenant is to perform specified repairs, maintenance tasks, alterations, or remodeling.
- (2) In no case shall the existence of any agreement between owner and student tenant relieve an owner of any responsibility under this Chapter or other ordinances or codes for maintenance of premises.

E. Written rental agreement.

- (1) All rental agreements for student rental units shall be in writing. No oral leases and no oral modifications thereof are permitted. All disclosures and information required to be given to student tenants by the owner shall be furnished before the signing of the rental agreement. The owner shall provide each student tenant with copies of the rental agreement upon execution.
- (2) All rental agreements are required by this Chapter to show the names of all authorized tenants of the student rental unit and state the total number of people who may occupy the student rental unit. Everyone found to be dwelling in a student rental unit who is not an authorized tenant shall constitute a separate violation of the rental agreement and this Chapter.
- (3) Terms and conditions. Owner and student tenant may include in a rental agreement terms and conditions not prohibited by this Chapter or other applicable ordinances, regulations, and laws, including rent, term of the agreement and other provisions governing the rights and obligations of the parties.
- (4) Prohibited provisions. Except as otherwise provided by this Chapter, no rental agreement may provide that the student tenant or owner agrees to waive or to forego rights or remedies under this Chapter. A provision prohibited by this subsection included in the rental agreement shall be unenforceable.
- (5) No more than three student tenants may reside in a student home; and such residency of student tenants shall be limited to the student tenants listed on the rental agreement.

- (6) The Township shall be furnished with a student tenant affidavit identifying the current tenants for each student rental unit as a supplement to each student rental license application. Student rental licenses shall not be issued without a current tenant affidavit on file with the Township. It shall be the responsibility of the owner/manager of the student rental unit to keep this information current and submit new or amended student tenant affidavits to the Township within 20 days of the date of execution of any new rental agreement.
- F. Landlord-Tenant Act. The owner shall comply with all provisions of the Landlord-Tenant Act, 68 P.S. §§250.101-250.603, as amended, of the Commonwealth of Pennsylvania.
- G. Common areas. Where an owner of a student rental unit does not regulate the use of common areas and the behavior of student tenants and guests in the common areas of student rental units is violative hereunder, the owner shall be directly responsible for the behavior of student tenants and guests in the common area as if the owner were a student tenant. The failure of the owner to regulate behavior of student tenants and guests in the common areas of student rental units that result in the following shall be a violation of this Chapter:
- (1) Engaging in fighting or threatening, or in violent or tumultuous behavior;
 - (2) Making unreasonable noise that disturbs others;
 - (3) Creating a hazardous or physically offensive condition by any act which serves no legitimate purpose of the actor; or
 - (4) Partaking, either directly or by association, in disruptive conduct as defined by the Township.
- H. Enforcement actions.
- (1) Within 10 days after receipt of written notice from the Township Manager or Zoning Officer that a student tenant of a student rental unit has violated a provision of this Chapter, the owner shall take immediate steps to remedy the violation and take steps to ensure that there is not a reoccurrence of the violation.

- (2) Within 20 days after receipt of a notice of violation, the owner shall file with the Township a report, on a form provided by the Township, setting forth what action the owner has taken to remedy the violation and what steps they have taken to prevent a reoccurrence of the violation. The report shall also set forth a plan as to steps the owner will take in the future if the violation reoccurs. The owner shall notify the Township of changes in the occupancy within 10 days of the change and shall provide the name of the person who is no longer residing in the premises. In the event a person departs, and a new student tenant is added, the name, permanent address and permanent telephone number of the new student tenant(s) shall be provided to the Township.
 - (3) The Township Manager or Zoning Officer shall review the report and, if adequate steps have been taken and the plan is adequate to address future violations, shall approve the plan. The owner shall, on his or her initiative, enforce the plan and failure to do so shall be a violation of this Chapter.
 - (4) If a third violation occurs within a license year involving the same student tenant or tenants, the Township Manager or Zoning Officer may direct the owner to evict the student tenants who violated this Chapter and to not permit the student tenant to occupy the premises during the subsequent licensing period.
- I. Code violations. Upon receiving notice of any code violations from the Township, the owner shall promptly act, or cause the necessary action to be taken, to abate the offending condition and eliminate the violation.
- J. The owner shall permit inspections of any student rental units or premises by the Township Manager or Zoning Officer at reasonable times upon reasonable notice.
- K. The owner shall retain the following for every student rental unit:
- (1) The current license issued by the Township for all student rental units on the premises.
 - (2) The license application required by this Chapter and the rental agreement showing the names of the authorized student tenants of all student rental units on the premises.
 - (3) The total number of people who may occupy the student rental unit and any common areas located within the student rental unit.

§ 151.4. Student tenant duties.

- A. General. The student tenant shall comply with all obligations imposed upon student tenants by this Chapter, all applicable codes and ordinances of the Township and all applicable provisions of state law.
- B. Health and safety regulations. The maximum number of student tenants permitted in any student rental unit or common area shall not exceed the designated maximum number of persons permitted under Township or state code.
- C. Peaceful enjoyment. The student tenants shall conduct themselves and require other persons including, but not limited to, guests on the premises and within their student rental unit with their consent, to conduct themselves in a manner that will not disturb the peaceful enjoyment of the premises by others, and that will not disturb the peaceful enjoyment of adjacent or nearby dwellings by the persons occupying same.
- D. Residential use. The student tenant shall, unless otherwise permitted by applicable law or ordinance, occupy or use their student rental unit for no other purpose than as a residence.
- E. Illegal activities. The student tenant shall not engage in, nor tolerate nor permit others on the premises to engage in, any conduct declared illegal under the Pennsylvania Crimes Code, 18 Pa.C.S.A. § 101 et seq., or Liquor Code, 47 P.S. § 1-101 et seq., or the Controlled Substance, Drug, Device and Cosmetic Act, 35 P.S. § 780-101 et seq., all as amended.
- F. Disruptive conduct.
 - (1) The student tenant shall not engage in, nor tolerate nor permit guests in the student rental unit or on the premises of the student rental unit to engage in disruptive conduct or other violations of this Chapter.
 - (2) When the Tredyffrin Township Police Department or the Township Manager or Zoning Officer investigates an alleged incident of disruptive conduct, they shall complete a disruptive conduct report, in addition to any other report or citation as applicable, upon a finding that the reported incident did, in their judgment, constitute disruptive conduct as defined herein. The information provided in said report shall include, if possible, the identity or identities of the alleged perpetrator(s) of the disruptive conduct and all other obtainable information including the factual basis for the disruptive conduct requested on the prescribed form. Where the Tredyffrin Township Police Department makes such

investigation, said Tredyffrin Township Police Department officer shall then submit the completed disruptive conduct report to the Township Manager or Zoning Officer.

In all cases, the Township Manager or Zoning Officer shall provide a copy of the disruptive conduct report, via regular or certified mail, or via email, to the owner or manager within three business days of the occurrence of the alleged disruptive conduct, whether the person making the investigation on behalf of the Township is the Township Manager, Zoning Officer or a Tredyffrin Township police officer.

- G. Compliance with rental agreement. The student tenant shall comply with all lawful provisions of the rental agreement entered into between owner and student tenant. Failure to comply may result in the eviction of the student tenant by the owner.
- H. Damage to premises. The student tenant shall not intentionally cause, nor permit nor tolerate others to cause, damage to the student rental unit or the premises of the student rental unit. Conduct which results in damages exceeding \$500 shall be considered a violation of this Chapter.
- I. Inspection of premises. The owner and student tenant of a student rental unit shall permit inspections by the Township Manager or Zoning Officer of the student rental unit, common areas of the student rental unit, and the premises of the student rental unit at reasonable times, upon reasonable notice.
- J. Removal or defacement of notice. It shall be a violation of this Chapter for any person to remove or deface any notice of a document required to be posted within a student rental unit, common area of a student rental unit, or the premises of a student rental unit and it shall be unlawful for any person to occupy the student rental unit unless the student rental unit is properly licensed by Tredyffrin Township.
- K. It shall be a violation of this Chapter for any student tenant, guest, or any other person to engage in disruptive conduct as defined by this Chapter.

§ 151.5. Licensing.

A. License requirement.

- (1) A license shall be required for all student rental units.
- (2) The application for the license shall be in a form as determined by the Township.

- (3) As a prerequisite to entering into a rental agreement or permitting the occupancy of any student rental unit (except as provided in this Chapter), the owner of every such student rental unit shall be required to apply for and obtain a license for each student rental unit.
- (4) The following categories of rental property shall not require a student rental license, and shall not, therefore, be subject to the permitting provision of this Chapter:
 - (a) Owner-occupied dwelling units, provided that not more than two unrelated individuals, in addition to the immediate members of the owner's family, occupy the dwelling unit at any given time.
 - (b) Dwelling units which are occupied under a rental agreement by two or more unrelated individuals who are not students or the owner of record.
 - (c) Hotels and motels.
 - (d) Hospitals and nursing homes.
 - (e) Bed-and-breakfast units as defined by Chapter 208, Zoning.
 - (f) Dormitory units.
- (5) A license shall not be required for multiple-unit dwellings, although a license shall be required for each student rental unit within a multiple-unit dwelling. The foregoing notwithstanding, all other provisions of this Chapter shall apply to the common areas of the structure.
- (6) The owner shall maintain a current and accurate list of the student tenants for each student rental unit which shall include their name, permanent address and permanent telephone number which shall be provided to the Township on an annual basis as part of a tenant affidavit to be submitted with each student rental application and renewal and kept on file with the Township as a supplemental document with the associated student rental license. The owner shall notify the Township of changes in the occupancy within 20 days of the change and shall provide an updated tenant affidavit.

- (7) If a license is denied by the Township, the owner shall have the right to appeal such denial to the Board of Supervisors of Tredyffrin Township within 30 days of mailing of the notice of denial of the application. The hearing before the Board of Supervisors shall be governed by the Local Agency Act.
- (8) No license shall be issued to an owner unless the student rental unit complies with all applicable codes and ordinances of Tredyffrin Township.

B. Annual license terms, fee and occupancy limit.

- (1) Each license shall have an annual term running from January 1 through December 31 of each calendar year.
- (2) Upon application for a license and prior to issuance or renewal thereof, each applicant shall pay to the Township an annual license and inspection fee, in an amount to be established, from time to time, by the Board of Supervisors.
- (3) The license shall indicate thereon the maximum number of tenants in each student rental unit.
- (4) No license shall be issued if the owner has not paid any fines and costs arising from enforcement of this Chapter or any of the ordinances of Tredyffrin Township relating to land use and/or code enforcement or if any licensing fees under this Chapter are due and owing the Township.

C. Search Warrant. Upon a showing of probable cause that a violation of this Chapter or any other ordinance of Tredyffrin Township has occurred, the Township may apply to the magisterial district justice having jurisdiction in Tredyffrin Township for a search warrant to enter and inspect the premises.

§ 151.6. Grounds for nonrenewal, suspension or revocation of license.

- A. General. The Township Manager or Zoning Officer may initiate disciplinary action against an owner that may result in a formal warning, nonrenewal, suspension or revocation of the owner's license, for violating any provision of this Chapter that imposes a duty upon the owner and/or for failing to regulate the breach of duties by student tenants as provided for herein.

B. Options.

- (1) Formal warning: formal written notification of at least one violation of this Chapter. Upon satisfactory compliance with this Chapter and any conditions imposed by the Township, the formal warning shall be removed when the owner applies for license renewal at a time set by the Township.
- (2) Nonrenewal: the denial of the privilege to apply for license renewal after expiration of the student rental license term. The Township will permit the owner to maintain student tenants in the premises until the end of the license term but will not accept applications for renewal of the student rental license until a time set by the Township.
- (3) Suspension: the immediate loss of the privilege to rent student rental units for a time period set by the Township. The owner, after the expiration of the suspension period, may apply for license renewal without the need to show cause why the owner's privilege to apply for a license should be reinstated. Upon suspension, the owner shall take immediate steps to evict the student tenants.
- (4) Revocation: the immediate loss of the privilege to rent student rental units for a time period set by the Township and the loss of the privilege to apply for renewal of the student rental license for the current and following annual license terms. The owner, after the expiration of the revocation period, may apply for license renewal, but will be required to show cause why the owner's privilege to apply for a student rental license should be reinstated. Upon the loss of the privilege to rent, the owner shall take immediate steps to evict the student tenants of the student rental unit.

C. Criteria for applying discipline. The Township Manager or Zoning Officer, when applying discipline, shall consider the following:

- (1) The effect of the violation on the health, safety and welfare of the student tenants of the student rental unit and other residents of the premises.
- (2) The effect of the violation on the neighborhood.
- (3) Whether the owner has prior violations of this Chapter and other ordinances of the Township or has received notices of violations as provided for in this Chapter.

- (4) Whether the owner has been subject to disciplinary proceedings under this Chapter.
- (5) The effect of disciplinary action on the tenants.
- (6) The action taken by the owner to remedy the violation and to prevent future violations, including any written plan submitted by the owner.
- (7) The policies and rental agreement language employed by the owner to manage the student rental unit to enable the owner to comply with the provisions of this Chapter.
- (8) In addition to applying discipline as set forth above, the Township Manager or Zoning Officer may apply and impose upon the existing or subsequent licenses reasonable conditions related to fulfilling the purposes of this Chapter.

D. Grounds for imposing discipline. Any of the following may subject an owner to discipline as provided for in this Chapter:

- (1) Failure to abate a violation of Township codes and ordinances that apply to the premises within the time directed by the Township.
- (2) Refusal to permit the inspection of the premises by the Township as required by this Chapter.
- (3) Failure to take steps to remedy and prevent violations of this Chapter by tenants of student rental units as required by this Chapter.
- (4) Failure to file and implement an approved plan to remedy and prevent violations of this Chapter by Student tenants of a student rental unit as required by this Chapter.
- (5) Three violations of this Chapter or other ordinances of the Township that apply to the premises within a license term. For purposes of this Chapter, there need be no criminal conviction before a violation can be found to exist. Before a prior violation can be considered under this Section, the owner must have received notice in writing of this violation within 30 days after the Township issues the notice of violation.

E. Procedure for nonrenewal, suspension or revocation of license and appeal.

- (1) Notification. Following a determination that grounds for nonrenewal, suspension or revocation of a license exist, the Township Manager or Zoning Officer shall notify the owner of the action to be taken and the reason therefor. Such notification shall be in writing, addressed to the owner in question and shall contain the following information:
 - (a) The address of the premises in question and identification of the student rental unit(s) affected.
 - (b) A description of the violation which has been found to exist.
 - (c) A statement that the license for said student rental unit(s) shall be either suspended or revoked or will not be renewed for the next license year, or that the owner will receive a formal warning. In the case of a suspension or revocation, the notice shall state the date upon which such suspension or revocation will commence and shall also state the duration of said suspension or revocation.
 - (d) A statement that, due to the nonrenewal, suspension or revocation (as the case may be), the owner or any person acting on their behalf is prohibited from renting, leasing or permitting occupancy of the student dwelling unit(s) by more than two unrelated students subject to said enforcement action, from and during the period said action is in effect.
 - (e) A statement informing the owner that he, she or it has a right to appeal the decision suspending, revoking or declining to renew the license to the Board of Supervisors, by submitting in writing to the Township Manager, within 30 days from the date printed on the notice, a detailed statement of the appeal, including the grounds therefor and the reason(s) alleged as to why the determination of the Township Manager or Zoning Officer is incorrect or should be overturned, and a statement of relief requested by the appellant. Such notice of appeal may be required to be submitted on a form to be prescribed by the Board of Supervisors, to be signed by the appellant. There is hereby imposed a fee for filing such appeals, the amount of which shall be determined and established, from time to time, by the Board of Supervisors.

- (2) Upon receipt of such an appeal in proper form, accompanied by the requisite filing fee, the Township Manager shall schedule a hearing to be held at the time and date of the next regularly scheduled Board of Supervisors meeting not less than 10 days from the date on which the appeal is filed.
- (3) The appellant, the Township Manager and Zoning Officer and the owners of every lot on the same street within 500 feet of the lot or building for which the license is at issue, and every lot not on the same street within 150 feet of the lot or building in question, shall receive written notice of the hearing on the appeal. However, the failure of any owner to receive such notice shall not affect the validity of the hearing.
- (4) The Board of Supervisors shall hold a hearing on the appeal which shall be conducted in accordance with the Local Agency Law, 2 Pa.C.S.A. §§ 551 through 555. The appellant and all other parties having an interest may be heard. Based on the facts and arguments of the appellant and of the Township Manager, Zoning Officer, and any Tredyffrin Township Police Department or other public officials involved, and any relevant factual presentations of other parties, the Board of Supervisors shall make a decision either affirming, reversing or modifying the action of the Township Manager or Zoning Officer from which the appeal was taken.
 - (a) Such decision shall be rendered at a public meeting either immediately following the hearing or within 30 days thereafter. The decision shall be reduced to writing stating the factual and legal basis for the decision, within 45 days after rendering the decision. If the Board of Supervisors deems it necessary or desirable, it may continue the hearing to a subsequent time and date not later than 30 days from the initial hearing, which time and date shall be openly announced at the initial hearing and in such case, the time limits for rendering the decision and reducing it to writing set forth herein shall be calculated from the last hearing date (at which the substance of the decision is orally announced).
- (5) Delivery of notification.
 - (a) All notices shall be sent to the owner and manager, if applicable, by certified mail. If the notice is returned by the postal authorities marked "unclaimed" or "refused," then the Township Manager or Zoning Officer shall attempt delivery by personal service on the owner or manager, if applicable.

§ 151.7. Violations and penalties.

- A. Basis for violation. It shall be unlawful for any person, as either owner or manager of a student rental unit for which a license is required, to operate without a valid, current license issued by the Township authorizing such operation. It shall also be unlawful for any person, either owner or manager, to allow the number of student tenants of a student rental unit to exceed the maximum limit as set forth on the license, or to violate any other provision of this Chapter. It shall be unlawful for any student tenant to violate this Chapter.
- B. Penalties. Any person who violates any provision of this Chapter shall, upon conviction thereof, be sentenced to pay a fine of not more than \$1,000 plus costs and including reasonable attorney's fees incurred by the Township in the enforcement of this Chapter, and in default of payment of said fine and costs, to a term of imprisonment of not more than 30 days. Each day that a violation of this Chapter continues or each section of this Chapter which shall be found to have been violated shall constitute a separate offense.
- C. Nonexclusive remedies. The penalty provisions of this section and the license nonrenewal, suspension and revocation procedures provided in this Chapter shall be independent, non-mutually exclusive separate remedies, all of which shall be available to the Township as may be deemed appropriate for carrying out the purposes of this Chapter. The remedies and procedures provided in this Chapter for violation hereof are not intended to supplant or replace to any degree the remedies and procedures available to the Township in the case of a violation of any other code or ordinance of the Township, whether or not such other code or ordinance is referenced in this Chapter and whether or not an ongoing violation of such other code or ordinance is cited as the underlying ground for a finding of a violation of this Chapter.

§ 151.8. Miscellaneous provisions.

A. Notices.

- (1) For purposes of this Chapter, any notice required hereunder to be given to a manager shall be deemed as notice given to the owner.
- (2) There shall be a rebuttable presumption that any notice required to be given to the owner under this Chapter shall have been received by such owner if the notice was given to the owner in the manner provided by this Chapter.

- (3) A claimed lack of knowledge by the owner of any violation hereunder cited shall not be a defense to license nonrenewal, suspension or revocation proceedings if all notices prerequisite to institution of such proceedings have been given and deemed received in accordance with the applicable provisions of this Chapter.
- B. Changes in ownership occupancy. It shall be the duty of each owner of a student rental unit to notify the Township, in writing, of any change in ownership of the premises or of the number of student rental units on the premises. It shall also be the duty of the owner to notify the Township in writing of any increase in the number of student tenants in any student rental unit or of the changing of a dwelling unit from owner-occupied to non-owner-occupied, which thereby transforms the dwelling into a student rental unit for purposes of this Chapter.
- C. Owners severally responsible. If any student rental unit is owned by more than one person, in any form of joint tenancy, as a partnership or otherwise, each person shall be jointly and severally responsible for the duties imposed under the terms of this Chapter and shall be severally subject to prosecution for the violation of this Chapter.
- D. Enforcement by the Township. The Township Manager or Zoning Officer is responsible for enforcement and administration of this Chapter. Enforcement actions provided are not exclusive, and the Township may take any action with respect to a licensee, a resident, or the licensed premises as is authorized by law.

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 ORDAINED AND ENACTED this ____ day of _____, 2026.

**BOARD OF SUPERVISORS
TREDYFFRIN TOWNSHIP**

David Miller, Chair

Sharon Humble, Vice Chair

KS Bhaskar

Eamon Brazunas

Julie Gosse

Carlotta Johnston-Pugh

Hans van Mol

[Seal]

ATTEST:

William F. Martin, Township Manager

**Tredyffrin Township
Public Meeting
Minutes – August 17, 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, 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 8/13/2026. Copies of the agenda were made available for the public in attendance at the meeting.

CALL TO ORDER

Mr. Miller called to order the public meeting at 7:00 PM.

ANNOUNCEMENTS

In observance of Labor Day, Township offices will close at 2 PM on Friday, September 4th, and will be closed Monday, September 7th.

APPROVAL OF MINUTES

Motion made by Ms. Humble, seconded by Mr. Bhaskar, and passed unanimously to approve minutes of July 20, 2026.

TOWNSHIP BUSINESS

Mr. Miller reported that Board met in Executive Session prior to this meeting to discuss legal matters.

Supervisor Liaison Reports

The Supervisors provided reports for the following meetings:

- Mr. Brazunas stated that the next Planning Commission meeting is scheduled for August 20.
- Mr. Brazunas stated that the Tredyffrin-Easttown Fire Commission meeting is scheduled for August 19 at the Easttown Township Building.
- Mr. van Mol stated that the next Municipal Authority meeting is scheduled for October 21.
- Mr. van Mol stated that the next Library Foundation Board meeting is scheduled for October 6.
- Mr. van Mol stated that the next Traffic Committee meeting is scheduled for September 16.
- Mr. van Mol reported that the Paoli Task Force met on August 10. Representatives from Amtrak, Septa and PennDOT were present to discuss the North Valley Road bridge project where it will connect to a re-routed Darby Road. The next meeting is scheduled for October 5.
- Ms. Humble and Mr. Bhaskar thanked Mr. van Mol for the report from the Paoli Task Force.
- Mr. Miller reported on the Pension Trustees meeting held on August 12. The next meeting is scheduled for December 9.
- Mr. Miller reported on the Arts Commission meeting held on July 23. The next meeting is scheduled for August 27.
- Mr. Bhaskar stated that the next Environmental Advisory Council meeting is scheduled for August 25.
- Mr. Bhaskar reported on the Library Board of Trustees meeting held on July 32. The next meeting is scheduled for August 27.

More information for these meetings can be found on the Township website in the minutes for each meeting.

2025 Audit Report

Joe Manfree from Barbacane Thornton provided the 2025 Audit Report sharing the timeline, approach, emphases/key revenues, controls, results, federal funding, audit highlights, financial position, substantial capital improvements, bond funding and performance, and other matters.

Once the final audit is received, it will be posted on the Township website.

Public Hearing Advertising – HR499

Motion made by Mr. van Mol, seconded by Dr. Gosse, and passed unanimously to advertise a public hearing on September 21, 2026, to consider an ordinance amending Chapter 151, Property Registration for Student Homes, by deleting and replacing the chapter in its entirety.

Mr. Miller asked for and received information regarding licensing covering a calendar year vs. an academic year.

Ms. Johnston-Pugh asked for and received information regarding revoking rental licenses for given periods of time vs. permanently.

Ms. Humble asked for and received clarification regarding types of enforcement for violations.

Mr. Miller stated that the ordinance will put the onus on the landlords and provides the Township recourse for enforcement.

Resident Janice Burton thanked the Supervisors for addressing the student rental housing issue and asked about houses currently licensed as student rental housing. She also received clarification between the Zoning Ordinance for student housing and this ordinance which provides regulation guidelines for student housing.

Resident Shawn Jackson expressed concern regarding fines for violations.

Resident Shanel Baylor asked about the “grandfather clause” and received information that HR499 does not affect current zoning and use. She asked about the rental list to which the response was that she could file a Right-to-Know request to receive the list and that landlords must register 30 days prior to allowing renter to move in.

There was discussion of inspections being permitted in this ordinance for reasonable cause.

Arts Commission Project

Motion made by Ms. Johnston-Pugh, seconded by Mr. Bhaskar, and passed unanimously to approve the Arts Commission installation of a wind turbine bench at the Tredyffrin Public Library.

Resident Margaret van Narssen asked for a description of the project which Arts Commission Chair Angela Scully provided.

Park & Recreation Board Chair Diane van Mol acknowledged working well with the Arts Commission through this process.

Ms. Humble expressed her support for this project.

RFQ Proposal – Sanitary Sewer Engineer

Motion made by Mr. Bhaskar, seconded by Ms. Johnston-Pugh, and passed unanimously to approve staff to issue an RFQ for Sanitary Sewer Engineer Professional Services.

Township Solicitor Services

Motion made by Mr. van Mol, seconded by Mr. Bhaskar, and passed unanimously to authorize the Township Solicitor to represent the Township in a Zoning Hearing matter related to 675 Swedesford Road.

Resident Paul Drucker asked for and received explanation for the reasoning behind this decision.

Comprehensive Plan Update Working Group

Motion made by Ms. Humble, seconded by Mr. Bhaskar, and passed unanimously to approve creating a Comprehensive Plan Update Working Group consisting of Staff Members William Martin, Erin McPherson, Robert Emmanuel, Supervisors David Miller, Eamon Brazunas, KS Bhaskar (Alternate), Solicitor Patrick McKenna, Planning Commission Members Scott Gowney, Lisa Thomas, Environmental Advisory Council Member Anne Murphy, Community Members/Stakeholders Neil Kling, Doug Anestad, and Tory Snyder. It was also suggested to include a person familiar with office space development/leasing.

Gregory Lane/Jenkins Arboretum Project

Motion made by Mr. Bhaskar, seconded by Mr. van Mol, and passed unanimously to approve Associated Paving Contractors, Inc., the lowest qualified bidder, as the contractor for construction of the Gregory Lane (Phase 2) – Tredyffrin Township/Jenkins Arboretum Stormwater Partnership Project at a cost of \$173,970.

Letter of Support – Lizbeth Lane

Motion made by Mr. Bhaskar, seconded by Ms. Humble, and passed unanimously to approve a letter of support for Lizbeth Lane Stormwater Infiltration Project Trustee Council Grant Application in the amount of \$190,000.

Change Orders – Wilson Farm Park Project

Motion made by Ms. Johnston-Pugh, seconded by Ms. Humble, and passed unanimously to approve soil remediation change orders #1, #3, #4 from SB Conrad and General Recreation invoice for Wilson Farm Park (Tot Lot) in the amount of \$483,344.93.

Corrective Documents

Motion made by Ms. Humble, seconded by Mr. van Mol, and passed unanimously to approve the Confirmatory and Corrective Release and Termination associated with 900 N. Atwater Drive (Sage/Atwater).

Land Development Documents – Johnson Matthey

Motion made by Ms. Humble, seconded by Mr. van Mol, and passed unanimously to approve the Developer Agreement, Financial Security Agreement, and Stormwater Best Management Practices Operations and Maintenance Agreement for Johnson Matthey Inc./456 Devon Park Drive.

NEW MATTERS

Board

Mr. van Mol noted that school will be back in session shortly and cautioned motorists to be cautious and alerts for school buses and students walking to school.

Mr. van Mol wished everyone a Happy Labor Day.

Citizens

Resident Jessica Rhinehart, Chesterbrook, asked the Supervisors to consider a ban on gas powered leaf blowers.

Ms. Rhinehart shared her opposition to the Picket Post Swim Club's demolition of the pedestrian footbridge near Bradford Road.

Ms. Rhinehart shared her concerns regarding rental properties in Chesterbrook and that landlords are not keeping up their properties in a way comparable to the homeowners who live in the neighborhoods do.

Resident Adrienne Kerbel, Chesterbrook, shared her opposition to the Picket Post Swim Club's demolition of the pedestrian footbridge near Bradford Road and asked the Supervisors to intervene. Mr. Miller stated that the Township is organizing a meeting to discuss the issue in the next week.

Resident Owen Patan, Valley Stream Village, shared his opposition to the Picket Post Swim Club's demolition of the pedestrian footbridge near Bradford Road. He added that he spoke to one of the managers of the Club and recommended a potential Eagle Scout project for the bridge.

Resident Sandy Forbes, Hickory Lane, asked how information was being provided to the public regarding the Home Rule Charter Amendment that will be on the ballot in November. Mr. Miller stated that there were several public

meetings about the Amendment that were poorly attended by the public. He added that the Township will use the website, social media, and e-newsletter to share information with the voters.

Mr. van Mol noted that the Township can only provide education; they cannot recommend how to vote on the issue. Ms. Rhinehart expressed her support for the Amendment.

Resident Ray Clarke asked for and received clarification regarding traffic cameras in Tredyffrin Township.

NEXT MEETING

The next meeting of the Board of Supervisors is scheduled for August 17, 2026.

ADJOURNMENT

The meeting was adjourned at 8:18 PM.

Respectfully submitted,

Patricia Hoffman
Recording Secretary

**TREDYFFRIN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**



**REQUEST FOR PROPOSALS FOR
PROFESSIONAL AUDIT SERVICES**

RESPONSES DUE BY OCTOBER 29, 2026, BY 12:00 P.M.

Tredyffrin Township

Request for Proposals for Professional Services for the Independent Audits for the Years Ending 2026-2030 and General-Purpose Financial Statements

Tredyffrin Township (Township) invites independent certified public accounting firms to submit a proposal for the performance of annual audits of the financial accounts, records, controls, and procedures of the Township, Police Pension Plan, Other Post-Employment Benefits Trust (OPEB) and Section 457 Deferred Compensation Plan (457 Plan). The review of OPEB is included in the Township's audit, not as a stand-alone audit. The Township wishes to utilize "Agreed-Upon-Procedures" for the 457 Plan. The annual audits are conducted to receive an opinion from an independent auditor regarding the fair presentation of applicable financial statements and the compliance of the Township with the Township's Home Rule Charter, with applicable state and federal statutes and regulations, and with Accounting Principles Generally Accepted in the United States (GAAP). The Township expects a thorough and efficient process, resulting in audit reports that are available by agreed upon dates for review by elected officials, funding agencies, rating agencies, and the public. The Township uses the results of the annual audits to demonstrate accountability and prudent stewardship.

I. General Information

- A. The Township is a municipal corporation of the Commonwealth of Pennsylvania and is governed by the Township's Home Rule Charter, general state law, and the state Constitution.
- B. The Township serves an area of 19.85 square miles with a 2020 census population of 31,927. The Township's fiscal year begins on January 1st and ends on December 31st.
- C. The major municipal programs, all of which are subject to the annual audit, and which comprise an aggregate 2026 appropriation of \$41,422,290 (provided for reference only; each fiscal year within the engagement term is subject to the annual audit) are as follows:
 - Public Safety
 - Fire/EMS
 - Streets
 - Parks, Recreation & Recycling
 - Sanitary Sewer
 - Stormwater
 - Libraries
 - Planning & Zoning
 - Engineering
 - Administration

D. The Township's workforce, as of July 2026, comprised of 115 full time and numerous part-time employees. Additionally, the Township employs seasonal workers as needed.

E. During each fiscal year to be audited (the fiscal years ending 2026 through 2030), the Township may receive any of the following financial assistance:

- ☐ Federal Government:
 - o FEMA Grants
 - o DCNR Grants
- ☐ Commonwealth of PA:
 - o Utility Realty Tax
 - o Fuel Tax Refund
 - o Act 205 Pension Aid
 - o Recycling Grant
 - o Liquid Fuels
 - o Foreign Fire and Casualty Insurance Tax Grant
 - o PEMA/DEP Grants
- ☐ Chester County:
 - o Various grants

F. The Township administers the following pension plans:

Police Pension Plan

The Police Pension Plan is a self-administered single-employer, contributory, defined benefit plan with approximately 100 participants covering the Township's full-time police officers and retirees.

- Actuary – CBIZ
- Custodian – US Bank

Non-Uniformed Pension Plan

The Township provides pension benefits for non-uniformed employees through the Pennsylvania Municipal Retirement System ("PMRS"), a statewide local government system. PMRS is an agent multiple-employer system with the purpose of administering sound, cost-effective pensions for local government employees.

Section 457 Deferred Compensation Plan

The Deferred Compensation Plan, which allows an employee to contribute on a pre-tax basis with approximately 131 participants (both active and non-active) covering all Township full-time employees and part-time employees.

- ☐ Third Party Administrator – Ameritas
- G. Copies of previous audit reports and other relevant information about the Township are available on the Township's website.
- H. The Township's accounts are maintained on a modified cash basis.
- J. The following software is used:
 - ☐ Springbrook Cirrus & Enterprise Software
 - General Ledger
 - Accounts Payable
 - Accounts Receivable
 - Local Services Tax
 - ☐ KVS/Springbrook. (Real Estate Tax Module)
 - ☐ iSolved/UKG (Payroll service)
 - ☐ Clariti (Permits)
- K. The Finance Department includes the CFO and four full-time employees. The Township engages Brinker Simpson & Company to serve as the Township's staff accountant.
- L. The Township has been subjected to the Single Audit Act recently due to ARPA & FEMA.

II. Scope and Specifications of Audits

- A. The audits shall be performed in accordance with generally accepted auditing standards as set forth by the American Institute of Certified Public Accountants and the standards for financial audits set forth in the U.S. General Accounting Office's Government Auditing Standards.
- B. The auditor will provide an audit plan that clearly communicates what the Township is expected to provide during each phase of each audit following the schedule outlined below. In addition, the auditor will provide guidance on any new pronouncements and/or standards impacting the Township in the planning phase.
- C. The Township desires the auditor to express an opinion on the fair presentation of its basic financial statements in conformity with GAAP. The auditor shall be responsible for performing certain limited procedures involving supplementary information required by the Governmental Accounting Standards Board (GASB) and generally accepted auditing standards. The auditor shall be responsible for preparing the basic financial statements, associated footnotes, and required

supplementary information from the Township-provided final trial balances, including any required consolidations of accounts and/or funds as well as GASB 34 adjusting entries. A separate audit report is to be completed for the Police Pension Plan, and a separate Agreed-Upon-Procedures report is to be completed for the Section 457 Deferred Compensation Plan.

- D. The audit shall include the following Township funds and other funds:

Governmental Funds

- General
- Liquid Fuels
- Capital Construction
- Environmental Resources
- Stormwater
- Emergency Services
- Agency Funds
 - Escrow
 - Historical
 - OPEB

Proprietary Funds

- Enterprise
 - Sewer

- E. The audits shall be completed in an efficient and timely manner as directed by the Township.

- F. Following the completion of each audit, the auditor shall issue:

1. An Independent Auditor's Report on the fair presentation of the financial statements in conformity with GAAP.
2. The Basic Financial Statements, including the footnotes to the financial statements, in accordance with GAAP and the Required Supplementary Information as defined by GASB.
3. A report on internal control over financial reporting as required by Government Auditing Standards, and on compliance and other matters based on an audit of financial statements.
In the required report[s] on compliance and internal controls, the auditor shall communicate any reportable conditions found during the audit. A reportable condition shall be defined as a significant deficiency in the design or operation of the internal control structure, which could adversely affect the Township's ability to record, process, summarize and report financial data consistent with the assertions of management in the financial statements. Reportable conditions that are also material weaknesses shall be identified as such in the report.

4. In a separate letter to the CFO and Board Finance Committee, a report on non-reportable conditions discovered by the auditor and referred to in the report[s] on internal control over financial reporting and on compliance and other matters. The auditor shall assure that the Tredyffrin Township Board of Supervisors is informed of each of the following:
 - a. The auditor's responsibility under generally accepted auditing standards
 - b. Significant accounting policies
 - c. Management judgments and accounting estimates
 - d. Significant audit adjustments
 - e. Disagreements with management
 - f. Consultation with other independent accountants
 - g. Major issues discussed with Township Manager prior to retention
 - h. Difficulties encountered in performing the audit
 5. One (1) electronic copy in PDF format for permanent record keeping. Report preparation, editing and printing shall be the responsibility of the auditor.
 6. Copies of working trial balances, adjusting journal entries, and other working papers and analysis used to prepare the financial statements upon completion of fieldwork.
 7. A separate Independent Auditor's Report for the Police Pension Plan and a separate Agreed-Upon-Procedures report for the Section 457 Deferred Compensation Plan.
- G. The auditor shall make a written report of all irregularities and illegal acts or indications of illegal acts of which they become aware to the following parties as soon as they are discovered:
1. Board of Supervisors
 2. Township Manager
- H. Assistance to be provided to the auditor:
1. The CFO and Board Finance Committee will be available during the audit to assist the auditor by providing information, documentation, and explanations. The timely preparation of confirmations will be the responsibility of Tredyffrin Township on a schedule to be defined in the planning phase of the audit. In addition, Township staff will be made available to the auditor for the preparation of routine letters and memoranda.
 2. The Township will be available to provide access to the accounting system as required.

3. The Finance Department Staff will prepare all typical monthly / year-end statements and schedules (such as bank reconciliations, subsidiary ledger reconciliations, accrued accounts receivable detail, accrued accounts payable detail, accrued payroll detail, final trial balances) and all of the information requested by the auditor within the agreed upon detailed audit plan as directed by the Township.
4. The Township will provide the auditor with reasonable workspace, desks and chairs. The auditor also will be provided with access to wireless Internet access, telephone, and copier.

III. Schedule

- A. To demonstrate accountability and promote confidence in the Township's fiscal soundness, it is important for the Township's audits to be completed in a timely manner. Effective audit planning and efficient execution are essential to achieve this goal.
 1. The partner and the "in charge" of the audit shall be available to attend at least one (1) finance committee meeting and attend a Township Board of Supervisors meeting to present the final audit report, and if applicable the Management Letter. The auditor will review any significant findings and address any questions of the Board regarding the audit reports.
 2. It is the intention of the Township to have a severability/cancellation clause included in the Engagement Letters.
 3. Each annual audit shall be completed, and all final reports delivered to the Township, no later than DATE, unless a different schedule is agreed upon during the planning phase of the audit.
- B. Assistance with the completion of other reports:
 1. The auditor shall also complete other federal and state reports that may be required outside the general scope of the annual audit described herein, including audits required under the Single Audit Act. The Township will determine annually whether a Single Audit is required based on the level of federal award expenditures for the applicable year, and the auditor shall perform any required Single Audit at the rates set forth in its proposal.
 2. The auditor shall be available to complete other reports, at the Township's request, such as Moody's Investors Service financial surveys, U.S. Department of Census surveys, Borrowing Base Certificates, and Debt Statements.

3. The auditor may charge a separate fee for services rendered under Section III.B.1 and 2 based upon the hourly rates listed in its proposal.

IV. Qualifications of the Auditor

- A. The auditor shall demonstrate that its management and professional staff have an extensive background, knowledge, and experience in Pennsylvania municipal governmental accounting and auditing. This experience shall include, but not be limited to, involvement in various related professional associations (e.g., Government Finance Officers Association, Association of Government Accountants, PICPA, and AICPA committees).
- B. The auditor's accounting staff must meet and document the ongoing continuing education requirements of the Pennsylvania State Board of Accountancy or the requirements of the State in which the CPA license is issued, and the U.S. General Accountability Office (GAO).
- C. The auditor must meet and document the ongoing peer review requirements for compliance with professional standards established by the GAO and by the AICPA. The auditor shall include a copy of its most recently completed peer review report and letter of comments with its proposal.

V. Instructions Regarding Proposals

- A. To be considered, a proposal must include the following:
 1. Qualifications of the Auditor:
 - a. A description of the firm, including the number of partners, management, staff, and support position employees at the local, regional, and national levels.
 - b. A description of the background and experience of any partners, managers, and staff accountants that would be assigned to the audits of the Township, including each person's experience with municipal audits. An affirmative statement should be included that the firm and all assigned key professional staff are properly licensed to practice in Pennsylvania. Any assigned staff auditors who are not yet licensed shall be actively pursuing the appropriate license and shall perform their work under the supervision of licensed personnel.
 - c. A list of Pennsylvania municipalities and other local government jurisdictions (such as libraries, fire companies, authorities, etc.) that the firm has audited in the past five (5) years, including the name, address, and telephone number of one official in at least three of those entities.

- d. A statement attesting that the firm complies with the continuing education and peer review requirements of the Pennsylvania State Board of Accountancy, GAO, and the AICPA. The auditor shall include a copy of its most recently completed peer review report and letter of comments with its proposal.
 - e. A statement attesting that the firm has "no personal interest, direct or indirect, in the fiscal affairs of the Township or any of its elected or appointed officials."
 - f. A description of any regulatory enforcement actions taken against the firm or current or former principals or charges of substandard audit work within the last ten (10) years.
2. The proposal shall include:
- a. A statement as to whether the firm agrees to meet or exceed the specifications listed in Section II, justifying any exceptions or modifications.
 - b. Confirmation that the firm can meet the schedule outlined in Section III. If the schedule cannot be met, the proposal shall explain why and include an alternative schedule.
 - c. A brief description of the firm's auditing goals and objectives along with the audit procedures that the firm will follow, presented in a form that will facilitate the Township's evaluation of the firm's ability to identify, analyze, and propose solutions to governmental financial controls and problems.
3. Fees
- a. The total basic fee that the firm will charge for each annual audit.
 - b. Hourly rates or fees that the auditor will charge for other expanded or related auditing services, such as required reporting under the Single Audit Act.
 - c. The hourly rates for each level of staff (partner, manager, staff accountant, and support staff) that the auditor will charge for expanded or related auditing services.
 - d. Any additional work outside the scope of the audit relating to the implementation of any new GASB Statements shall be discussed with management prior to incurring any additional fees. These additional fees will not be paid unless first approved by the Township.

4. Other Requirements

- a. A statement that the firm maintains, and will maintain throughout the term of the engagement, professional liability (errors and omissions) insurance, together with commercial general liability and workers' compensation insurance, in amounts acceptable to the Township, and will furnish certificates of insurance upon request.
 - b. A statement that the proposal, including all fees and rates, will remain firm and irrevocable for a period of not less than ninety (90) days following the submission deadline.
- C. Submit proposal directly via email to:
Joseph F. DiRocco, CPA, CGMA
CFO
jdirocco@tredyffrin.gov
- D. Questions concerning this Request for Proposals must be submitted in writing to the CFO at the email address above no later than October 29, 2026. The Township will provide written responses to all prospective firms.

VI. Procedures and Timetable for Evaluating Proposals

- A. The Township shall evaluate the proposals based upon the following criteria:
1. The audit firm is independent and licensed to practice in Pennsylvania.
 2. The firm has no conflict of interest with regard to any other work performed by the firm for the Township.
 3. The firm submits a copy of its last external quality control review report, and the firm has a record of quality audit work.
 4. Firm and staff qualifications.
 5. Relevant municipal auditing experience.
 6. The quality of the firm's professional personnel to be assigned to the engagement and the quality of the firm's management support personnel to be available for technical consultation.
 7. Reputation in general and as evidenced by client references.
 8. Proposed annual fees and hourly rates for additional work.
- B. The Township may, at its discretion, conduct oral interviews with some or all of the firms that submit a proposal. If necessary, interviews are expected to be scheduled shortly after the submission deadline.

- C. The CFO will review all proposals received with the Board of Supervisors Finance Committee and recommend an award to the Board of Supervisors at an upcoming public meeting. The Township anticipates recommending an award on or about December 7, 2026, with the engagement to commence promptly thereafter.
- D. The Township reserves the right to reject any and all proposals as it deems in its best interest, to request additional information from a firm that has submitted a proposal, and to amend any provision of this Request for Proposals with proper notice to prospective firms.
- E. Negotiation of Award. Following evaluation of the proposals, the Township may select the firm whose proposal it determines to be most advantageous to the Township based on the criteria in Section VI.A, and may enter into negotiations with that firm to finalize the fees, scope of services, schedule, and other terms of the engagement. The Township reserves the right to negotiate a final scope and fee that differ from those set forth in the selected firm's proposal, provided the services remain within the general scope of this Request for Proposals. If the Township and the selected firm are unable to reach agreement on terms acceptable to the Township within a reasonable period, the Township may terminate negotiations and commence negotiations with the next most qualified firm, or may re-solicit proposals, in its sole discretion. This Request for Proposals does not obligate the Township to award a contract, and no contract shall be binding upon the Township until an Engagement Letter is executed by the Township.

VII. Contract, Billing, and Payment

- A. The firm selected to perform auditing services shall be required to prepare an Engagement Letter spelling out the major features of the audits and incorporating by reference the requirements of this RFP. The Township intends to engage the selected firm for the audits of the fiscal years ending 2026 through 2030 (a five-year term), subject to the satisfactory performance of the auditor and to the Township's annual appropriation of funds, and subject to the severability/cancellation clause of the Engagement Letter.
- B. Timely payment for the audit shall be made by the Township within thirty (30) days following the Township's acceptance of the completed audit and receipt of the auditor's invoice. The auditor may bill the Township for other auditing services after they've been completed unless other billing arrangements have been agreed to.

BOARD OF SUPERVISORS TREDYFFRIN TOWNSHIP

Supervisors
David Miller, *Chair*
Sharon Humble, *Vice-chair*
KS Bhaskar
Eamon Brazunas
Julie Gosse
Carlotta Johnston-Pugh
Hans van Mol

1100 Duportail Road
Berwyn PA 19312-1079

Phone: 610-644-1400
Fax: 610-993-9186
E-mail: tredyffrin@tredyffrin.org
Website: www.tredyffrin.org

Township Manager
William F. Martin

Township Solicitor
Gawthrop Greenwood PC

To: Board of Supervisors

From: Joseph F. DiRocco, Chief Operating Officer

Date Presented: September 21, 2026

RE: 2027 Minimum Municipal Obligations (MMO) for the Tredyffrin Township Pension Plan (15-153-5-N)

Act 205 of 1984, as amended, governs the funding requirements for all municipal pension plans. The law requires the Chief Administrative Officer of each municipal pension plan to inform the governing body of the municipality of the plan's expected financial obligation for the coming year. This must be done by the last business day in September. This memo, provided under the guidance of the Pennsylvania Municipal Retirement System (the plan's administrator), is intended to satisfy the legal requirements of Act 205.

The calculation of the 2027 plan cost, or the MMO, required an estimate of the 2026 W-2 wages of the employees of the plan. I have indicated on the attached worksheet my best estimate of the same. Questions on the pension cost calculation may be addressed to either me or the staff of the Pennsylvania Municipal Retirement System.

Please understand that the MMO is the municipality's 2027 bill for the pension plans. The calculated obligation must be paid by December 31, 2027. The obligation must be met with General Fund monies or with the State Aid to Municipal Pensions funds which the Township may receive each year under Act 205.

	<u>2026</u>	<u>2027</u>
Non-Uniform Pension Plans:		
- Defined Benefit Plan	507,006	411,612
Police Pension Plan	<u>1,588,945</u>	<u>1,612,905</u>
Total Minimum Obligation (MMO)	2,095,951	2,024,517
Less: Estimated Act 205 Pension Aid	<u>(994,507)</u>	<u>(994,507)</u>
Net Pension Cost	<u>1,101,444</u>	<u>1,030,010</u>

Attachment: 2027 MMO Worksheets



TREDYFFRIN TOWNSHIP

MEMORANDUM

DATE: September 21, 2026

TO: Board of Supervisors

FROM: Hilliary Mallory

SUBJECT: Sale of Used Vehicles

As the Township replaces vehicles and equipment the unused items are sold via auction sites. This year staff are requesting permission to post the vehicles below on a new auction site called GovDeals. Once approved all vehicle information will be available for the public to view at GovDeals.net .

Thank you for your consideration.

Items to be auctioned

2006 Ford F350 XL	Vin # 1FDWX37P46ED20746
2008 Ford F350 XL	Vin # 1FTWF31R38EE176361
2015 Ford Explorer	Vin # 1FM5K8AR9FGCO8305
2015 Dodge Charger	Vin # 2C3CDXKT7FH806427



Tredyffrin Township Memorandum

To: Board of Supervisors

CC: William Martin

From: Darin Fitzgerald

Subject: 2015 Ford Escape with motor issue

Date: September 14, 2026

Staff is requesting Board approval to trade a 2015 Ford Escape with a blown motor to Pete's Auto of Malvern for the repair bill of 1,252.34. One of our mechanics was working on the Escape and was unable to repair it, we sent the vehicle to Petes in Malvern where they had to finish a motor tear down, diagnosis the issue and determined that the motor needed to be replaced. The value of the vehicle with a blown motor is between \$400.00 and \$1,000.00 depending on the vendor. A rebuilt motor is between \$1,500.00 and \$4,500.00 with a new moror costing between \$7,000.00 and \$9,000.00 plus another \$2,000.00 to \$3,000.00 for the labor to install it. With the value of the vehicle in good condition around \$7,000.00 spending the extra money on the motor isn't cost effective.



Sign in

Sponsored Results

for salvage or trade-in.

Value Breakdown

- **Scrap / Junkyard Value: \$400 – \$800.** Local junk yards or services (like [AutoBidMaster](#) salvage listings) price non-running cars largely based on weight and reusable parts. AutoBidMaster +1
- **Trade-in Value: Under \$1,000.** Dealerships typically offer very low amounts for major mechanical failures because they factor in high towing and replacement labor costs.
- **Part-out Value: \$1,500 – \$3,000+.** If you sell individual components yourself (such as a good transmission, AWD components, catalytic converter, or doors), you can make more money, though it takes time and effort. 603 Auto Salvage

Repair vs. Replace Math

- A replacement remanufactured or used engine costs roughly **\$1,500 to \$4,500** for the part alone, plus another **\$2,000 to \$3,000** in mechanic labor. Reman Engine +1
- Because a working 2015 Ford Escape in good condition is only worth about **\$7,000 to \$9,000**, spending \$5,000+ on a new motor usually exceeds the total value of the vehicle. Kelley Blue Book +1

If you'd like, let me know:

Ask anything



Reddit · r/askcarsales



Trading in Ford Escape with blown engine? : r/askcarsales

June 7, 2024 — Car Trade-in with Blown Engine: For a car with a known engine issue, trade-in value at a dealer will likely be less than \$1,000. W...



Facebook · Hampstead NC Community ...



Pete's Auto Service
202 East King Street
Malvern, PA. 19355
Phone: 610-296-3655 Fax: 610-296-9660

INVOICE

52311

INVOICE

Printed Date: 09/09/2026 Work Completed: 09/08/2026

Tredyffrin Township
1100 Duportail Rd
Berwyn, PA 19312

2015 Ford - Escape SE - 1.6L, In-Line4 (98CI) VIN(X)
Lic # : MG8750H Odometer In : 0

VIN # : 1FMCU9GX5 FUA98030

Part Description	Qty	Sale	Ext	Labor Description	Ext
Shop Supplies			27.56	TIMING BELT - Remove & Replace - 1.6L Eng - [Includes: R&I Engine Mount.] DO COMPRESSION CHECK	1,221.00
				Environmental Charge	3.78

[Payments -]

I hereby authorize the above repair work to be done along with the necessary material and hereby grant you and/or your employees permission to operate the car or truck herein described on street, highways or elsewhere for the purpose to testing and/or inspection. An express mechanic's lien is hereby acknowledged on above car or truck to secure the amount of repairs thereto. Warranty work has to be performed in our shop & cannot exceed the original cost of repair.

Labor:	1,221.00
Parts:	27.56
HazMat:	3.78
Sub:	1,252.34
Tax:	0.00
Total:	\$1,252.34
Bal Due:	\$1,252.34

Vehicle Received: 9/3/2026

Customer Number : 3278

Signature _____ Date _____

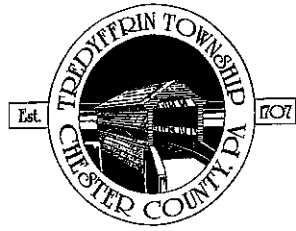
Darin Fitzgerald

From: Pete Foster <wrenches13@aol.com>
Sent: Thursday, September 10, 2026 7:15 AM
To: Darin Fitzgerald
Subject: [EXTERNAL] siver ford
Attachments: Scan_0561.pdf

Caution! This message was sent from outside your organization.

[Report](#)

i will trade this bill for the car



Tredyffrin Township Memorandum

To: Board of Supervisors

CC: William Martin

From: Darin Fitzgerald

Subject: HVAC repairs at 1485 Valley Forge Road

Date: September 14, 2026

Staff is requesting Board approval for repairs to one of the HVAC units on the roof of 1485 Valley Forge Road. It was noticed that there was a mold issue forming at 1485 Valley Forge Road and we had Goldner our HVAC contractor to check the HVAC units to see if they were functioning properly. During the investigation they found the coils in one of the roof top units were faulty and even though the air was cooling the moisture wasn't being removed from the air. We got a quote from Goldner and to replace the coils is \$18,043.00 including the cost of a crane. Although this may not be the entire reason for the mold it is considered a contributing factor.



HERMAN GOLDNER CO., INC.
Mechanical Services Division

DATE 9/9/2026

PROPOSAL
MW-90926-007

.....
PROPOSAL SUBMITTED TO:

Tredyffrin Township
1485 Valley Forge Road
Wayne, Pa 19312
Attn: Pete Gangl pgangl@tredyffrin.org

WORK TO BE PERFORMED AT:

Tredyffrin Twp Fire Station
1485 Valley Forge Road
Wayne, Pa 19312
.....

We are pleased to offer you our price for the work to be performed at the above-mentioned property.

SCOPE OF WORK:

Provide labor, materials, tools, and supervision to perform the following coil change on RTU F361500994:

- Mobilize to Site
- Prepare system for coil removal with crane
- Crane old coil off roof and new coil onto roof
- Place new coil and connect
- Pressure test unit with Nitrogen
- Add Refrigerant
- Return unit to working state and check operation
- Remove all debris and clean work area

EXCLUSIONS & CLARIFICATIONS:

- Proposal pricing is based solely on the scope of work specifically identified in the proposal.
- Progress invoices may be submitted monthly for labor, materials, equipment, stored materials, and services provided through the billing date.
- Payment terms are Net 30 unless otherwise stated in writing. Contractor reserves the right to suspend work or place accounts on credit hold for overdue balances.
- Proposal pricing does not include applicable taxes, permits, engineering fees, inspection fees, or hazardous material remediation unless specifically stated otherwise in the proposal.
- Hazardous materials including asbestos, mold, lead, refrigerant contamination, waste oil, and biohazards are excluded from Contractor's scope unless specifically included in writing.
- Refrigerant, crane and rigging services, temporary cooling/heating, controls integration, after-hours work, and customer-requested shutdown coordination are excluded unless specifically identified in the proposal.
- Customer shall provide clear, safe, and reasonable access to all work areas, equipment, utilities, and required shutdown windows necessary for Contractor to perform the work. Additional costs



HERMAN GOLDNER CO., INC.

Mechanical Services Division

resulting from restricted access, unsafe conditions, security requirements, or customer operational restrictions may be billed accordingly.

- All work shall be performed during normal business hours unless otherwise specifically stated in writing within the proposal. After-hours, weekends, holiday, premium time, or phased work schedules requested by the customer may result in additional charges.
- Warranty is limited to Contractor workmanship and manufacturer warranties only.

PRICE.....\$18,043.00

PAYMENT TERMS:

We respectfully request that payment be made as follows:

- Progress Payments - Due Net Thirty (30) Days
- If a payment schedule is not reflected in this proposal, an invoice for equipment and/or progress billing may occur.

Respectfully submitted by:

Matt Wagner

Matt Wagner
Account Manager
Mechanical Services Division
mwagner@goldner.com

Please acknowledge your acceptance of this proposal by signing and returning it to this office.

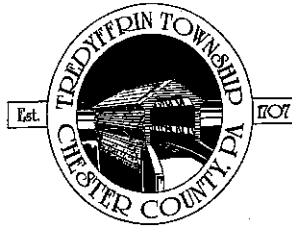
ACCEPTED BY:

AUTHORIZED SIGNATURE

DATE

PRINT NAME HERE

See T&C's below:



Tredyffrin Township Memorandum

To: Board of Supervisors

CC: William Martin

From: Darin Fitzgerald

Subject: Rebuild pump from Chesterbrook Pump Station

Date: August 27, 2026

Staff is requesting Board approval for repairing a pump from Chesterbrook pump station. We didn't have a spare pump for the station and it is currently running on rental portable pumps. We have ordered 2 new pumps for the station and since this pump can be rebuilt we are recommending rebuilding it for \$21,110.00 so we have a spare pump in the future and not replace it with a new pump for \$ 47,450.00. This work will be done by Municipal Maintenance who is one of our maintenance contractors. The removal of the pump and disassembly of the pump is an additional \$4,845.25 for a total of 25,955.25 all done with COSTARS pricing.

**MUNICIPAL
MAINTENANCE CO.**

1352 Taylors Lane
Cinnaminson, NJ 08077
Ph: 856-786-9434
Fax: 856-786-0642
www.mmc-nj.com

Bill To:

Darin Fitzgerald
Tredyffrin Township
1100 Duportail Rd.
Berwyn, PA 19312

E: D Fitzgerald@tredyffrin.org
C: (610) 731-8219

Quotation

Date: 8/26/2026
Quotation: 50520Q

Quotation valid until: 9/25/2026
Terms: Net 30 Days

Per COSTARS:

Contractor: MMC
Contract: 016-152

Vendor: 267572
Category: Preventative
Maint. & Repair

Project Name: Rebuild or Replace Fairbanks Morse Dry Pit Submersible Pump - Chesterbrook PS - 261916 - Pump #2

Item	Qty	Description	Unit Price	Total Price	Delivery
1.	1	Labor to Date: - Includes removal of pump #2 and disassembly of pump #2	\$ 4,845.25	\$ 4,845.25	
2.	1	Option 1: Rebuild Pump • Clean and sandblast parts as needed • Supply and install the following: - Front head, moisture detector, terminal board assembly, snap rings - Bearings, o-rings, seals, gaskets, miscellaneous hardware • Dynamically balance rotating assembly • Coat suction plate with Belzona 1341 • Assemble • Paint • Install pump	\$ 21,110.00	\$ 21,110.00	6-8 Weeks
3.	1	Option 2: Replace Pump • Supply and install the following: - Fairbanks Morse model 4" D5434WD - This is a drop in replacement for existing pump S/N 2433935-0	\$ 47,450.00	\$ 47,450.00	18-20 Weeks
Total				Options	

Comments:

- This quotation does not include any taxes if applicable.
- Delivery dates subject to change due to any shipping delays.
- Delivery & reinstallation included in both options.
- If you purchase a new pump or chose to rebuild the pump, please note that you must include the labor to date in your total cost.

If you have any questions concerning this quotation, please contact:

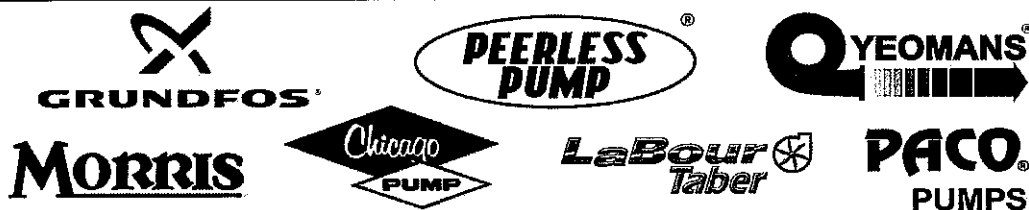
Eddie Clements

Eddie Clements

Service Manager
Edclements@mmc-nj.com
Phone: (856) 786-9434
Cell: (856) 780-2288
MMC approval dg

THANK YOU FOR YOUR BUSINESS!
ELECTRICAL CONTRACTOR LICENSE #1651200
NORTH JERSEY WASTEWATER COOPERATIVE PRICING SYSTEM CO-OP CONTRACT #B369-4

Exclusive Grundfos Water Utility Distributor in New Jersey, Pennsylvania, & Delaware:





TREDYFFRIN TOWNSHIP

MEMORANDUM

DATE: September 21, 2026
TO: Board of Supervisors and Finance Committee
FROM: Dave Duda, Assistant Public Works Director
SUBJECT: 501 Swedesford Sanitary Line Upgrades

Devon Park Drive Sanitary Sewer Capacity Enhancement Project

Request for Board Authorization

Township staff respectfully request the Board of Supervisors to formally authorize the submission of the proposal from Pact Two, obtained through the COSTARS cooperative purchasing program, for the Devon Park Drive sanitary sewer capacity enhancement project. COSTARS enables Pennsylvania local governments and affiliated organizations to procure supplies and services via state-managed contracts, thereby securing competitive pricing and streamlining procurement.

Project Procurement Process

The COSTARS Program leverages the collective purchasing power of numerous Pennsylvania entities to negotiate advantageous pricing with suppliers. For this project, Tredyffrin Township staff solicited quotations from three companies listed in the COSTARS database under the relevant sanitary category. The project is distinguished by its requirement to divide responsibilities among multiple firms, including pipe bursting and the delivery and installation of specialized structures, tasks that typically require distinct equipment and expertise and are not commonly completed by a single contractor.

Of the eleven eligible firms statewide, staff contacted three local companies to obtain competitive pricing. One firm declined to participate due to scheduling constraints, while another expressed reservations regarding the involvement of a subcontractor responsible for forty percent of the scope. Ultimately, a quotation was received from PACT TWO LLC in the amount of \$1,300,000.00. Pact Two has demonstrated a reliable performance history with Tredyffrin Township and is highly regarded within the industry. The proposed price is consistent with the cost estimate provided by RVE, the project engineer. The two additional companies consulted also reviewed Pact Two's proposal and confirmed that their own total costs would have exceeded the quoted amount.

Pipe Bursting Methodology and Advantages

The pipe bursting method was selected due to its minimal environmental impact. This technique involves breaking the existing pipe in place while simultaneously installing a new pipe along the same alignment, thereby eliminating the necessity for traditional open excavation and reducing the potential for runoff into nearby waterways. Moreover, the method offers substantial time savings, with installation time reduced by as much as sixty percent compared to conventional approaches. Consequently, there will be less disruption to vehicular traffic and reduced noise levels for neighboring residents.

Project Justification and Rationale

The proposed project increases capacity that the line can carry, while reducing the risk of overflows and exposure to I and I. The project is expected to require approximately three months for completion. Accordingly, staff respectfully request that the Board of Supervisors approve the scope of work detailed in this memorandum and award the contract in its entirety to PACT TWO, LLC, in the amount of \$1,300,000.00.

PACT TWO, LLC

554 Route 31, PO BOX 74

RINGOES, NJ 08551

PHONE: 908-788-1985

FAX: 908-788-5780

COSTARS Authorization: 0000329023- PACT TWO LLC

Devon Park Drive Project – Tredyffrin Township

This proposal is submitted to provide a COSTARS quote for the replacement of pipe for the Devon Park Drive replacement.

Pricing

Mobilization	\$	40,000.00
12" Open Cut	\$	125,000.00
Pipe Bursting	\$	550,000.00
Manholes & Pits	\$	300,000.00
Bypass Pumping	\$	60,000.00
E&S	\$	50,000.00
Clearing	\$	35,000.00
Creek Crossing	\$	50,000.00
Restoration	\$	50,000.00
PM/GC	\$	40,000.00
Total Bid	\$	<u>1,300,000.00</u>

Scope of Work

Pricing includes all labor, equipment, materials, removal, disposal, installation, restoration, prevailing wages, and certificate of insurance.

Schedule

The anticipated project duration is 3 (three) months from notice to proceed. Work will be coordinated with Tredyffrin Township to minimize traffic impacts and public disruption.

If you have any questions or require additional information, please contact me at your convenience. We look forward to working with you on this project.

Sincerely,



Henrik P. Maxian 8/11/2026

SETTLEMENT AGREEMENT AND RELEASE

This Settlement Agreement and Release (“Agreement”) is made and entered into this ____ day of _____, 2026, by and between Hunt Engineering Company (hereinafter “Hunt”), Brown and Caldwell, Inc. (hereinafter “B&C”), and Tredyffrin Township (hereinafter “the Township”).

WHEREAS, on or about May 1, 2018, the Township and B&C entered into a Master Services Agreement (“MSA”), which was subsequently amended to include certain engineering services in regard to the Jeffrey Lane/West Valley Road Stormwater project (the “Project”);

WHEREAS, Hunt acted as a subconsultant to B&C on the Project; and

WHEREAS, Township alleges that a conflict was discovered between the location of the proposed storm sewer upgrade and an existing Aqua water main, leading the Township to incur \$123,533 in additional costs; and

WHEREAS, Township and B&C agree that invoice(s) in the amount of \$107,158.31 remain outstanding and owed by Township to B&C; and

WHEREAS, B&C and Hunt agree that invoice(s) in the amount of \$54,099.55 remains outstanding and owed by B&C to Hunt; and

WHEREAS, B&C and Township agree that, as of the date of this Agreement, B&C has completed all obligations owed to Township pursuant to the MSA, except as otherwise provided for in this Agreement; and

WHEREAS, B&C and Hunt dispute and deny the Township’s claims and deny any liability to Township or to each other regarding the Project; and

WHEREAS, Hunt, B&C, and the Township (hereinafter collectively, the “Parties”) wish to avoid further litigation and resolve their differences.

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

1. B&C hereby waives, forgives, cancels, and releases all rights, claims, and demands for payment of the \$107,158.31 owed by Township to B&C; and

2. Hunt hereby waives, forgives, cancels, and releases all rights, claims, and demands for payment of the \$54,099.55 owed by B&C to Hunt; and

3. Township, B&C, and Hunt each hereby waive, forgive, cancel, and release all rights, claims, and demands for attorneys' fees, expenses, and/or costs by the Parties and/or their attorneys pursuant to any contract, statute or rule of court.

4. B&C and Hunt each waive and release any lien, payment bond, statutory payment, unjust enrichment, account stated, contract, subcontract, or other payment claim arising out of or relating to the Project, their respective invoices for the Project, or the payment or nonpayment of the same.

5. In consideration of the promises contained herein, Township hereby fully releases and forever discharges Hunt and B&C, as well as all of their respective affiliates, predecessors, successors, parents, subsidiaries, officers, owners, investors, directors, current and former employees, agents, assigns, representatives, insurers, and attorneys, from any and all actions, causes of action, demands, administrative proceedings, appeals, suits, debts, dues, sums of money, costs, damages, expenses, attorneys' fees, accounts, bills, covenants, contracts (except this Agreement), controversies, promises, representations, credits, damages of any nature or kind, judgments, claims, counterclaims, and demands whatsoever, in law, equity or otherwise, whether known or unknown, asserted or unasserted, matured or unmatured, direct or indirect, which

Township ever had, now has or hereafter can, shall or may have against Hunt and/or B&C arising out of, or related to the Project.

6. In consideration of the promises contained herein, B&C hereby fully releases and forever discharges Township and Hunt, as well as all of their respective affiliates, predecessors, successors, parents, subsidiaries, officers, owners, investors, directors, current and former employees, agents, assigns, representatives, insurers, and attorneys, from any and all actions, causes of action, demands, administrative proceedings, appeals, suits, debts, dues, sums of money, costs, damages, expenses, attorneys' fees, accounts, bills, covenants, contracts (except this Agreement), controversies, promises, representations, credits, damages of any nature or kind, judgments, claims, counterclaims, and demands whatsoever, in law, equity or otherwise, whether known or unknown, asserted or unasserted, matured or unmatured, direct or indirect, which B&C ever had, now has or hereafter can, shall or may have against Township and/or Hunt arising out of, or related to the Project.

7. In consideration of the promises contained herein, Hunt hereby fully releases and forever discharges Township and B&C, as well as all of their respective affiliates, predecessors, successors, parents, subsidiaries, officers, owners, investors, directors, current and former employees, agents, assigns, representatives, insurers, and attorneys, from any and all actions, causes of action, demands, administrative proceedings, appeals, suits, debts, dues, sums of money, costs, damages, expenses, attorneys' fees, accounts, bills, covenants, contracts (except this Agreement), controversies, promises, representations, credits, damages of any nature or kind, judgments, claims, counterclaims, and demands whatsoever, in law, equity or otherwise, whether known or unknown, asserted or unasserted, matured or unmatured, direct or indirect, which Hunt ever had, now has or hereafter can, shall or may have against Township and/or B&C arising out

of, or related to the Project, B&C's engineering invoices, Hunt's subconsultant invoices, and the payment or nonpayment of the same.

8. The Parties expressly acknowledge that they may hereafter discover facts different from or in addition to those which they now know or believe to be true with respect to the actions, causes of action, administrative proceedings, appeals, suits, debts, dues, sums of money, rents, costs, damages, expenses, attorneys' fees, accounts, bonds, bills, covenants, contracts, controversies, promises, representations, credits, damages of any nature or kind, judgments, claims, and demands released in this Agreement. The Parties agree that their respective releases shall be and remain in effect, notwithstanding the discovery or existence of any such different or additional fact(s). The Parties understand and assume the risk that, after the execution of this Agreement, they may suffer material injury, loss, damage, costs, attorneys' fees, or expenses that are related to the claims released in this Agreement, or that are unknown and unanticipated at the time of this Agreement. The Parties expressly waive any statutory provision or common law rule that provides that a release does not extend to claims that the releasing party does not know or expect to exist at the time of executing the release which, if known by the releasing party, would have materially affected the settlement.

9. This Agreement is a compromise and settlement of disputed claims and is being entered into solely to avoid the time, expense, uncertainty, and inconvenience of potential litigation. Each Party expressly denies any liability or wrongdoing, and nothing in this Agreement constitutes an admission by any Party regarding any claim or defense asserted in connection with the claims or disputes resolved by this Agreement. The Parties agree that neither the existence of this Agreement nor the terms of this Agreement shall be used in any manner by a Party in a future

action or proceeding as evidence of the rights, duties, or obligations of any Party, except in an action to enforce the terms of this Agreement.

10. Each Party shall bear its own costs and attorneys' fees incurred.

11. Each Party shall be solely responsible for its own tax, accounting, financial reporting, and other consequences, if any, arising from this Agreement, including any consequences arising from the waiver, forgiveness, cancellation, or release of any amounts described herein. No Party has made any tax or accounting representation to any other Party.

12. Except as provided in this paragraph, the existence of this Agreement, the terms of this Agreement, and the negotiations leading up to this Agreement shall remain confidential, and the Parties shall not disclose the existence of this Agreement, the negotiations leading up to this Agreement, and/or the terms of this Agreement to any person or entity except as specifically provided herein. The Parties acknowledge that the Township is a public agency subject to the Pennsylvania Right-to-Know Law and Sunshine Act. Nothing in this Agreement shall be construed to require the Township to withhold any record that is subject to public disclosure under applicable law. The requirement for confidentiality shall not apply to any disclosure required by any court, governmental agency, or legal process, including under the Pennsylvania Right-to-Know Law; to any disclosure in a legal proceeding to enforce the rights or obligations contained in this Agreement; or to disclosure to any Party's attorneys, accountants, auditors, insurers, reinsurers, governing bodies, or representatives who have a need to know.

13. Each Party acknowledges and agrees that no representations or promises have been made to or relied upon by any of them or by any person acting for or on their behalf in connection with the subject matter of this Agreement which are not specifically set forth herein and that all prior representations and promises made by any Party to another, whether in writing or orally, are

understood by the Parties to be merged into this Agreement. The Parties acknowledge that this is a negotiated Agreement and that any rule of interpretation against the drafter shall have no application to this Agreement. All Parties to this Agreement warrant, represent and agree that the terms of this Agreement were read, discussed with counsel, are fully understood and are voluntarily accepted for the purposes set forth herein.

14. The Parties represent and warrant that no other person or entity has or had any interest in the claims, demands, obligations or causes of action referred to in this Agreement and that the Parties have the sole right and exclusive authority to execute this Agreement and have not sold, assigned, transferred, conveyed or otherwise disposed of any of the claims, demands, obligations or causes of action referred to in this Agreement.

15. Each person executing this Agreement represents and warrants that he or she has full authority to execute and deliver this Agreement on behalf of the Party for whom he or she signs. The Township represents that this Agreement has been duly authorized by all required municipal action.

16. This Agreement is the complete and fully integrated agreement between the undersigned Parties as to the subject matter contained herein and supersedes and governs all prior or contemporaneous agreements, discussions or negotiations (whether written or oral) in regard thereto.

17. This Agreement and all documents executed in connection herewith or in furtherance hereof may not be amended, modified or supplemented except by an instrument in writing signed by all parties hereto.

18. If any provision of this Agreement is determined to be invalid, illegal, or unenforceable, the remaining provisions shall remain in full force and effect to the fullest extent permitted by law.

19. This Agreement and any dispute arising out of or relating to this Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania, without regard to conflict-of-law principles. Any action to enforce or interpret this Agreement shall be brought exclusively in the Court of Common Pleas of Chester County, Pennsylvania, or, if federal jurisdiction exists, the United States District Court for the Eastern District of Pennsylvania, and the Parties consent to such jurisdiction and venue.

20. This Agreement shall continue perpetually and shall be binding on and shall inure to the benefit of the Parties and their respective successors, affiliates, parents, assigns, agents, servants, shareholders, directors, members, partners, employees, and representatives.

21. Except for the released parties expressly identified herein, there are no third-party beneficiaries to this Agreement.

22. This Agreement may be executed in one or more counterparts, provided, however, that all properly executed counterparts shall, together, constitute a single valid, binding and enforceable agreement. Executed counterparts exchanged via telecopier, electronic mail or other digital methods shall be fully enforceable in the same manner as a counterpart containing an original ink signature.

I have read and reviewed, and I understand and agree to each and every provision set forth
in the foregoing Settlement Agreement and Release:

By: _____
Title: _____
Hunt Engineering Company

Date:

By: _____
Title: _____
Brown and Caldwell, Inc.

Date:

William Martin, Township Manager
Tredyffrin Township

Date:



TREDYFFRIN TOWNSHIP MEMORANDUM

TO: Board of Supervisors

FROM: Erin McPherson, Director of Planning & Zoning

SUBJECT: Devon 50 & North American Islamic Trust – 958/966 N Valley Forge Road
Lot Line Change

DATE: September 16, 2026

PROJECT SUMMARY:

Devon 50, Inc and North American Islamic Trust, Inc are seeking approval for a subdivision involving three existing parcels located at 920, 958, and 966 North Valley Forge Road, Devon, PA 19333, within the R-1 Residential Zoning District. This application is limited to adjusting the boundaries between these 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, North American Islamic Trust has previously submitted conceptual plans indicating potential future development of their parcel. In anticipation of such development, the applicant was granted variances by the Zoning Hearing Board for the following district criteria:

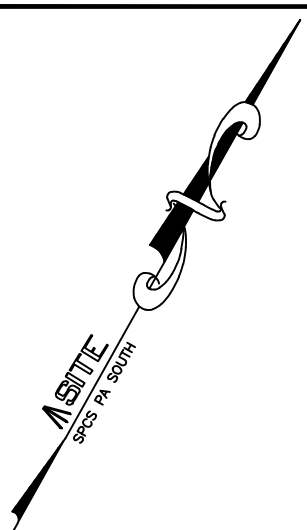
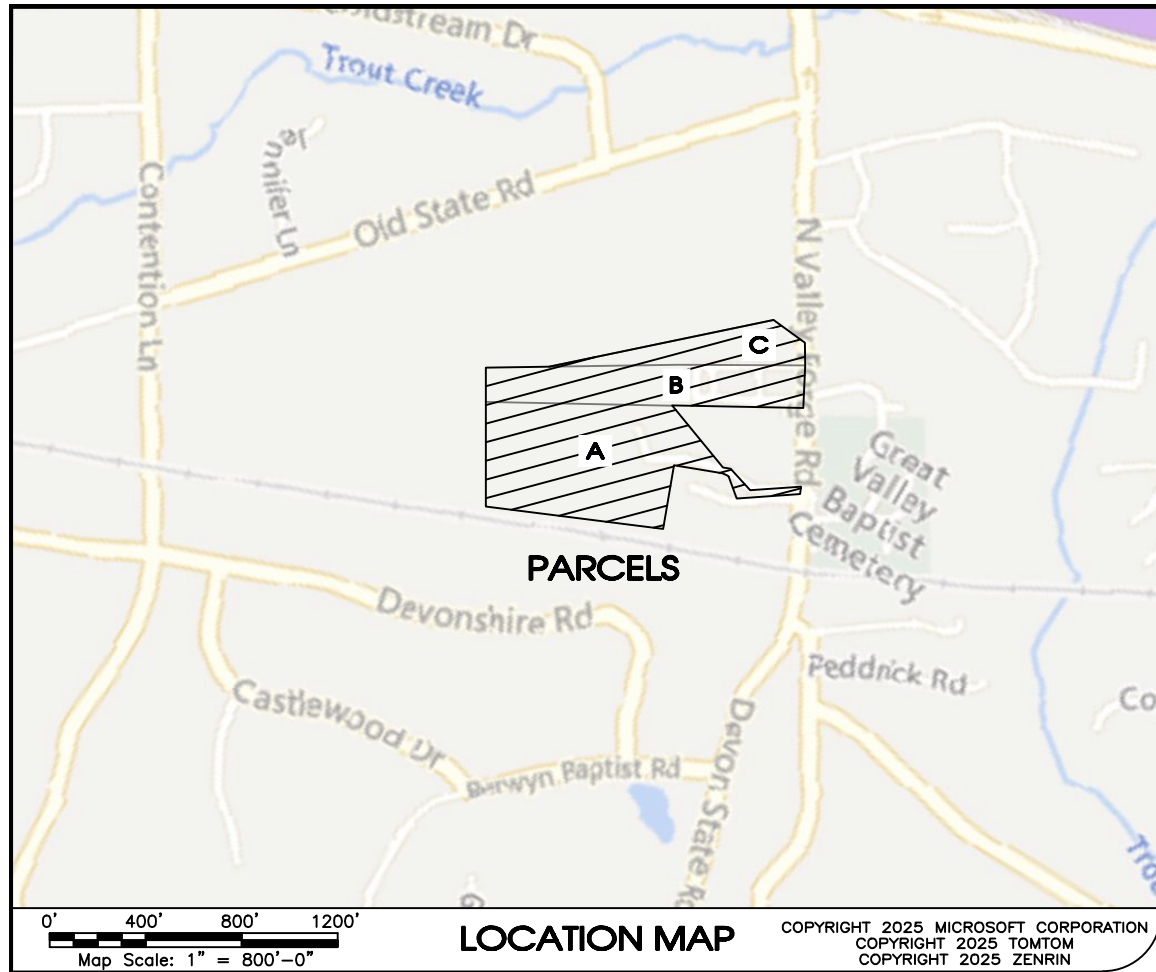
- a variance from zoning ordinance § 208-46.A to permit a minimum lot area of less than 10 acres, specifically 4.11 acres;
- a variance from zoning ordinance 208-46.B to permit a building height of 50 feet instead of the maximum 42 feet;
- a variance from zoning ordinance § 208-46.C to permit impervious surface coverage of 46%;
- and a variance from zoning ordinance § 208-46.D(2) to permit/maintain a distance of 41.3 feet (same as the existing building) from a residential district or use, instead of the minimum required 100 feet.

Additionally, the applicant received 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, and allows for the future expansion of the applicant's existing facilities at 958 North Valley Forge Road, which include improvements to 966 North Valley Forge Road. Any future development plans associated with the North American Islamic Trust property will require review and approval by the Planning Commission.

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 three existing parcels located at 920, 958 and 966 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 920, 958 and 966 North Valley Forge Road between Devon 50, Inc and North American Islamic Trust, Inc.

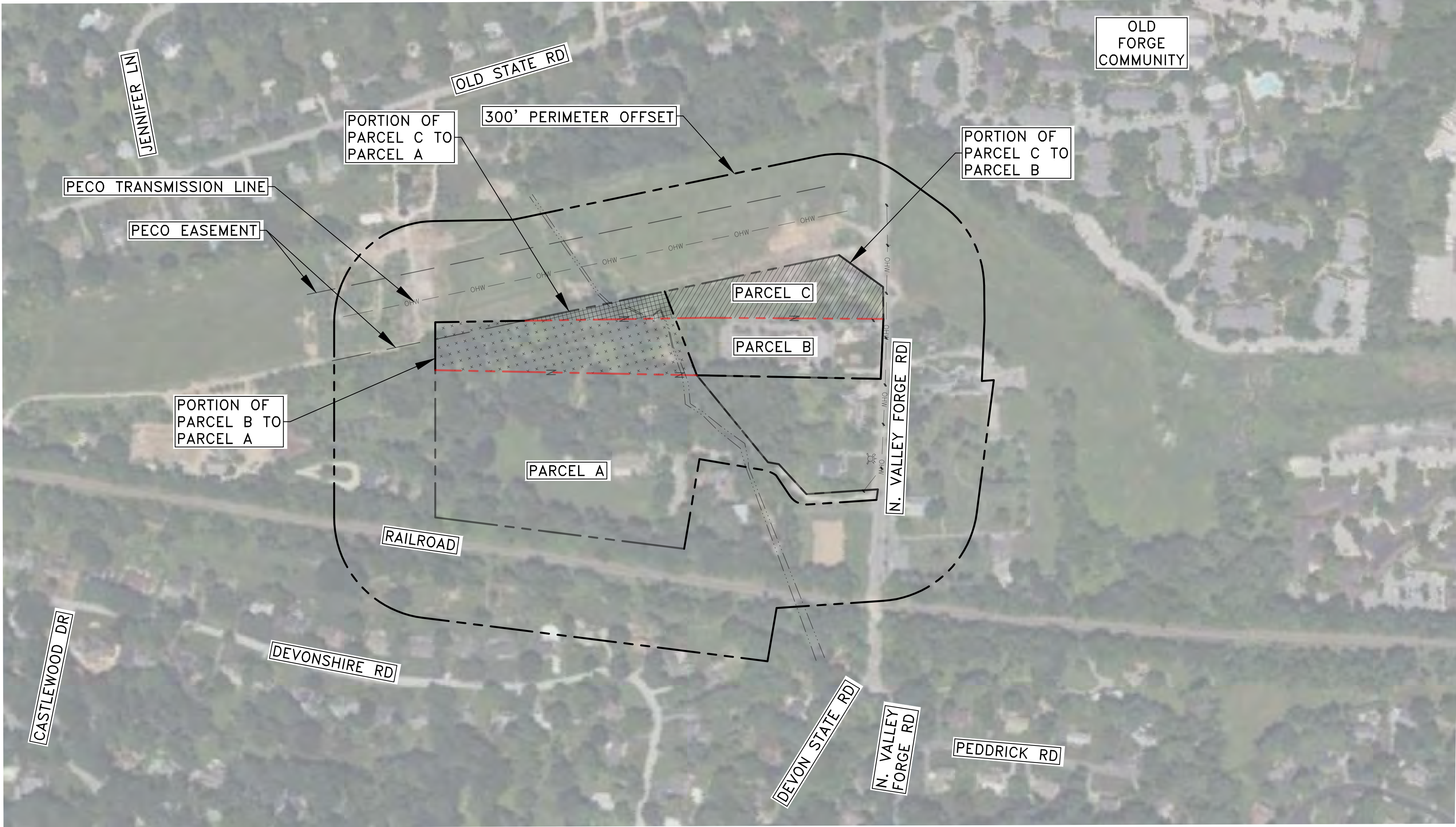


MINOR SUBDIVISION LOT LINE CHANGE PLAN 920 VALLEY FORGE ROAD

PARCEL A: PARID: 4305-0090000E UPI 43-5-90
PARCEL B: PARID: 4305-0086000E UPI 43-5-86
PARCEL C: PARID: 4305-00850000 UPI 43-5-85

WAIVER REQUESTS

- THE APPLICANT PROPOSES A LOT LINE CHANGE BETWEEN 3 CONTIGUOUS PROPERTIES AND IS DEFINED AS A MINOR SUBDIVISION PER SALDO SECTION 181-9.A(2). THERE ARE NO PROPOSED USE CHANGES OR IMPROVEMENTS AND THE APPLICANT RESPECTFULLY REQUESTS A WAIVER FROM THE FOLLOWING SALDO CODE SECTION AS NOT APPLICABLE.
- 1) A PARTIAL WAIVER FROM SECTION 181-37.B(1) FOR THE FOLLOWINGS ITEM LISTED IN SECTION 181-36.B:
 - (9) SIGNIFICANT FEATURES WITHIN 300'. THE COVER SHEET AERIAL SHOWS THE CHARACTER OF THE SURROUNDING AREA.
 - (12) INVENTORY OF NATURAL FEATURES.
 - (15) SHADOW ANALYSIS.
 - (17) EROSION, SEDIMENTATION AND STORMWATER CONTROL PLAN.
 - (18) NATURAL FEATURES CONSERVATION PLAN.
 - (19) LANDSCAPE PLAN.
 - (20) BUFFER
 - (21) LIGHTING PLAN.
 - 2) NET LOT AREA CALCULATION PER ZONING AND SALDO DEFINITION TO EXCLUDE STEEP & VERY STEEP SLOPES.
 - 3) A WAIVER FROM SECTION 181-36.C(1) FOR THE FOLLOWING ITEM:
 - TRAFFIC SURVEY



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

§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 _____

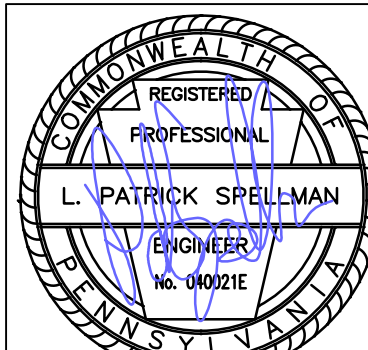
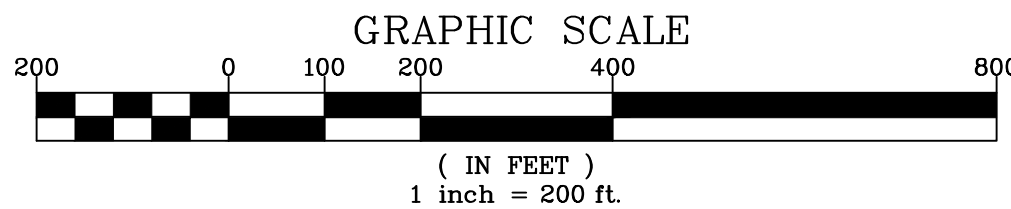
ENGINEER CERTIFICATION

I, PATRICK SPELLMAN, 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.

PATRICK SPELLMAN, P.E., PROJECT ENGINEER _____ DATE _____

DRAWING SCHEDULE

1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. MINOR SUBDIVISION LOT LINE CHANGE PLAN



PATRICK SPELLMAN, P.E.
PE-40021

PROPERTY OWNERS
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

920 NORTH VALLEY FORGE ROAD (PARCELS A & C)

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 _____, 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: _____

958 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 _____, 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 PARCEL C PROPOSES TO CONVEY A PORTION OF PARCEL C TO PARCEL B AND MERGE THE REMAINDER OF PARCEL C INTO PARCEL A. PARCEL C WILL BE EXTINGUISHED. THE OWNER OF PARCEL B PROPOSES TO CONVEY A PORTION OF PARCEL B TO PARCEL A.

1	8/6/2026	REVISED PER TOWNSHIP ENGINEER COMMENTS
NUM.	DATE	REVISION

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:

DEVON 50, INC

920 NORTH VALLEY FORGE ROAD,
BERWYN, PA 19312

TOWNSHIP OF TREDYFFRIN COUNTY OF CHESTER COMMONWEALTH OF PENNSYLVANIA

COVER SHEET

MARCH 16, 2026

SHEET
1 of 3

SCALE: 1" = 200'

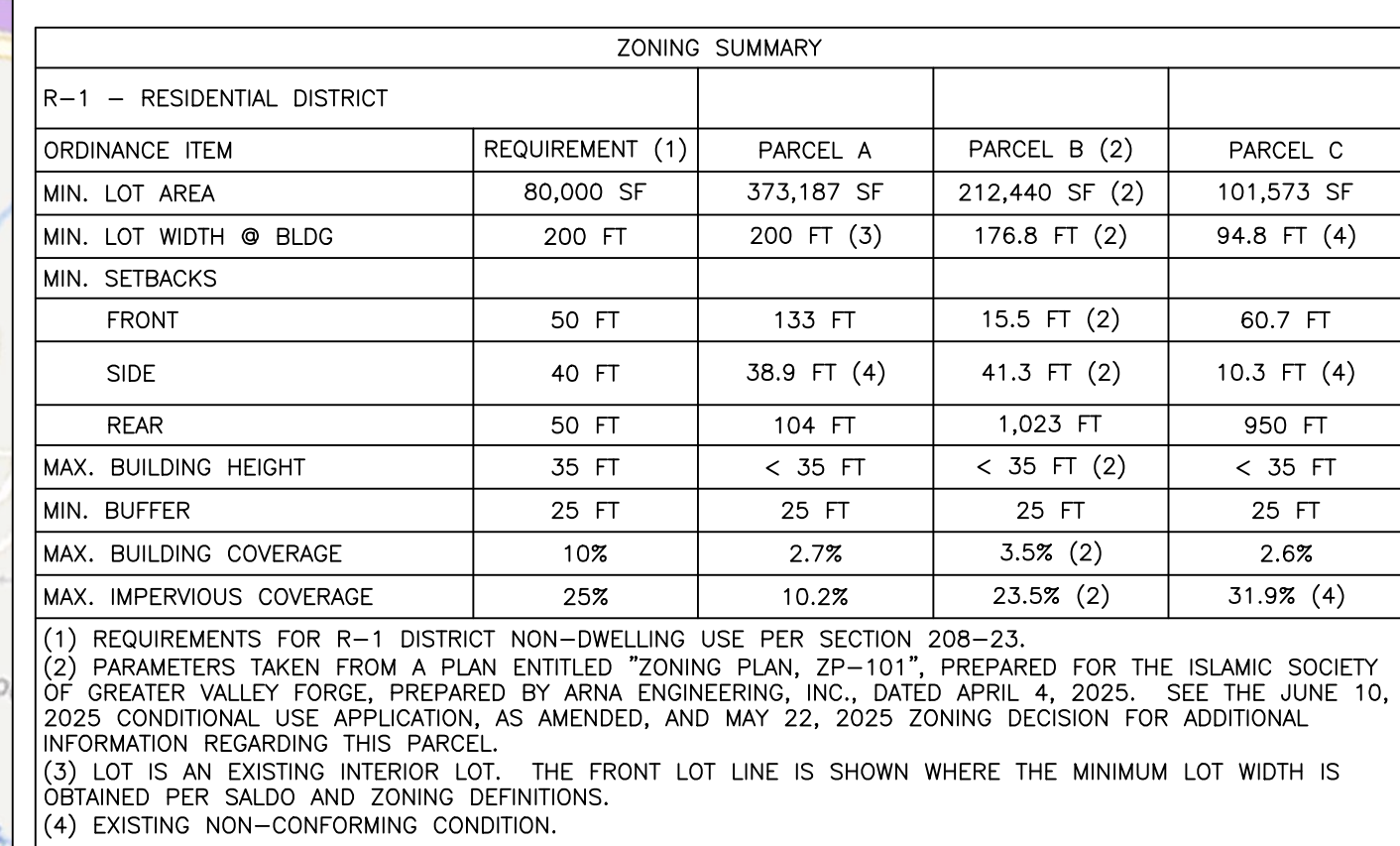
CIVIL ENGINEER:
SITE ENGINEERING CONCEPTS, LLC

ATTN: PATRICK SPELLMAN, P.E.
P.O. BOX 1992
SOUTHEASTERN, PA 19399
P: (610) 523-9002
E: PSPELLMAN@SITE-ENGINEERS.COM

APPLICANTS/EQUITABLE OWNERS:

PARCELS A & C
DEVON 50, INC
920 NORTH VALLEY FORGE ROAD
BERWYN, PA 19312

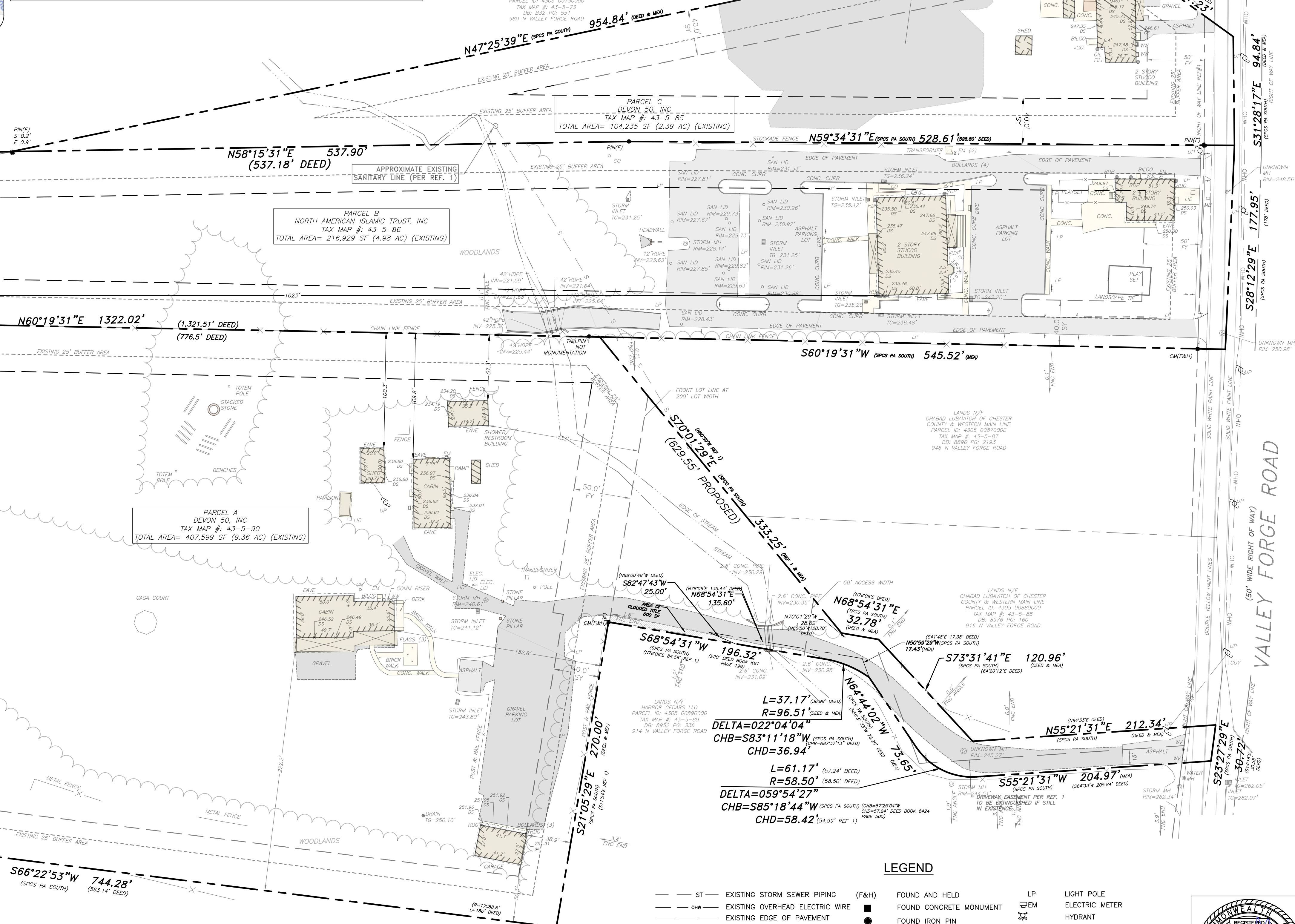
PARCEL B
NORTH AMERICAN ISLAMIC TRUST, INC
958 NORTH VALLEY FORGE ROAD
BERWYN, PA 19312



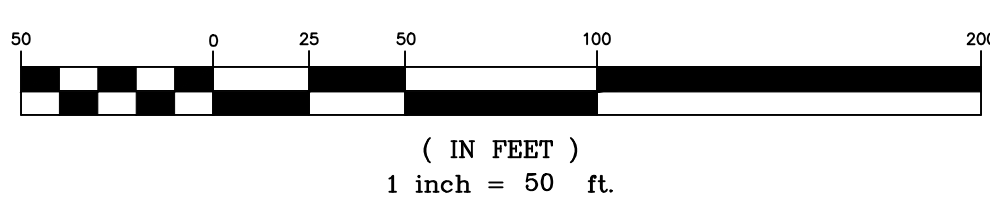
IMPERVIOUS COVERAGE SUMMARY - PARCEL A	
TAX MAP #: 43-5-90	
	EXISTING
BUILDINGS	10,077 SF
EAVES	1,138 SF
ASPHALT	1,625 SF
CONCRETE & WALKS	1,249 SF
WALLS & TIES	80 SF
GRAVEL	24,046 SF
TOTAL BUILDING COVERAGE	10,077 SF
TOTAL SITE IMPERVIOUS COVERAGE	38,215 SF

IMPERVIOUS COVERAGE SUMMARY - PARCEL B	
TAX MAP #: 43-5-86	
	EXISTING
BUILDINGS	7,426 SF
EAVES	604 SF
ASPHALT	36,509 SF
CONCRETE & WALKS	4,652 SF
WALLS & TIES	765 SF
TOTAL BUILDING COVERAGE	7,426 SF
TOTAL SITE IMPERVIOUS COVERAGE	49,956 SF

IMPERVIOUS COVERAGE SUMMARY - PARCEL C	
TAX MAP # : 43-5-85	
	EXISTING
BUILDINGS	2,665 SF
EAVES	20 SF
ASPHALT	898 SF
CONCRETE & WALKS	1,145 SF
WALLS & TIES	330 SF
GRAVEL	0 SF
COMPACTED DIRT/BROKEN ASPHALT PER REF. 2	27,353 SF
TOTAL BUILDING COVERAGE	2,665 SF
TOTAL SITE IMPERVIOUS COVERAGE	32,411 SF

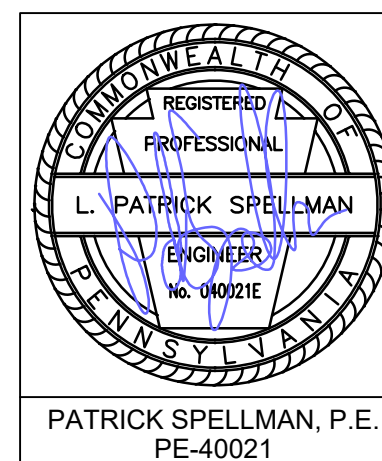


GRAPHIC SCALE



LEGEND

	ST	EXISTING STORM SEWER PIPING	(F&H)	FOUND AND HELD	LP	LIGHT POLE	
	CHE	EXISTING OVERHEAD ELECTRIC WIRE		FOUND CONCRETE MONUMENT		ELECTRIC METER	
		EXISTING EDGE OF PAVEMENT		FOUND IRON PIN		HYDRANT	
	X	EXISTING FENCE LINE	DS	DOORSILL ELEVATION		WV	WATER VALVE
		BOUNDARY LINE	CS	GARAGE SILL ELEVATION		WM	WATER METER
		ADJOINER PROPERTY LINE	CONC.	CONCRETE		ST	STORM SEWER MANHOLE
		EDGE OF STREAM	WW	WINDOW WELL		S	SANITARY SEWER MANHOLE
		EXISTING EAVES	MB	MAILBOX		CO	CLEAN OUT (UTILITY UNKNOWN)
		EXISTING RIGHT OF WAY LINE	TG	TOP OF GRATE		GM	GAS METER
		DEPRESSED CURB		UTILITY POLE		RDP	ROOF DRAIN TO PIPE
		COVERED PORCH		SIGN		RDG	ROOF DRAIN TO GRADE/GROUND
						SI	STORM INLET



SURVEY NOTES

1. PARCEL INFORMATION:
PARCEL A
PARCEL NUMBER: 4305 00850000 Block 43-5 Unit 85
RECORDED OWNER: DEVON 50, INC
DEED BOOK: 11108 PAGE: 1040
- PARCEL B
PARCEL NUMBER: 4305 00860000 Block 43-5 Unit 86
RECORDED OWNER: NORTH AMERICAN ISLAMIC TRUST INC
DEED BOOK: 10237 PAGE: 692
- PARCEL C
PARCEL NUMBER: 4305 00900000 Block 43-5 Unit 90
RECORDED OWNER: DEVON 50, INC
DEED BOOK: 8424 PAGE: 505
DEED BOOK: 8424 PAGE: 497
2. 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 PROVIDED AT THE TIME OF THE SURVEY. AVAILABLE ASUILT PLANS AND UTILITY MAPS 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 (P.U.) ONE CALL SYSTEM, OR IMPLIED.
3. OUTLINE DESCRIPTION AND LOCATIONS SHOWN IN ACCORDANCE WITH AN ACTUAL FIELD SURVEY CONDUCTED BY SITE SURVEYING, LLC. ON SEPTEMBER 2025. SURVEY PREPARED FROM DATA AS SUPPLIED BY CLIENT AND VARIOUS DEEDS AND PLANS OF RECORD. THE SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC. OF RECORD.
4. THIS PARCEL MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND OR EASEMENTS, EITHER WRITTEN OR IMPLIED.
5. GPS CONTROL PERFORMED ONSITE TO ESTABLISH BENCHMARK, DATUM NAD83/NAVDD88, ALL DIMENSIONS AND ELEVATIONS ARE IN US SURVEY FEET.
6. ALL BEARINGS SHOWN HEREON ARE IN PENNSYLVANIA STATE PLANE COORDINATES, PA SOUTH.
7. DETERMINATION OF THE EXISTENCE OR NONEXISTENCE OF WETLANDS AND/OR CONTAMINATION AFFECTING THIS SURVEY NOT CONDUCTED BY QUALIFIED PERSONNEL.
8. THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) PER FEMA NO.
9. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE SURVEY.
10. NO GUARANTEE OR WARRANTY PROVIDED FOR OVERHEAD UTILITIES AND UNDERGROUND UTILITIES AS LOCATED IN THE FIELD AND SHOWN ON SAID PLAN.

SURVEY REFERENCES

1. LOT LINE CHANGE PLAN OF 966 AND 922 NORTH VALLEY ROAD FOR TRUSTEES OF TROOP DEVON 50. PREPARED BY PENNONI ASSOCIATES, INC. DATED 03/18/11. LAST REVISED 04/15/11.
2. APPROVED ZONING PLAN "ZP-101" FOR ISLAMIC SOCIETY OF GREATER VALLEY FORGE PREPARED BY ARNA ENGINEERING. DATED 04-04-2025.
3. NATIONAL FLOOD HAZARD FIRMEETTE TOWNSHIP OF TREDYFFRIN, MAP NUMBER 42029C011G. EFFECTIVE 9/29/2017.

§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

NET LOT AREA CALCULATION			
	PARCEL A	PARCEL B (1)	PARCEL C
GROSS LOT AREA	407,599 SF	216,929 SF	104,235 SF
-STEEP SLOPES & VERY STEEP SLOPES (2)	-	-	-
-FLOODPLAIN	0 SF	0 SF	0 SF
-WETLANDS (2)	-	-	-
- <50' WIDE ACCESS LEG	12,100 SF	0 SF	0 SF
-ROW/EASEMENT	793 SF	4,489 SF	2,662 SF
- <200' LOT WIDTH	21,519 SF	0 SF	0 SF
NET LOT AREA	373,187 SF	212,440 SF	101,573 SF

(1) PARAMETERS TAKEN FROM A PLAN ENTITLED "ZONING PLAN, ZP-101", PREPARED FOR THE ISLAMIC SOCIETY OF GREATER VALLEY FORGE, PREPARED BY ARNA ENGINEERING, INC., DATED APRIL 4, 2025. SEE THE JUNE 10, 2025 CONDITIONAL USE APPLICATION, AS AMENDED, AND MAY 22, 2025 ZONING DECISION FOR ADDITIONAL INFORMATION REGARDING THIS PARCEL.

(2) SEE WAIVER REQUEST ON SHEET 1

(1) PARAMETERS TAKEN FROM A PLAN ENTITLED "ZONING PLAN, ZP-101", PREPARED FOR THE ISLAMIC SOCIETY OF GREATER VALLEY FORGE, PREPARED BY ARNA ENGINEERING, INC., DATED APRIL 4, 2025. SEE THE JUNE 10, 2025 CONDITIONAL USE APPLICATION, AS AMENDED, AND MAY 22, 2025 ZONING DECISION FOR ADDITIONAL INFORMATION REGARDING THIS PARCEL.

(2) SEE WAIVER REQUEST ON SHEET 1

1	8/6/2026	REVISED PER TOWNSHIP ENGINEER COMMENTS
NUM.	DATE	REVISION

		PLAN PREPARED BY
--	--	------------------

CITY MANUFACTURING COMPANY, INC.

SITE ENGINEERING CONCEPTS, LLC

P.O. BOX 1002

F.O. BOX 1992
SOUTHEASTERN, PA 19388

SOUTHEASTERN, PA 19399

P: 610.340.0450 F: 610.340.0451 E: INFO@SITEENGINEERS.COM

F. 010-240-0430	F. 010-240-0431	E:INFO@SITE-ENGINEERS.COM
PLAN PREPARED FOR:		

PLAN PREPARED FOR:
DELOAN 50 TAC

DEVON 50, INC

920 NORTH VALLEY FORGE ROAD,

BERWYN PA 19312

COMMONWEALTH OF MASSACHUSETTS

TOWNSHIP OF TREDYFFERIN COUNTY OF CHESTER COMMONWEALTH OF PENNSYLVANIA

TOWNSHIP OF TREDHILL		COUNTY OF CHESTER	OF PENNSYLVANIA
			MARCH 16, 2026

MINOR SUBDIVISION

MINOR SUBDIVISION	SHEET
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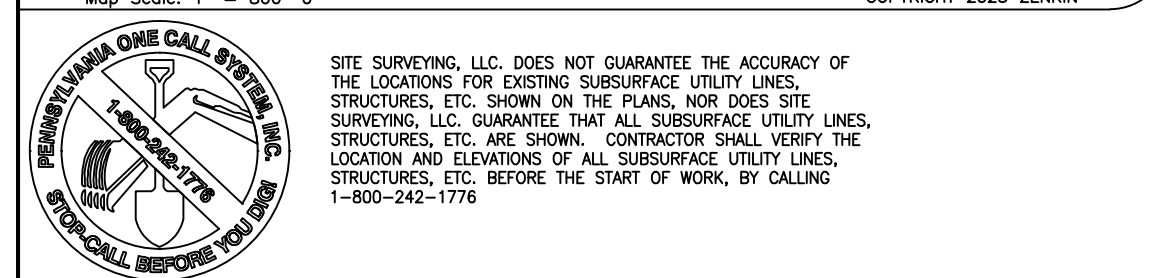
LOT LINE CHANGE	SHEET
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LOT LINE CHANGE 2 of 2

EXISTING CONDITIONS

[illegible]

SCALE: 1" = 50'

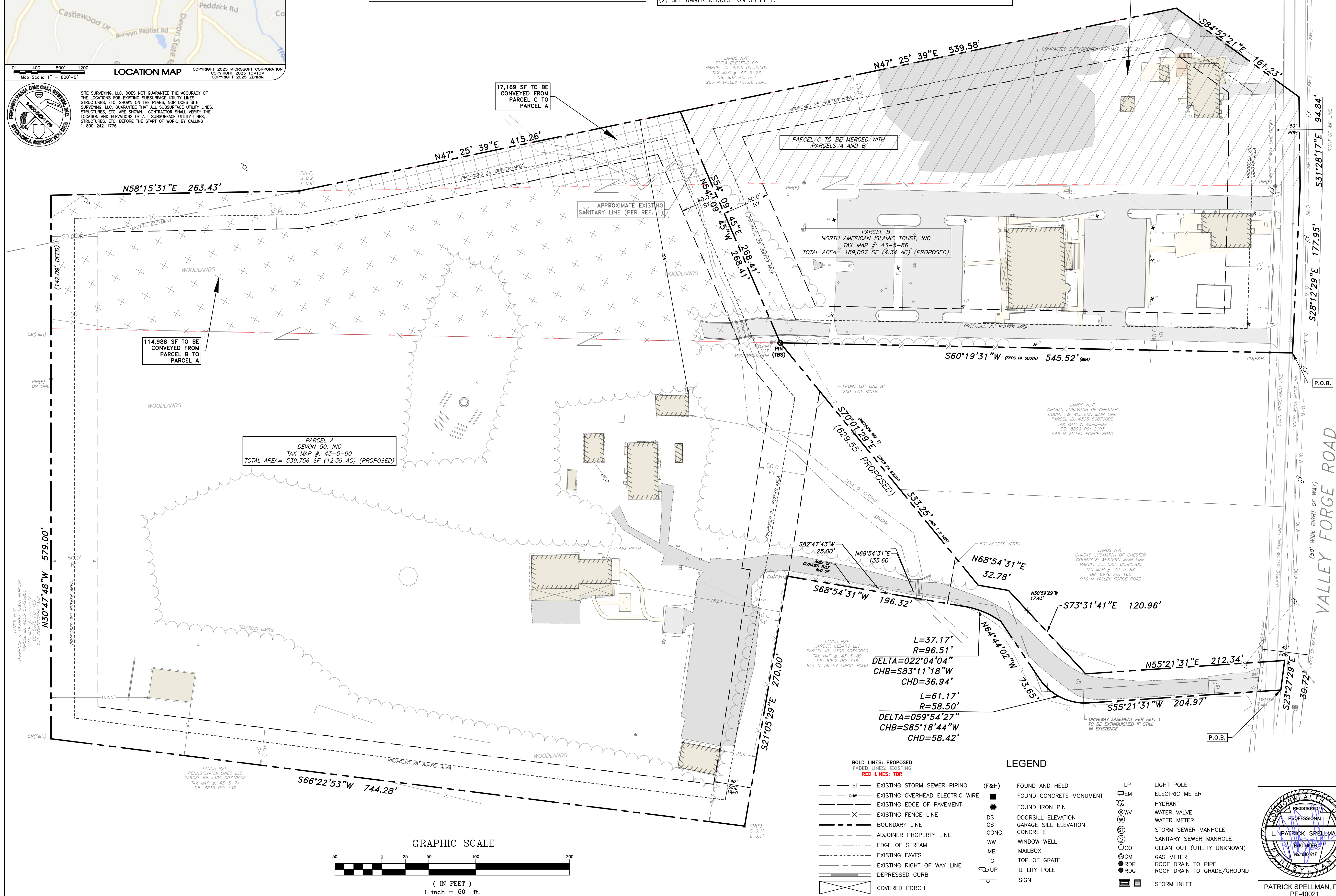


(1) SEE WAIVER REQUEST ON SHEET 1.

(1) PARAMETERS BASED ON A PLAN ENTITLED "ZONING PLAN, ZP-101", PREPARED FOR THE ISLAMIC SOCIETY OF GREATER VALLEY FORGE, PREPARED BY ARNA ENGINEERING, INC., DATED APRIL 4, 2025. SEE THE JUNE 10, 2025 CONDITIONAL USE APPLICATION, AS AMENDED, AND MAY 22, 2025 ZONING DECISION FOR ADDITIONAL INFORMATION REGARDING THIS PARCEL.

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

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



- (1) REQUIREMENTS FOR R-1 DISTRICT NON-DWELLING USE PER SECTION 208-23.
- (2) PARAMETERS TAKEN FROM A PLAN ENTITLED "ZONING PLAN, ZP-101", PREPARED FOR THE ISLAMIC SOCIETY OF GREATER VALLEY FORGE, PREPARED BY ARNA ENGINEERING, INC., DATED APRIL 4, 2025. SEE THE JUNE 10, 2025 CONDITIONAL USE APPLICATION, AS AMENDED, AND MAY 22, 2025 ZONING DECISION FOR ADDITIONAL INFORMATION REGARDING THIS PARCEL.
- (3) LOT IS AN EXISTING INTERIOR LOT. THE FRONT LOT LINE IS SHOWN WHERE THE MINIMUM LOT WIDTH IS OBTAINED PER SALDO AND ZONING DEFINITIONS.
- (4) EXISTING NON-CONFORMING CONDITION.

(1) SEE NET LOT AREA CALCULATION TABLE.

COVERAGE				
(1) PARAMETERS TAKEN FROM A PLAN ENTITLED "ZONING PLAN, ZP-101", PREPARED FOR THE ISLAMIC SOCIETY OF GREATER VALLEY FORGE, PREPARED BY ARNA ENGINEERING, INC., DATED APRIL 4, 2025. SEE THE JUNE 10, 2025 CONDITIONAL USE APPLICATION, AS AMENDED, AND MAY 22, 2025 ZONING DECISION FOR ADDITIONAL INFORMATION REGARDING THIS PARCEL. (2) SEE NET LOT AREA CALCULATION TABLE.				

THE OWNER OF PARCEL C PROPOSES TO CONVEY A PORTION OF PARCEL C TO PARCEL B AND MERGE THE REMAINDER OF PARCEL C INTO PARCEL A. PARCEL C WILL BE EXTINGUISHED. THE OWNER OF PARCEL B PROPOSES TO CONVEY A PORTION OF PARCEL B TO PARCEL A.

PLAN PREPARED BY:	
-------------------	--

SITE ENGINEERING CONCEPTS LLC

SITE ENGINEERING CONSULTS, LLC

P.O. BOX 1992

SOUTHEASTERN, PA 19399

D: 010 010 0150 F: 010 010 0151 E: INFO@SITE-ENGINEERS.COM

P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:
DELMON 50 INC

DEVON 50, INC

830 NORTH VALLEY FORCE ROAD

920 NORTH VALLEY FORGE ROAD,
BETHLEHEM, PA 18010

BERWYN, PA 19312

TECHNIQUE OF FERTILIZING COUNTY OF CHESTER COMMONWEALTH OF PENNSYLVANIA

TOWNSHIP OF TREDYFFRIN	COUNTY OF CHESTER	OF PENNSYLVANIA
		MARCH 16, 2026

MINOR SUBDIVISION

MINOR SUBDIVISION	DATE
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LOT LINE CHANGE

LOT LINE CHANGE 3 of 3

PROPOSED PLAN	5 of 5
---------------	--------

SCALE: 1" = 50'

SCALE: 1 - 50



TREDYFFRIN TOWNSHIP

MEMORANDUM

DATE: September 14, 2026
TO: Finance Committee and Board of Supervisors
FROM: Stephen Burgo, P.E. - Township Engineer
SUBJECT: Request to Approve Jacobs Design Proposal for
Engineering Dept. #2026-02: West Circular Ave/Spring Street and Paoli Pike
Stormwater Management and Drainage Improvement Project:
(Phase 1 – Design)

A handwritten signature in blue ink, appearing to be "S. Burgo", is written over the "TO:" and "FROM:" lines of the memorandum.

Tredyffrin Township has been working with Jacobs, a stormwater engineering consultant, over the last year for planning of the West Circular Ave/Spring Street and Paoli Pike Stormwater Management and Drainage Improvement Project (Phase 1 – Design). The Township, working with Jacobs, applied for and obtained a total of \$156,450 of stormwater grant funding from PADEP (Growing Greener Grant), with a min. required Twp. match of \$78,550. The Tredyffrin Township actual estimated design costs are estimated at \$123,550 for this West Circular Ave Stormwater Project.

The proposed West Circular Ave/Spring Street/ Paoli Pike Stormwater Management and Drainage Improvement Project (Phase 1 – Design) will include engineering design for a variety of proposed underground stormwater infiltration/detention systems beneath sections of the identified roadways/ and grassed right-of-way areas of West Circular Ave and possibly Spring Street, as well as, upgraded additional stormwater drainage system (storm inlets, manhole and piping, etc.) to capture and convey roadway runoff into the underground detention/infiltration beds, and ultimately into the local headwater tributary to Crum Creek in the Paoli are of Tredyffrin Township.

The attached proposal included various engineering tasks associated with this proposed Stormwater Project, included but not limited to the following, topographical survey, geotechnical evaluation, limited soils investigation, preliminary and final engineering design, limited bid support services, along with public outreach (local utilities, PADOT, and residential/commercial properties) and some grant support services.

On September 14, 2026, Tredyffrin Township received the Final Proposal from Jacobs for these engineering design services. The Proposal (See Attached Jacobs Proposal, dated 9/14/26), is a not to exceed, and includes the following items:

•**Topographical Survey –**

- Includes the topographical survey of various portions of Spring Street, West Circular Avenue and Paoli Pike, including but not limited to existing roadways, curbing, utilities, storm drainage system (inlets, piping, etc.), buildings, trees, etc. within the proposed project area for design. Included will be the creation of an Existing Conditions Base Plan to be used in the preliminary/final design, as well as coordination with local utility companies to identify their various underground/aboveground service lines.

•**Public Meetings –**

- Includes several community meetings to ensure the design team has identified all the underlying stormwater concerns from local residents/businesses, etc. as we progress

forward with the preliminary and final design process. Also, includes meetings with PADOT and Utility companies (Verizon, Comcast, AQUA, PECO, etc.), as necessary to address and work on resolution to any underground areas of conflict as we work through the design process, ahead of construction.

•**Preliminary/Final Design** –

- Includes the preliminary design services for development of preliminary stormwater management and drainage improvement plans for portions of West Circular Ave, Spring Street, and Paoli Pike (dependent on future PADOT funding). Also, includes the review/revisions to the preliminary design to the final design, including the final construction bid documents. In addition, Jacobs will develop and provide a construction cost estimate for the final design package of proposed stormwater improvements.

•**Grant Coordination** –

- **Includes coordination with Township Engineering Dept.** to identify and provide technical assistance for one (1) to three (3) potential grant opportunities for Phase 2- Construction funding for this project. Grants include the following: 1). PADEP Growing Greener (May 2027), 2). PADOT MTF (Oct. 2026), and/or 3). Community Funding Grant (May 2027). Coordination will include identifying any additional state/federal permitting requirements included with any construction grant.

The 2027 capital budget and 5-yr capital improvement plan has included (\$280,000) funding for the West Circular/Spring Street/Paoli Pike Stormwater Management and Drainage Improvement Project (Phase 1 – Design) from two (2) sources, Grants from PADEP (\$156,450) and Tredyffrin Township match (\$123,550).

Phase 1 – Design funding breakdowns equates to 56% PADEP (State) funding and 44% Tredyffrin Township (local) funding.

At this point conceptual planning, permitting and environmental clearances are expected to be minimal for this project. In the case the Township Engineering Dept., is successful in obtaining funding from any state/federal grant agency, such as PADOT, etc. for the Construction – Phase 2 portion of the project, Jacobs will provide a future supplemental services proposal to address any environmental, design, and permitting services beyond the scope of those included in this proposal.

Action: Township staff respectfully request that the Board of Supervisors approve the Jacobs Proposal for engineering design services for “Engineering Department Project #2026-02: West Circular Ave - Spring Street - Paoli Pike Stormwater Management and Drainage Improvement Project” in the amount of \$280,000.



Two Commerce Square
2001 Market Street
9th Floor, Suite 900
Philadelphia, PA 19103

September 14, 2026

Mr. Stephen Burgo
Township Engineer
Tredyffrin Township
110 DuPortail Road
Berwyn, PA 19312

**Subject: West Circular Avenue Stormwater Management and Drainage Improvement Project
(Phase 1 Design)**

Dear Stephen,

The Jacobs team appreciates this opportunity to continue supporting Tredyffrin Township with the development of the West Circular Avenue Stormwater Management and Drainage Improvement Project (Phase 1-Design).

After collaborating with you to develop the initial project concept, and attending meetings with PADEP and PADOT, the Township and Jacobs were successful in obtaining a Pennsylvania Department of Environmental Protection (PADEP) Growing Greener grant for funding the design phase of this extremely important Township-led Stormwater Management and Drainage Improvement Project.

The attached Proposal includes public stakeholder outreach, field testing and investigation services including topographical survey, private/public utility mark-out, soils testing and geotechnical investigation services; engineering preliminary and final design services, as well as project coordination and grant administration with a schedule of approximately one year through September 2027 when the final BID-ready construction design package will be submitted to the Tredyffrin Township Engineering Department. Grant services will continue through the end of the calendar year 2027 to support PADEP Growing Greener required close-out activities, as well with any new Phase 2-Construction grant application support, as needed.

Jacobs appreciates the opportunity to continue our partnership with Tredyffrin Township and looks forward to supporting the Township's ongoing MS4 compliance obligations and stormwater management objectives.

Sincerely,

A handwritten signature in black ink that reads "Courtney Finneran".

Courtney Finneran
PA/DE Water Manager of Projects

PROJECT NAME: West Circular Avenue: Stormwater Management and Drainage Improvement Project – Phase 1 - Design

Exhibit A: Scope of Work

Project Description

Under this Scope of Work (SOW), Jacobs will provide stormwater management engineering and design services for the West Circular Avenue: Stormwater Management and Drainage Improvement Project stormwater capital design project ("W. Circular Ave" project). The W. Circular Ave project seeks to construct several subsurface stormwater systems, a bioswale, and upgraded drainage structures and conveyance elements in the Township right-of-way along W. Circular Ave and Spring Street in Paoli. (Additional drainage infrastructure may be designed on sections of Paoli Pike (PADOT), but only if Twp. Is successful in obtaining a PADOT MTF, or other grant funding and cooperation in working to solve these long-standing drainage issues is the Paoli area.) The project is located at the headwaters of an unnamed tributary of the East Branch of Crum Creek, which has a designated use of High-Quality Cold-Water Fisheries (HQ-CWF). The Township has documentation of historic stormwater runoff impacts to the community members along W. Circular Ave, originating from historic urban development and uncontrolled upstream runoff in the contributing drainage area.

The overarching goal of the project is to minimize the accelerated erosion and sediment from the currently uncontrolled stormwater runoff, maximize storage volume and infiltration closer to its source, improve water quality, and ultimately reduce the volume and rate of runoff traveling down Spring St. and W. Circular Ave and into the existing/upgraded stormwater conveyance system, which eventually discharges to the headwater stream channel near Poplar Lane. This project will provide water quantity and water quality benefits and supports the Township's goals to invest in projects that provide infrastructure upgrades, flood reduction, climate resilience and stormwater benefits.

Jacobs assumes the project will disturb less than 1 acre; therefore, no NPDES permit will be required under this SOW. Other permit support, such as a Chester County Conservation District Erosion and Sedimentation Control Permit, and/or a PADEP Highway Occupancy Permit (HOP) may be necessary, depending on future grants and will be determined later in the process. If a NPDES or other permit is required, activities to support this will be covered by the contingency Task or a future Permitting Task Change Order, and a supplemental SOW.

Services will be performed by Jacobs under an amendment to the existing Services Agreement with the Township (March 21, 2014). Labor rates will be consistent with the most current annual rate table approved by the Township.

Task 1 Engineering Design Services

Under Task 1, Jacobs will provide services to perform engineering and design services for the W. Circular Ave project.

1.1 Data Collection and Field Investigation

Under Task 1.1, topographic survey, private utility mark-out, limited soils testing and geotechnical investigations will be provided.

1.1.1 Topographic Survey / Baseplan Development

Jacobs' subconsultant SoftDig will perform topographic survey services based on the extents shown in Figure 1. Pennsylvania One Call will be contacted and from this process, utilities will be marked out and record plans submitted. All One-Calls will be logged and documented according to state requirements. SoftDig will perform the following services:

- Perform private utility designation using RF, EM, and GPR geophysical methods within the project limits shown outlined in Figure 1.
- Include detectable public and private utilities, such as AQUA waterline, PECO gas and electric, Communication (Verizon, Comcast, etc.) and Gravity Sanitary and Storm Sewer Systems within these limits.
- Will request electronic/paper copies of all available AQUA, PECO, Verizon, Comcast, and Twp. underground utility plans, for water, gas, electric, communication, fiber, sanitary and storm.
- Open and detail accessible gravity sanitary and storm sewer structures within or crossing the project area; include applicable pipe size, material, invert in/out, top of grate/manhole elevation and connectivity information where observable. Township Public Works Dept. will provide information on Sanitary Sewer lateral connections for all addresses within project area.
- Field sketch identified utility findings and gravity-system structure information for incorporation into the project survey/base mapping.
- Perform a detailed Topographic Survey and prepare an Existing Conditions Base Plan for the approximately 2.7-acre survey area. The baseplan will include all standard existing built features (curbing, driveways, roadway, sidewalks, any structures in the right of way, trees over 6-inches dbh, etc.) and will identify all subsurface utility information, including utility type, size, material, structure information, rim elevations, and invert elevations.

Task 1.1.1 Deliverables:

- Utility information received from PA One Call Ticket (digital files)
- Existing conditions plan in CAD & PDF
- Up to two (2) site visits by Jacobs staff to review and QAQC Topographic Survey/Draft Existing Conditions Baseplan.

1.1.2 Geotechnical Investigation

A geotechnical investigation will be required to provide subsurface information used to inform the design depths of the SWM systems, to determine if underdrains are required, etc. Jacobs' subconsultant SoftDig will perform the following geotechnical investigations:

- Perform ten (10) infiltration tests and ten (10) soil borings at locations to be determined during project development.
- Infiltration testing may be performed using double-ring infiltrometers or cased borehole testing in conjunction with the soil borings.
- Advance soil borings to a minimum depth of ten (10) feet below existing grade or to auger refusal, whichever occurs first.
- Classify soils in accordance with ASTM D2488 and evaluate for potential limiting conditions, including bedrock, groundwater, and soil mottling.
- Infiltration testing is anticipated to include approximately two (2) tests per infiltration footprint, with final locations to be determined.
- As required by law, Pennsylvania One Call will be contacted to mark/locate underground utilities to avoid conflicts during the subsurface exploration. In addition, it is necessary for the current property owner or Tredyffrin Township to make us aware of any underground utility locations since often Pennsylvania One Call will not accurately locate utility conflicts outside the right-of-way. Jacobs cannot be held responsible for any private utilities that are encountered/damaged provided that proper utility clearance has been obtained in advance of the subsurface exploration and utility locations were not disclosed in advance by the property owner.
- In soils, foundation, groundwater, and other subsurface investigations, the actual characteristics may vary significantly between successive test points and sample intervals and at locations other than where observations, exploration, and investigations have been made. Because of the inherent uncertainties in subsurface evaluations, changed or unanticipated underground conditions may occur that could affect total project cost and/or execution, and these conditions and cost/execution effects are not the responsibility of Jacobs.

Task 1.1.2 Deliverables:

- Geotechnical Investigation Report (PDF) from Licensed Geotechnical Professional showing testing location maps, soils results and analysis, infiltration testing results and analysis

Assumptions:

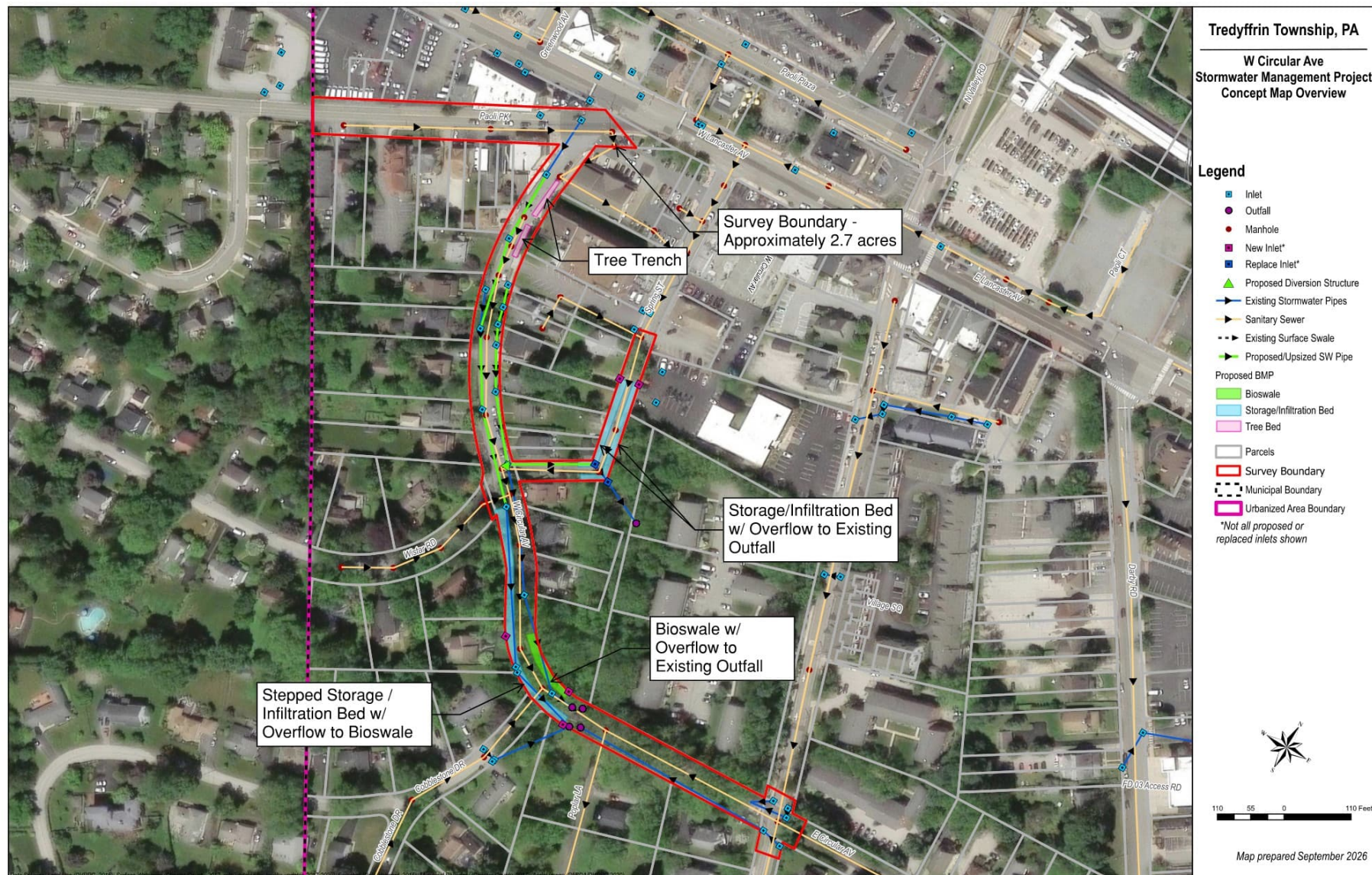
- This proposal assumes that individual tree locations within tree masses will not be required.
- This proposal does not include the cost to delineate wetlands or regulated waters on site.
- This proposal assumes that no PADEP waterway permits will be required.
- This proposal assumes that no variance or waiver relief is necessary to secure permit approval.
- This proposal assumes no FEMA approvals will be required.
- This proposal assumes no offsite utility extension will be required.
- This proposal includes reasonable plan revisions attributable to ordinance-based review comments only.

- Any service not specifically outlined in the scope of services is specifically excluded.

1.2 Engineering and Design Services

Jacobs will prepare Preliminary and Final Project Plans (drawings) for submittal to the Township for review and to establish Construction Bid Documents. The drawings will include stormwater management (SWM) and drainage improvement plans (for any/all improvements included in the Pre-Final Design Plans), sections and profiles, erosion and sediment control plans, and all relevant construction detail sheets. The Township will have the opportunity to review the deliverables at each phase and provide comments. The design will be based on previously prepared conceptual plans prepared for grant applications (Figure 1). Should the design stray from this original concept, additional services and budget may be required. All submissions and deliverables in this section will be made electronically in PDF form unless otherwise requested. After the design phase of the project is completed, the electronic drawing files will be submitted in AutoCAD® and PDF format for Township records and for supporting a future Advertising and Bid for the Construction (Phase 2) portion of this Project.

Figure 1. Proposed Concept Plan including Proposed Survey Boundary



1.2.1 Preliminary Design

Task 1.2.1 will begin with a Design Kick-off Meeting, where Jacobs will meet with the Township to kick off the design phase and to discuss the stormwater management goals, scope, schedule, budget, quality control, data needs, and other such considerations. The Existing Conditions Baseplan, private utility mark-out, and geotechnical results will be reviewed and discussed. The team will refine the conceptual design to include SWM improvements and prepare a Preliminary Design submission.

Jacobs and the Township review team will undertake up to two (2) Design Review Meetings/Calls to discuss any comments or design considerations, key decisions to be made, design conflicts to be resolved and other key items to complete the project.

Task 1.2.1 Deliverables:

- Preliminary Design Plan set including Existing Conditions Plan, Stormwater Management and Drainage Improvement Plans (assumes 4 sheets), Preliminary Cost Estimate (Class 2), Preliminary Design Calculations, Drainage Area Plan, etc.
- Up to two (2) Design Review Meetings/Calls

1.2.2 Final Design and Construction Documents

To expedite the design, Jacobs will produce a Final Design package which will complete the preliminary design and develop final design documents that are ready for bidding and final Township review. During production of the Final Design package, Jacobs will participate in two working meetings with the Township Engineer to review the design progress. The Final Design submission will include design plans that depict the full infrastructure and improvement design.

Jacobs will present the Final Design package at a Final Design Review Meeting with the Township and any key stakeholders identified by the Township. Comments at this stage of design will be minor in nature, and comment resolutions and design decisions discussed in the design review meetings will be documented in a meeting summary to be prepared by Jacobs following the meeting. A set of construction documents to be used for bidding and construction will be prepared by Jacobs.

Task 1.2.2 Deliverables:

- Final Stormwater Management and Drainage Improvement Plan set including:
 - o Existing Conditions Plan
 - o SWM Notes and Sheet Index (1 sheet)
 - o SWM/Drainage layout plans and profiles (4 sheets)
 - o SWM/Drainage Details (2-3 sheets)
 - o E&S Control Plan, Notes, and Details (2-3 sheets)
 - o Landscape notes and plant schedules (1 sheet)
 - o Landscape plans (1 sheet)
- Technical Engineering Specifications

- Cost Estimate (Class 1) Final Design
- Design review and coordination meeting at the Township office; Response to Final Design comments (Final Design CRF)
- Final Design PA One Call record (per Act 187)

Task 1.3 Stakeholder Outreach

The W. Circular Ave project involves the construction of several Underground Stormwater Management Systems (detention storage/infiltration beds, etc.), a surface Bioswale, Underground/subsurface Drainage Infrastructure (inlets, manholes, piping, outfalls, etc.), and possible relocation of existing utilities in the Township right-of-way in a residential neighborhood. The area receives significant runoff from PADOT owned roadways, Township roadways, and privately owned properties. High quality and proactive outreach during the design phase is a critical measure of the success of the project. The neighbors adjacent to and downstream of the proposed projects are stakeholders with a high level of interest in the project outcomes.

As part of the proposed stormwater system design, the project will include a comprehensive and inclusive community engagement process. Key stakeholders such as PADOT District 6, and adjoining residential and commercial property owners, will participate in interviews and facilitated working meetings during the design phase to help shape and ensure the project outcomes best address the stormwater concerns facing this neighborhood.

The phase will include meeting minutes and other summary documentation and will culminate in an agreed-upon Preliminary Design to proceed into the Engineering and Design phase.

Task 1.3 Deliverables:

- Jacobs will develop materials and lead two (2) public stakeholder meetings at the Township's office or other location as specified by Tredyffrin Township; prepare illustrative graphics and develop a PowerPoint presentation; log community comments and all input on the design.
- Participate in up to six (6) meetings/calls with the affected utility agencies, prepare graphics/sketch plans and provide summary meeting minutes to document the decisions and outcomes of the meetings.

Task 1.4 Permit Support Services

The W. Circular Ave project would require permitting based on the extents of the project disturbance area, any construction within in the PADOT-owned right-of-way on Paoli Pike, or any infrastructure upgrades made to any stormwater pipe outfall. For the purposes of this proposal and the current concept, it is assumed no permits are required as summarized below. Therefore, a total of 8 hours has been allocated to the Permit task in the current Phase 1. As the project scope and definition evolve due to additional funding sources, additional permit support service if required would be included in future supplemental change order.

- As currently planned, the project will disturb less than one acre, so it is unlikely that a PADEP National Pollutant Discharge Elimination System (NPDES) permit or a Chester County Conservation District (CCCD) Erosion and Sediment Control Plan will be required.

- If the project evolves to include construction work along Paoli Pike, a State Route, a PADOT Highway Occupancy Permit (HOP) will be required.
- PADEP Chapter 105, including General Permit (GP) -11, may be required if the project design includes any new culvert or outfall to the stream.

Task 1.5 Bidding Support Services

After the design phase of the project is completed, the electronic drawing files will be submitted in AutoCAD® and PDF format for Township records. Jacobs will support Bid Phase activities, including packaging all materials for posting to PennBID; attend pre-bid meeting with Township; answer any bidder's questions; review all bids and confirm low-bid is qualified; support Township with meeting with low-bidder and review low-bidder references.

Task 2 Project Management and Grant Administration

Under Task 2, Jacobs will provide project management and grant support services. Project management and PADEP Growing Greener grant administration activities, described below, will be provided for the duration of the contract. In addition, Jacobs will provide grant development services for the upcoming PADOT Multimodal Transportation Fund (MTF) grant that is due in October 2026.

Task 2.1 Project Management

Jacobs will perform project management (PM) activities related to overall project budget, tasks, and deliverables, including:

- Monthly invoices, budget review and forecasting support. Jacobs will provide monthly status reports incorporated into every invoice.
- Twice per month Project Status Conference Call (30 – 60 min) with the Township Engineer
- Schedule Management: Design projects will utilize MS Project software, and this will be provided to the Township on a regular basis in PDF format.

Task 2.2 PADEP Growing Greener Grant

The Township has secured \$156,450 in grant funding from PADEP Growing Greener Plus Grant, which requires a minimum commitment of in-kind matching cash costs of \$78,550 from the Township. Grant funding covers a portion of engineering and design services, outreach, and grant administration activities. The period of performance for the grant is from January 21, 2026 to January 21, 2029, however it is anticipated that all grant activities will be concluded by December 2027.

Under this task, Jacobs will provide grant administration activities including:

- One (1) grant kickoff call with PADEP and Township (in November 2026)
- Progress calls with PADEP and Township (quarterly, assume 3 total)
- Prepare Work Progress Report and submit to PADEP on a quarterly basis
- Develop the PADEP Growing Greener Final Report narrative in PADEP required format
- Two (2) reimbursement requests in the PADEP required format

Task 2.3 PADOT Multimodal Transportation Fund Grant

Under this task and in partnership with Tredyffrin Township, Jacobs will support the development of the PADOT Multimodal Transportation Fund (MTF) grant application. Tasks include meeting with PADOT staff, reviewing and updating any project documentation including conceptual cost estimate, coordinating with Township on a weekly basis, developing grant narratives and supporting materials, assembling required application attachments, conducting quality control reviews, and preparing the final application package for submission prior to the grant deadline anticipated October 30, 2026. Services are limited to grant application preparation and submission support and do not include engineering, design, permitting, environmental studies, or post-award grant administration.

Task 3. Miscellaneous Project Support

This task serves as contingency for Jacobs to provide support for any additional activities requested by the Township. This could include items such as additional stakeholder/community engagement, development of additional design alternatives, value engineering, additional coordination or review meetings, or miscellaneous grant support. We understand that assignments must be initiated/approved by the Township.

Schedule

The project as defined in this scope, and summarized in Table 1 below, will begin in October 2026 and design phase will conclude by December 2027, for a total of 15 months.

Table 1. W. Circular Ave Design Schedule

Task 1 Design Services		
Task 1.1 Data Collection and Field Investigations	Oct-26	Feb-27
Task 1.2 Engineering and Design	Jan-27	Jul-27
Task 1.3 Stakeholder Outreach	Nov-26	Jul-27
Task 1.4 Permit Support	May-27	Aug-27
Task 1.5 Bidding Support Services	Aug-27	Nov-27
Task 2 Project and Grant Administration		
Task 2.1 Project Management	Oct-26	Dec-27
Task 2.2 PADEP Growing Greener Grant Administration	Oct-26	Dec-27
Task 2.3 PennDOT Multi-Modal Grant App	Sep-26	Nov-26
Task 3 Miscellaneous Project Support		
Task 3 Miscellaneous Project Support	TBD as needed	

Exhibit B. Cost Proposal

The total fee for activities proposed in this scope of work total \$280,000 of which \$156,450 will be funded by a PADEP Growing Greener Grant.

Table 2. Proposed Budget for W. Circular Ave Project - Phase 1 Design

Task No. and Description	Jacobs Labor Hours	Jacobs Labor Budget	Subconsultant Expense
Task 1. Design Services			
Task 1.1 Data Collection and Field Investigations	90	\$15,000	\$59,000
Task 1.2 Engineering and Design Services	700	\$100,000	
Task 1.3 Stakeholder Outreach	150	\$28,000	
Task 1.4 Permit Support	8	\$1,000	
Task 1.5 Bidding Support Services	40	\$6,600	
Task 2 Project/Grant Administration			
Task 2.1 Project Management	100	\$20,700	
Task 2.2 PADEP Growing Greener Grant Administration	100	\$18,100	
Task 2.3 PennDOT Multi-Modal Grant App	70	\$11,200	
Task 3 Miscellaneous Design Support	90	\$15,000	
Travel and other Direct Expenses			\$5,400
SUBTOTAL	1,348	\$215,600	\$64,400
TOTAL PROJECT FEE	\$280,000		

Financial Assumptions

All services will be performed in accordance with the Township-approved Annual Fee Schedule/Rate Sheet. Services will be performed only at the Township's direct request. Invoices will identify the personnel hours, billing rates, and reimbursable expenses associated with the services performed, and will include a summary of work performed during invoice period. Work will be performed under the March 12, 2014 contract terms and conditions with CH2M Hill Engineers, Inc., and Tredyffrin Township.

General Assumptions

In providing opinions of cost, financial analyses, economic feasibility projections, for the project, Jacobs has no control over cost or price of labor and materials; unknown or latent conditions of existing equipment or structures that may affect operation or maintenance costs; competitive bidding procedures and market conditions; time or quality of performance by operating personnel or third parties; and other economic and operational factors that may materially affect the ultimate project cost or schedule. Therefore, Jacobs makes no warranty that Client's actual project costs, financial aspects, economic feasibility, will not vary from Jacobs' opinions, analyses, projections, or estimates and Jacobs' shall have no liability for such variances.

Approval

Jacobs Engineering Group Inc. (F.K.A. CH2M HILL Engineers, Inc.)	Tredyffrin Township
---	---------------------

Signature

Signature

Name/Title
(printed)

Courtney M. Finneran
PA/DE Water Manager of Projects

Date

Name/Title
(printed)

Stephen Burgo
Township Engineer

Date

BOARD OF SUPERVISORS TREDYFFRIN TOWNSHIP

Supervisors
David Miller, Chair
Sharon Humble, Vice-Chair
KS Bhaskar
Eamon Brazunas
Julie Gosse
Carlotta Johnston-Pugh
Hans van Mol

1100 DuPortail Road
Berwyn PA 19312-1079

Phone: 610-644-1400
E-mail: tredyffrin@tredyffrin.gov
Website: www.tredyffrin.gov

Township Manager
William F. Martin

Township Solicitor
Gawthrop Greenwood PC

September 15, 2026

Mr. David Bratina
Director of Multimodal Transportation Fund
PennDOT Office of Multimodal Transportation
Commonwealth Keystone Building
400 North Street 8th Floor
Harrisburg, PA 17105-3151

**Re: Tredyffrin Township Letter of Support/Financial Commitment:
Application for PADOT Multi-Modal (MTF) Grant for the West Circular Ave. – Spring
Streer – Paoli Pike Stormwater Management and Drainage Improvement Project**

Dear David,

Tredyffrin Township has spent several years working on planning for Stormwater and Drainage Improvements in Paoli and has identified the areas around Paoli Pike and West Circular Ave as a priority area. Over the years the Township, PADOT and local and state officials have meet in this area of Paoli with local residents and business owners to discuss and see firsthand the issues of uncontrolled stormwater runoff coming from local and State roadways in Paoli.

In January 2026, the Township obtained a PADEP Growing Greener Grant for the design of stormwater management and drainage improvement projects on West Circular Ave. and Spring Street in Paoli. The Township has committed match funding for this Phase 1 – Design portion of the project. Work is expected to begin in the 4th Qtr of 2026 and continue through 2027.

The proposed West Circular Ave/Spring Street/ Paoli Pike Stormwater Management and Drainage Improvement Project (Phase 1- Design & Phase - 2 - Construction) will include engineering design/permitting and construction for a variety of proposed underground stormwater infiltration/detention systems beneath sections of the identified roadways/ and grassed right-of-way areas of West Circular Ave and possibly Spring Street and Paoli Pike, as well as, upgraded additional stormwater drainage system (storm inlets, manhole and piping, etc.) to capture and convey roadway runoff into the underground detention/infiltration beds, and ultimately into the local headwater tributary to Crum Creek in the Paoli are of Tredyffrin Township. Management of the stormwater runoff will help residents, business owners, pedestrians and motorists alike in this area of the Township.

This project will provide much needed enhancements and safety improvements along the Paoli Pike and West Circular Ave corridors for pedestrians and motorists alike, as well as local residents and business owners, by addressing long-standing historical stormwater drainage problems which have allowed stormwater runoff to overflow and plague these roadways during wet weather events in the Paoli. PADOT, SEPTA and AMTRAK are investing time and money on the upgrades to the

new North Valley Road Bridge and SEPTA station in Paoli, and these improvements will further improve the other planned infrastructure upgrades occurring in the upcoming years. Design and Implementation of these critical stormwater and pedestrian enhancements will help ensure safety for all users, including pedestrians and motorists along these busy roadway corridors. The project will help capture, collect, control and reduce the impacts from uncontrolled stormwater runoff on sections of Paoli Pike and West Circular Ave. in Paoli, as well as improve/upgrade some pedestrian sidewalk areas along West Circular Ave.

The estimated total Phase 2 (Construction) project cost as submitted in our grant application is \$3,770,000. The Township is requesting \$2,900,000 in PADOT MTF funding and commits to providing \$870,000 in Township match dollars. Work involved in Phase 2 will include some design and permitting but will be mostly focused on construction and construction inspection efforts associated with the West Circular Ave. – Paoli Pike Stormwater Management and Drainage Improvement Project.

If awarded, this PADOT Multi-Modal Grant would fund the costs associated with the Construction and Construction Inspection, as well as Permitting (Phase 2) costs of the Project. The Township Engineering Department staff, along with Jacobs our stormwater consultant, have had several discussions with various PADOT – District 6-0 representatives regarding the drainage concerns and flooding in this area of Paoli and they support our efforts and agree that a common cooperative effort is needed to solve these issues.

The Township, specifically Stephen Burgo, P.E. – Township Engineer, will serve as the Township Project Manager. He will oversee the entire project from overseeing consultant (design/planning/permitting) efforts, advertisement/bidding and construction management of the project (including inspectors, etc.) and our project team, as well as coordinating on the fulfilling requirements of the grants. Mr. Burgo has an extensive history of successfully planning and completing a variety of large dollar and high impact capital infrastructure projects here in Tredyffrin Township. The Township is confident that if funded this project will be another successful Township project which will greatly improve and reduce the issues from uncontrolled stormwater runoff along sections of Paoli Pike and West Circular Ave. in Paoli and improve pedestrian mobility and safety for our community.

West Circular Ave/Spring St/Paoli Pike - Stormwater Project - Project Partners -	Twp. Project Grant Funding (D + C)	Twp. Estimated Design/ Construction Commitment	Total Est. Project Cost	% TOTAL PROJECT COSTS
PADEP Growing Greener Grant Award (1/26) – (Design – Phase 1), (minus Enviro/Permitting/CI services)	\$156,450****	\$123,550*	\$280,000	6.9%
PADOT MTF Grant Application – (11/26) – (Construction – Phase 2), (including 6% Enviro/Design/Permitting/CI services)	\$2,900,000*****	\$870,000**	\$3,770,000	93.1 %
TOTAL PROJECT COSTS	\$3,056,450*****	\$993,550***	\$4,050,000	100%
OVERALL PROEJCT COST (D +C+CI)	\$4,050,000			

- Township budget/capital plan design commitment – \$123,550 (D)
- ** Township budget/capital plan construction commitment - \$870,000 (C)
- ***Township budget/capital plan total cost commitment - \$993,550 (D +C)
- **** PADEP Growing Greener Grant awarded 1/26 - \$156,450 (D)
- ***** PADOT Multi-Modal Request 11/30/26 – Est. \$2,900,000 (D+C+CI)

The Township would like to express our who-hearted support and commitment to this critical stormwater management and drainage improvement project in Paoli. We hope that PADOT will strongly consider and fund our Multi-Modal (MTF) Grant Application for the Design/Construction work associated with this exciting project.

Sincerely,

David Miller, Chair
Township Board of Supervisors

cc: Tredyffrin Township Board of Supervisors (BOS)
Township Engineering Department Project Files
Mr. Stephen Burgo, P.E. – Township Engineer
Mr. William Martin – Township Manager
Mr. Dean Dortone – Township Chief Operating Officer
Mr. Joseph DiRocco – Township Chief Finance Officer
Mr. Curt Venditti, P.E. – PADOT – Consultant Project Management/ Stormwater (HNTB)
Ms. Mittal Patel – PADOT
Mr. John Otten – PADOT (District 6-0) – Senior Civil Engineer Supervisor

RESOLUTION NO. 2026 - 15
TREDYFFRIN TOWNSHIP BOARD OF SUPERVISORS
CHESTER COUNTY, PENNSYLVANIA

Chester County Hazard Mitigation Plan
Municipal Adoption Resolution

WHEREAS, the Township of Tredyffrin, Chester County, Pennsylvania, is most vulnerable to natural and human-made hazards which may result in loss of life and property, economic hardship, and threats to public health and safety, and

WHEREAS, Section 322 of the Disaster Mitigation Act of 2000 (DMA 2000) requires state and local governments to develop and submit for approval to the President a mitigation plan that outlines processes for identifying their respective natural hazards, risks, and vulnerabilities, and

WHEREAS, the Township of Tredyffrin acknowledges the requirement of Section 322 of DMA 2000 to have an approved Hazard Mitigation Plan as a prerequisite to receiving post-disaster Hazard Mitigation Grant Program funds, and

WHEREAS, the Chester County Hazard Mitigation Plan has been developed by the Chester County Department of Emergency Services, in cooperation with other County departments, and officials and citizens of Township of Tredyffrin, and

WHEREAS, a public involvement process consistent with the requirements of DMA 2000 was conducted to develop the Chester County Hazard Mitigation Plan, and

WHEREAS, the Chester County Hazard Mitigation Plan recommends mitigation activities that will reduce losses to life and property affected by both natural and human-made hazards that face the county and its municipal governments,

NOW THEREFORE BE IT RESOLVED by the governing body for the Township of Tredyffrin:

- The Chester County Hazard Mitigation Plan is hereby adopted as the official Hazard Mitigation Plan of the Township of Tredyffrin, and
- The respective officials and agencies identified in the implementation strategy of the Chester County Hazard Mitigation Plan are hereby directed to implement the recommended activities assigned to them.

ADOPTED, this 21st day of September, 2026

TREDYFFRIN TOWNSHIP

by _____
David Miller, Chair, Board of Supervisors

ATTEST:

William F. Martin, Township Manager

RESOLUTION
2026 - 16
Tredyffrin Township
Chester County, Pennsylvania

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
TREDYFFRIN TOWNSHIP URGING THE PENNSYLVANIA
GENERAL ASSEMBLY TO ENACT LEGISLATION
ESTABLISHING EXTREME RISK PROTECTION ORDERS**

WHEREAS, the Board of Supervisors of Tredyffrin Township recognizes the importance of protecting the health, safety, and welfare of Township residents while respecting the constitutional rights and due process protections afforded to all Pennsylvanians; and

WHEREAS, circumstances may arise in which family or household members or law enforcement have credible evidence that an individual with access to firearms presents an extreme risk of serious harm to themselves or others; and

WHEREAS, Extreme Risk Protection Orders (“ERPOs”) provide a judicial process through which family or household members or law enforcement may petition a court to temporarily restrict an individual's access to firearms when the individual presents a substantial risk of suicide or causing death or serious bodily injury to another; and

WHEREAS, an appropriately designed ERPO process provides meaningful due process protections, including judicial review, appropriate evidentiary standards, notice and an opportunity to be heard, and procedures for the termination of an order and return of firearms; and

WHEREAS, Pennsylvania does not currently provide a statewide ERPO process; and

WHEREAS, Section 6120 of Title 18 of the Pennsylvania Consolidated Statutes preempts counties, municipalities, and townships from regulating the lawful ownership, possession, transfer, or transportation of firearms, and municipalities such as Tredyffrin Township therefore lack the authority to independently establish an ERPO process; and

WHEREAS, House Bill 1859 of the 2025–2026 Regular Session of the Pennsylvania General Assembly proposes the establishment of a statewide ERPO process and has received consideration by the Pennsylvania House of Representatives; and

WHEREAS, the Board of Supervisors believes that a uniform statewide ERPO process, established by the General Assembly with appropriate judicial and due process safeguards, would provide families, law enforcement, and the courts with an additional tool to address circumstances in which an individual presents an extreme risk of serious harm to themselves or others;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Tredyffrin Township hereby urges the Pennsylvania General Assembly to enact House Bill 1859 or substantially similar legislation establishing a statewide Extreme Risk Protection Order process

that provides an effective means of temporarily restricting access to firearms when a court determines that an individual presents an extreme risk of serious harm to themselves or others, while providing appropriate constitutional and due process protections; and

BE IT FURTHER RESOLVED, that the Board of Supervisors urges the Governor and members of the Pennsylvania General Assembly to work together to enact ERPO legislation during the current legislative session; and

BE IT FURTHER RESOLVED, that a copy of this Resolution shall be transmitted to the Governor of the Commonwealth of Pennsylvania; the President Pro Tempore and Majority and Minority Leaders of the Pennsylvania Senate; the Speaker and Majority and Minority Leaders of the Pennsylvania House of Representatives; the Majority and Minority Chairs of the House and Senate Judiciary Committees; the members of the Pennsylvania General Assembly representing Tredyffrin Township; and the prime sponsor of House Bill 1859.

ADOPTED this 21st day of September, 2026.

**BOARD OF SUPERVISORS
TREDYFFRIN TOWNSHIP**

[SEAL]

ATTEST:

David Miller, Chair

William F. Martin, Township Manager/Secretary



TREDYFFRIN TOWNSHIP

MEMORANDUM

DATE: September 16, 2026

TO: Board of Supervisors & Finance Committee

FROM: Joe DiRocco, CFO

SUBJECT: Simone Collins & Princeton Hydro Additional Services Proposal for Friendship Park

I am requesting approval for additional funding related to the expanded scope of work for the Friendship Park Highway Occupancy Permit (HOP) submission and the sanitary sewer design tasks performed by Princeton Hydro (PH) and additional administrative and coordination work completed by Simone Collins (SC).

As detailed in the attached proposal and subsequent discussions, PH was authorized to accelerate the approval process earlier this year and undertake several tasks that were not anticipated within the original project scope. These efforts included preparing an expanded HOP submission set with extensive grading, engineering details, drainage calculations, and coordination with PennDOT, as well as conducting additional field measurements and redesign work necessary to determine a feasible sanitary sewer connection.

The proposal is for **\$29,376.56** which includes both fees from Princeton Hydro and Simone Collins.

Our Township Engineer has been involved throughout this process, including review of the expanded HOP documentation requirements, coordination with PH, and confirmation of the necessity and reasonableness of this additional work and associated costs. Based on Steve's involvement and professional assessment, this request is appropriate and warranted.

I respectfully ask the Board to approve this additional funding request so that PH and SC may proceed without delay in finalizing the remaining elements of the Friendship Park project.



September 9, 2026

Joe DiRocco, CPA, CGMA
Assistant Township Manager
Trendified Township
1100 DuPortail Road
Berwyn, PA 19312
610) 408-3606
jdirocco@tredyffrin.org

**RE: Proposal – Friendship Park
Extra Services – HOP and Sanitary Sewer
Project # 23049.10**

Dear Mr. DiRocco:

Please find attached an extra services request from Princeton Hydro for additional services required for the HOP plans preparation and sanitary sewer work. We have reviewed this proposal with them in detail and agree with their request. Their total services are \$26,705.96. SC has added a 10% subconsultant fee (\$2,670.60). These additional services by PH also created additional work for SC in administration and project duration, not previously anticipated or provided for in our original fee proposal.

Total additional services fee is \$29,376.56.

Please let us know if you have any questions.
Thank you.

AGREED TO AND ACCEPTED BY:

Tredyffrin Township

SIMONE COLLINS, INC

A handwritten signature in black ink, appearing to read "Peter M. Simone".

BY: _____

BY: _____

Peter M. Simone
President

Cc; Sean Walsh, P.E.

September 9, 2026

Simone Collins

Attn: Peter Simone
119 E LaFayette St.
Norristown, PA 19401
Email: psimone@simonecollins.com

RE: Tredyffrin Twp. Friendship Park – Additional Services
107 Bearhill Rd., Paoli, PA 19301
APN: 4309M011500E
Tredyffrin Township, Chester County, Pennsylvania

Dear Mr. Simone,

On 6/1/2026, Princeton Hydro (PH) sent out an email describing a plan to accelerate the approval process for Friendship Park and resolve several outstanding issues after a series of meetings and phone calls concerning the timing of the application. Through subsequent communications, the township authorized PH to proceed with that plan including the items that would incur additional costs. The majority of these tasks are now complete and thus PH is requesting payment for those tasks which are described in detail below.

Additional Scope of Services

Highway Occupancy Permit Documentation

In January of 2026, Tredyffrin Township discussed expanding the scope of the work to include a Highway Occupancy Permit (HOP) to address ADA compliance and resolve cars bottoming out in the current driveway. In June of 2026, it was determined that the Tredyffrin Engineering Department would submit for the HOP with PH making and providing the supporting documentation on a time and materials basis. Initially, this scope was expected to be one or two plan sheets adapted with minor revisions from the main plan set. The scope of work for this submission continued to expand as PH worked with the Township to develop the submission set. Originally, Princeton Hydro developed three plan sheets from main set. That was submitted to the Township for their review. PH went through a few revisions before the submission set was complete according to the Township. The scope of work for the submission set expanded during each revision. New details and additional work on the plan sheets were required that was beyond the original scope. After the Township provided the submission to the PADOT, the scope of work continued to expand. PH ultimately prepared a separate signed and sealed plan set for the HOP consisting of 3 24"x36" sheets containing extensive grading, engineering details and several profiles for the elements within the PADOT right-of way. PH staff also needed to attend several meetings and calls with Tredyffrin Township and representatives of the PADOT during development and revision of the submission set. PADOT also required a detailed right of way cost estimate, a drainage narrative with calculations and



PrincetonHydro.com



1200 Liberty Place
Sicklerville, NJ 08081



908-237-5660





drainage area plans specific to the right of way improvements. The level of effort required for this permit far exceeded PH's and the Township's initial understanding.

If PH and the Township understood the level of effort required a proposal would have been provided for this expanded scope. PH prioritized accelerating the schedule and meeting short deadlines for making revisions to the submission and did not realize how quickly the cost expanded during the development of the submission set.

The costs to date for these tasks total \$24,86310. Below please find the breakdown hours per staff with their rates spent on this effort.

Charles Aquilina	Engineer I	\$125/hour	23 hours	\$2,875.00
Ryan Eno	Staff Engineer II	\$121/hour	14.9 hours	\$1,802.90
Ryan Krueger	Project Manager	\$189/hour	106.8 hours	\$20,185.20

Princeton Hydro would be happy to have a conversation with the Township about the cost of this additional work.

Sanitary Sewer Design and Invert Measurement

PH was tasked with determining the availability and feasibility of a sanitary sewer connection for the park, however the necessary information was not collected during the survey. PH attempted to obtain the necessary invert and grade information from the Township, however the datums of the information could not be confirmed. PH made a sanitary design based off this information per the contract terms, however it was determined that the accuracy of the sewer measurement is critical, as a few inches would majorly change the design from a gravity main to a system with a pump or a holding tank, which have major drawbacks in terms of maintenance and expense. The risk during construction associated with this was determined to be too great not to address this issue conclusively. PH was therefore authorized to mobilize a crew at additional expense to measure the grades at the relevant manhole shortly after the 6/1/2026 plan was made. Based on the field measurements, PH determined that a gravity main is feasible, however the sewer lateral had to be completely redesigned by PH to meet pipe cover requirements.

The costs for these tasks totaled \$1,842.86. Below please find the breakdown hours per staff with their rates spent on this effort.

Patricia Hurley	Staff Engineer I	\$121/hour	1.5 hours	\$181.5
Ryan Krueger	Project Manager	\$189/hour	7.6 hours	\$1,436.40
Amy McNamara	Engineer I	\$125/hour	1.6 hours	\$200.00
Direct Expense		N/A	N/A	\$24.96 (Mileage and tolls)



Summary

If you agree with the proposed additional scope of services, please confirm your agreement via email to the revised cost outlined in this change order. This work will be an extension of our existing Professional Services Agreement and Standard Terms and Conditions.

Please do not hesitate to contact me by phone 609-480-4505 or email (swlash@princetonhydro.com) with any questions. Thank you for the opportunity to provide these services and we look forward to working with you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sean Walsh', with a stylized flourish at the end.

Sean Walsh PE
Senior Project Manager

Attachment: (0)

cc: Rob Gladfelter, Simone Collins

SEWER AGREEMENT 435 DEVON PARK DRIVE

This Agreement is made this _____ day of September, 2026, by and between TREDYFFRIN TOWNSHIP, 1100 Duportail Road, Berwyn, Pennsylvania 19312 (hereinafter referred to as “Township”) and 435 DEVON PARK PARTNERS, LLC, 120 Pennsylvania Avenue, Malvern, Pennsylvania 19355 (hereinafter referred to as “Developer”).

BACKGROUND

WHEREAS, Developer is in the process of converting 143,000 square feet of office space into 162 apartments at 435 Devon Park Drive, Tredyffrin Township, Pennsylvania (“Project”); and

WHEREAS, the existing office park at 435 Devon Park Drive has been allocated 43 EDUs of sewage capacity equaling 11,825 gallons per day (“Existing Capacity”); and

WHEREAS, the Township presently requires an EDU allocation of 275 gallons per day per apartment unit; and

WHEREAS, Developer has produced flow data from other projects in the region indicating that actual sewage flow from each unit will total between 60-75 gallons per day; and

WHEREAS, Developer has paid the Township One Million One Hundred Forty-Eight Thousand Seventy Dollars (\$1,148,070.00) said amount representing the purchase of additional EDUs needed for the Project based on the Township’s 275 gpd calculation; and

WHEREAS, the Township previously identified and communicated to Developer an issue with its sanitary sewer conveyance system that requires the replacement-enlargement of approximately 1,400 linear feet of sewer pipe downgradient of the Project (“Upgrade”); and

WHEREAS, the Township is in the process of designing and permitting the Upgrade, but the timing of its completion is uncertain; and

WHEREAS, Developer would like to utilize the Existing Capacity to occupy as many apartment units as possible while not impacting the Township's conveyance system until the Upgrade is completed; and

WHEREAS, Developer and the Township have agreed on a protocol which would allow Developer to occupy more than the 43 units defined by the current number of EDUs prior to the completion of the Upgrade.

AND, NOW THEREFORE, the parties hereto intending to be legally bound covenant and agree for themselves, their successors, nominees, grantees or assigns as follows:

1. Incorporation of Recitals. Each of the foregoing Recitals is hereby acknowledged and affirmed by the parties hereto and is hereby incorporated as part of this Agreement.

2. Meter Actual Flow. Developer will install a sewer flow meter on the sewer lateral exiting Building 600 at Devon Park Drive, which will be the first building to be occupied by 33 apartments. This meter will measure and confirm the actual flows being generated by the first 33 units to be occupied and create the base sewer flow for the balance of the units to be occupied. By way of example, should the actual flow evidence sewer flows of 75 gpd per apartment unit, 75 gpd would be the base sewer flow used for determining sewer use for each additional unit.

3. E. Kahn Development, a company controlled by Developer, owns an adjacent parcel at 455 Devon Park Drive (UPI No. 43-06J-0016) ("455 Devon Park"), which consists of office buildings that are largely unoccupied. The Township advises that 455 Devon Park has 37 EDUs, each with an allocation of 275 GPD. Developer has agreed that no more than 19 EDUs ("Cap") will be utilized at 455 Devon Park until such time as the Township completes the Upgrades at which time the Cap will terminate. Developer, if requested by the Township, will install a flow

meter at 455 Devon Park to measure and confirm that actual flows do not exceed 5,225 GPD (19 EDUs).

4. Additional Metering. Developer will, if requested by the Township, agree to install additional flow meters at the exit lateral to each building in the Project. Developer will also, if requested by Tredyffrin Township, install a flow meter on the sewer main as it leaves 435 Devon Park Drive. The flows from the flow meter on the sewer main less the flows coming out of the Building 600 and any other occupied buildings will allow the parties to determine if there is infiltration into the system coming from 435 Devon Park Drive.

5. Issuance of Occupancy Permits. Utilizing the base sewer flow obtained pursuant to Paragraph 1 hereinabove, the Township will continue to provide occupancy permits to Developer on a per unit basis (rather than per building) unless and until said flow data indicates that Developer is using 80% of its Existing Capacity ($11,825 \text{ gpd (43 EDUs)} \times 80\% = 9,460 \text{ gpd}$). Developer is not permitted to exceed flows of 9,460 gpd and the Township retains the right to cease issuing occupancy permits for any additional units beyond the 80% limit until such time as the downgradient sewer line referenced hereinabove is upgraded to accommodate said flows.

6. Township Monitoring. The Township shall at all times retain the ability to have complete access to the flow meter data. If at any time the Township would like additional flow meters to verify the building 600 meter, Developer will install same in a reasonable period of time following that determination being made by the Township.

7. Expiration. Upon completion of the Upgrade, this Agreement shall expire and be of no further force and effect.

8. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania. The Court of Common Pleas of Chester

County shall have jurisdiction to hear any dispute arising from or out of this Agreement or the exercise by the parties of their rights hereunder.

9. Counterpart Execution. The Agreement may be executed by the parties hereto in multiple separate counterparts, all of which when delivered shall together constitute one in the same instrument.

10. Construction. Each party has cooperated in the drafting and preparation of this Agreement. Therefore, in any construction to be made of this Agreement, the Agreement shall not be construed against any party based on the contention that such party was solely or primarily responsible for drafting or preparing the Agreement.

IN WITNESS WHEREOF, the Township and the Developer have duly executed this Agreement as of the date first above written.

BOARD OF SUPERVISORS
TREDYFFRIN TOWNSHIP

ATTEST:

Secretary

By: _____
David Miller, Chairman

DEVELOPER:
435 DEVON PARK PARTNERS, LLC

WITNESS/ATTEST

By: E.A.K.
Eli Kahn, Authorized Member

**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

Eamon Brazunas

Julie Gosse

Carlotta Johnston-Pugh

Hans van Mol

[Seal]

ATTEST:

William F. Martin, Township Manager

NON-AGENDA

ITEM

HANDOUTS

Monthly Report
to
BOARD OF SUPERVISORS



August 2026

Superintendent
T. Michael Beaty

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

Offenses	Reported Aug 2026	Reported Aug 2025	Year to Date 2026	Totals 2025	Totals 2024
Calls for Service	2,023	2,163	10,680	24,260	20,642
Homicide	0	0	1	0	1
Rape (Incl Sex Offenses)	1	0	2	3	1
Robbery	0	1	1	2	2
Assault	0	1	5	23	27
Burglary	1	0	6	21	8
Larceny / Theft	17	11	63	163	178
Vehicle Theft	0	1	4	8	6
Vandalism	0	5	20	68	53
Drug Offenses	1	4	6	41	19
DUI	4	3	32	47	57
Traffic Accidents	63	60	456	956	848
Identity Theft / Fraud	13	14	87	193	197
Traffic Citations	357	490	3,321	3,901	3,164
Warnings	148	190	1,411	1,593	1,265
Non-Traffic	4	13	37	86	78
Juveniles Arrested	0	2	6	15	26

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

TREDYFFRIN TOWNSHIP POLICE DEPARTMENT

CRIMINAL INVESTIGATIONS UNIT

AUGUST 2026

DETECTIVES

14 – CASES RECEIVED
9 – CASES CLOSED
3 – TOTAL ARRESTS
– DETECTIVE INTERVIEWS CONDUCTED

JUVENILE UNIT

0 – JUVENILE ALLEGATIONS FILED
2 – TOTAL CHILD ABUSE CASES

REVENUE

\$75 – FINGERPRINTING
3 – CIVILIANS FINGERPRINTED
\$1,227.75 – ACCIDENT /INCIDENT REPORTS/SOLICITOR'S PERMITS
27 – RECORDS CHECKED



COMMUNITY POLICING REPORT

MONTH/YEAR: August 2026

Community Events:

- National Night Out in West Goshen with Corporal Rosenfeld and Officer Glover
- Liquor Control Board Training
- Paoli Place North Community Safety Event

Walk-in Assignments:

- P26312900

Trainings and Presentations:

- School Safety Summit – presented via zoom by the US Secret Service
- West Chester Schools Safety Summit
- CRASE presentation at Chesterbrook Urology

Miscellaneous:

- Worked with TJ Maxx security
- CPA – signage, materials, emails, applications, scheduling
- Dog barking complaint
- Sergeant Interviews
- Homelessness problems in county, giving out reflective gear, shelters
- Donations and creating contacts with people and organizations about upcoming events (pony rides, Mr. Softee)
- College House visits



TREDYFFRIN TOWNSHIP

MEMORANDUM

DATE: September 14, 2026

TO: Board of Supervisors

FROM: Stephen Burgo, P.E. – Township Engineer

SUBJECT: Engineering Memo – September 2026



Township Engineering Department September Grant/Project Updates:

2022:

- **DCED WRPP Grant** – Gregory Lane (Phase 2) – Tredyffrin Twp./ Jenkins Arboretum Stormwater Partnership Project.
 - o Twp. BOS approved Associated Paving Contractors, Inc. as the lowest qualified bidder for the construction portion of this project at the August BOS meeting.
 - o Pre-Construction Meeting was held onsite at the Jenkins Arboretum on 9/14/26. In attendance were Twp. Engineering Dept., Jacobs, Jenkins Arboretum, and our contractor Associated Paving Contractors, Inc..
 - o Construction – Approx. start date: 9/21/26
 - o Construction – Approx. end date: 11/20/26
 - o Plantings – Spring 5/27
 - o Grant Completion Deadline – 6/30/27
 - o **Grant Amount: \$205,372**

2024:

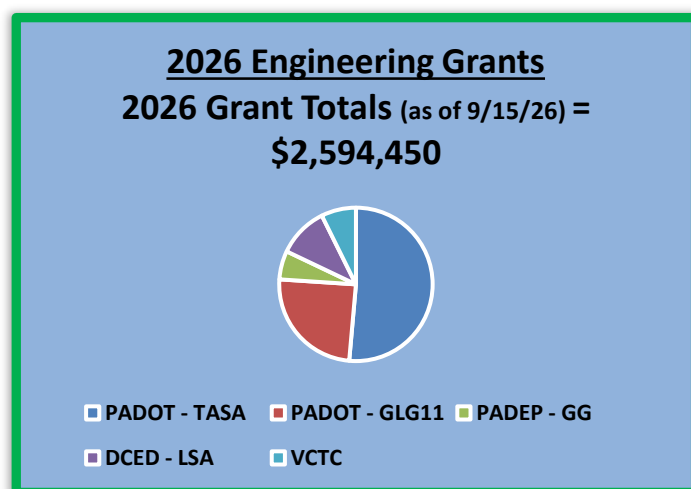
- **DCED H2O PA Grant** – Gregory Lane (Phase 1) – Stormwater Project & Willis/Woodcrest/Upper Weadley Rd Stormwater Management/ Drainage Improvement Project.
 - o Gregory Lane (Phase 1) – Stormwater Project (100% - Complete)
 - 100% reimbursement received from DCED (Reimb. Req #1)
 - o Willis/Woodcrest/Upper Weadley Rd SWM/ DI Project (95% - Complete)
 - 70% reimbursement requested/received from DCED (Reimb. Req #2 & #3)
 - Construction – Start Date: 6/24/25
 - Construction – End Date: 9/30/26
 - Grant Completion Deadline – 9/30/26



- Grant Amount Reimbursed/Requested as of 9/14/26: \$1,800,000+
- **Grant Amount: \$2,200,000**

2026:

- **PADEP Growing Greener Grant – West Circular Ave. Stormwater Management and Drainage Improvement Project (Phase 1 – Design)**
 - Grant awarded for Design from PADEP with Twp. funding match.
 - Design – Start Date: 11/2/26
 - Design – Completion Date: 12/31/27
 - **Grant Amount: \$156,450**
- **TASA Grant – Valley Forge Road Pedestrian Enhancement Project (Phase 2 – Construction)**
 - Grant awarded for Construction (Phase 2) from PADOT for post-design construction portions of the project.
 - Bid package to PADOT for ECMS bidding May 2028
 - Construction – Start Date Est.: 10/1/28
 - Construction – End Date Est.: 1/31/20
 - **Grant Amount: \$1,333,600**
- **Green Light Go 11 Grant (GLG11) – Paoli Route 30 and Route 252 Traffic Signal Equipment Improvements/Upgrades**
 - Grant awarded for Design/Construction from PADOT for design/construction activities for new upgraded traffic signal equipment along sections of Route 30 and Route 252 in Paoli.
 - Design Start Date – Fall ‘26
 - Construction Start Date Est. – Spring/Summer ‘28
 - Grant Completion Date – June ‘29
 - **Grant Amount: \$639,400**
- **DCED LSA (Statewide) Grant – Tredyffrin Twp. Bridge Rehabilitations (West Valley Rd over Norfolk-Southern (N/S) & Glenhardie Rd (South) over Trout Creek)**
 - Grant awarded on 9/15/26 for rehab of portions of two (2) Twp. bridges.
 - Start Date: TBD
 - End Date: TBD
 - **Grant Amount: \$275,000**

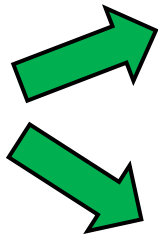


- **VCRP – VCTC Grant – Lizabeth Lane Stormwater Infiltration Project**
 - o Grant request in June '26 for '27 Construction of two (2) large underground stormwater infiltration beds in Lizabeth Lane near the intersection of Oak Lane.
 - o Grant request is in addition to prior awarded PADEP GG Grant (\$150,000)
 - o Twp. will provide match funding for project
 - o Start of Construction Est.: 5/1/27
 - o End of Construction Est.: 12/31/27
 - o **Grant Amount: \$190,000**
- **DCED MTF Grant – Valley Forge Road Pedestrian Enhancement Project (Phase 1 – Design)**
 - o Grant requested for Design (Phase 1) from DCED for design portions of the project.
 - o Twp. Egr. Dept. staff applied for DCED MTF Grant earlier this year.
 - o **Grant decisions/awards from CFA expected date: 11/17/26 or 1/19/27.**
 - o **Grant Amount (Requested): \$699,300**
- **PADOT MTF Grant – West Circular Ave. Stormwater Management and Drainage Improvement Project (Phase 2 – Construction)**
 - o Twp. Egr. Dept. staff are working on planning for submittal of a PADOT MTF Grant for stormwater management and drainage improvements on both West Circular Ave and Paoli Pike in the Crum Creek Watershed in Paoli.
 - o **Grant submission deadline: 11/30/26**
 - o **Grant Amount (Est. Request): \$2,900,000**

Stormwater Projects Update:

- **Stormwater Projects** – The 2026 - 2030 budget and capital improvement plan identify and contain an extremely large number of stormwater and other capital infrastructure projects including the following active projects in 2026:
- **Willis/Woodcrest/Upper Weadley Road SW Improvement Project –**
 - o **Construction Status – 96% Complete**
 - o Twp. was awarded \$1.88 M of \$2.2 M dollars in Commonwealth of PA grant funding from a 2023 DCED H2O PA Grant.
 - o The Project is funded by a H2O PA (DCED) Grant along with Tredyffrin Township matching funding.
- **Gregory Lane (Phase 2) Tredyffrin Township/ Jenkins Arboretum Stormwater Partnership Project –**
 - o **Construction Status – 0% Complete**
 - o Construction Start – 9/21/26
 - o Construction End – 11/20/26
 - o Twp. was awarded \$205,372 in DCED WRPP Grant funding.

- o The Project is funded by a DCED WRPP Grant along with matches from Jenkins Arboretum and Tredyffrin Township
 - o Project will install a BioInfiltration/BioSwale in the Jenkins Arboretum below our Gregory Lane (Phase 1) Project, to further control and reduce sw runoff into the Browning Brook, or Devon State Road Tributary of Trout Creek.
- **Lizabeth Lane (Crabby Creek) SW Infiltration/Retrofit Project –**
 - o **Construction Status – 0% Complete**
 - o Project Advertisement/Bidding: Jan. '27
 - o Construction Start Est.: 5/1/27
 - o Construction End Est.: 12/31/27
 - o Project has two (2) Grants totaling \$340,000
 - o Twp. match funding of \$220,000
 - o Project will install two(2) large infiltration beds on Lizabeth Lane near intersection of Oak Lane to capture, control and reduce SW runoff into the existing Oak Lane SW drainage infrastructure and Crabby Creek.
- **Devon Park Drive Emergency Culvert Repair Project –**
 - o **Construction Status – 100% Complete**
 - o Project involved emergency repairs to address wash out around portions of the culvert and severe erosion and scour in the stream channel at the culvert outlet and adjacent to a section of Twp. sanitary sewer main.
- **Upper Weadley Rd (near West Valley Rd) – Stormwater Drainage System Repair/Relining – (BOS approved Supplemental Change Order) –**
 - o **Construction Status – 0% Complete**
 - o Work will involve additional repair/relining to sections of existing Township underground stormwater pipe. Pipe is deteriorated w/ limited bottom section causing roadway settlement issues.
 - o Start Date Est.: 11/1/26
 - o Completion Date Est: 11/21/26
- **FEMA Home Acquisition Project – Park Ridge Drive & Yellow Springs Road**
 - o Township has two (2) signed Agreements with PEMA for acquisition and demolition of floodplain properties on Park Ridge Drive and Yellow Springs Road. Project started post Tropical Storm Ida (9/1/21) and continues.
 - o Twp. acquired **599 Park Ridge Drive** (2025 – See Photos Below) **Acq./Demo. – 100% Complete**



- o Twp. continues working with resident at **599 Park Ridge Drive** for another potential home acquisition. Twp. has a signed of Agreement of Sale (AOS) for home acquisition and awaiting word from resident on purchase of new property, before determining settlement date for Twp. acquisition of the property.
- o Twp. continues working with residents at **1289 Yellow Springs Rd** for another potential home acquisition. Twp. awaiting resident signature of Agreement of Sale (AOS) documents for home acquisition.



Pre



Post 1

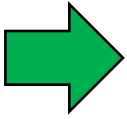


Post 2

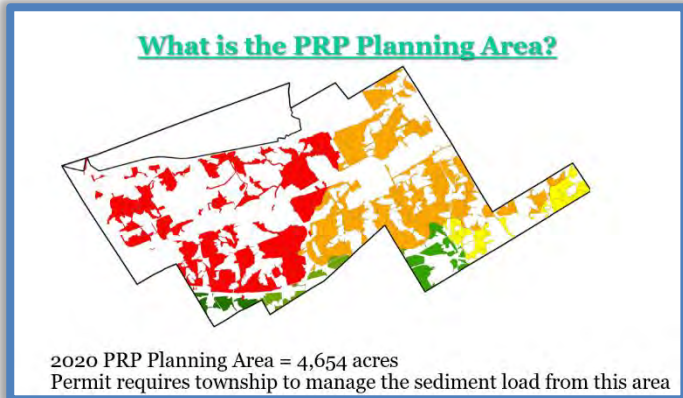
Municipal Separate Storm Sewer System (MS4) Permit and Pollution Reduction Plan (PRP)

- o **PADEP issued the PRP/ MS4 Permit to Tredyffrin Township effective August 1, 2021, through July 31, 2026.**
 - **Twp. Renewed our MS4 Permit in 2026 – Twp. is good until 2031, or until change over from PRP to VMP which is expected to occur in 2028.**
 - PADEP proposes changes to the MS4 Permit/Program, moving to a Volume Management Plan (VMP).
 - This VMP will replace our current Pollution Reduction Plan (PRP).
 - Twp. will continue to operate under the existing MS4 Permit and PRP requirements until the new VMP is approved by PADEP.
 - **PADEP estimates VMP's will need to be submitted in 3/28 and approved by 9/30/28.**
 - **In advance Twp. Engineering and Jacobs staff will be required to work on the SW MS4 Permit Volume Management Plan (VMP) from 11/27 thru**

7/28 to be ready for submittal/permitting process with PADEP. Permits are expected to be submitted to PADEP by 3/28.



- **5th Annual Report to PADEP for our 5-yr permit cycle (9/30/26).**



- Township started and completed construction on the following MS4 Projects:

- **1). Gregory Lane Stormwater Improvement Project -Phase 1 ('25).**

and nearing completion of design and/or construction on two additional SW Projects:

- **2). Gregory Lane/Jenkins - Phase 2 - SW Project ('26 – '27), and**

- **3). Willis/Woodcrest/Upper Weadley Rd SW Management and Drainage Improvement Project ('25 - '26).**

- Continued coordination with our Public Works Dept. on scheduled street sweeping and inlet cleaning of the existing Township stormwater system.
- Finally, in 2026 the Township sent Annual Inspection/ Reporting Notices (two (2) notices in total) to all property owners having stormwater permits (Jan thru March). **In 2026, residential responses were steady around 80% while non-residential responses were slightly lower around 50+%**
- **Township 2026 SW Inspection Notices were mailed in late January.**
 - **2nd Notices went out around in March/April.**
 - **Reports were due April 1, 2026.**
 - **3rd Notices – Notices of Violation went out after 5/01/26**

Stormwater & Grading Permit and Exemption Reviews –

SWG Permits and Inspections by Township Engineering Dept. Staff. Reviews of permits for residential and commercial activities have continued to be reviewed and processed for SWG Permits and Exemptions. Construction inspections sites are already under construction and dealing with resident concerns, complaints, and input as required.

- **Stormwater and Grading Permits:** The Twp. Engineering Dept. has had a steady stream of SWG Permits and Exemptions in 2026. Some reviews involving multiple interactions with residents, and/or consultant engineers, on design/permit review, compliance, floodplain/drainage concerns, as well sight construction inspections. (3rd Qtr. Permit #'s will be provided in Oct. Egr. Report)
- **Stormwater Exemptions:** The Twp. Engineering Dept. has had a steady stream of SWG Permit Exemptions in 2026. (3rd Qtr. Exemption #'s will be provided in Oct. Egr. Report)

Transportation Projects:

- (TASA & GLG11 Project updates to be provided in Oct/Nov '26 Egr. Monthly report)

3rd Party Public Project Updates in Tredyffrin Township:

- **North Valley Road Bridge Replacement Project – Paoli (PADOT) (Bridge Replacement Project)** – PADOT continues work on the proposed Darby Road Bridge in Paoli. This bridge will replace the existing North Valley Road Bridge near the Paoli Train Station. Bridge design is completed and PADOT continues to work with AMTRAK for ROW Agreements and AMTRAK project construction inspection coordination.
 - ➔ **PADOT expects advertisement/Bidding and Start of Construction in Summer/Fall '27.**
- **Thomas Road Bridge over Trout Creek (Chester County)** – Chester County and their design team is working on engineering design for a complete removal and replacement of the existing bridge on Thomas Rd over Trout Creek. Project is currently in Final Design ('25/'26).
 - **Construction planned for 2027.**
- **Mill Road Bridge (#167) over Valley Creek (Chester County)** – Chester County and their design team continue engineering design for a removal and replacement of the exiting iron truss bridge on Mill Road over Valley Creek. Project is currently in Final Design ('23/'26).
 - **Construction is planned for 2027.**
- **Pennsylvania Turnpike Commission Project (Trout Creek – Phase 1) –**
 - Pavement restoration on Thomas Road completed by Turnpike.
 - Phase 1 PTC Project completed 100% - 12/25.
- **Pennsylvania Turnpike Commission Project (Valley Creek – Phase 2) –**
 - ➔ **The PTC started construction for the Phase 2 portion of the project ('26 – '30).**
 - The PTC awarded their contractor (H&K) for the Phase 2 portion of the project in the Valley Creek (EV) watershed in 12/25.
 - Areas included in Phase 2 portion of the project will be from Valley Forge Road (near the service plaza) to the SR 29 Interchange.



Planning Commission Projects:

- **602 Old Eagle School Road** – Developer working on plans for a Subdivision and Land Development Project reduced to 6-single family residential lots, and a new cul-de-sac roadway. One lot will contain the existing residential building; therefore, the developer is proposing 5 lots with new residential home construction, and one lot with renovations/upgrades. Stormwater will be managed thru several underground stormwater infiltration beds.
 - **Applicant plans to attend the 9/17/26 PC Mtg and request Pre/Final LD Plan Approval.**
 - **Stormwater Management review was completed by Princeton-Hydro for the proposed project & is compliant with the Twp. Stormwater Ordinance.**
- **Russell Road Townhome Development** – Developer plans for a Subdivision and Land Development Project for 18-Townhomes to replace the existing office bldgs., along with stormwater management and a new access driveway.
 - **Applicant received NPDES Permit approval from Chester County Conservation District (CCCD) in September '26.**
- **Conestoga High School (Doyle/McDonnell Nursery) Turf Fields Project** – TESD working on construction of the TESD plans to add 2 Turf Fields, 1 Softball Field, Accessory Bldgs. (Bathrooms, Equipment Storage, etc.), Parking Lot (Cassatt Rd side), as well as internal roadway connections from new Irish Rd Teacher Parking Lot to Cassatt Rd and Old State Road.
 - Applicant received Final LD plan approval from the PC on Jan 15, 2024.
 - **Construction is nearly 100% complete, with punch list items remaining.**



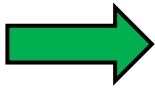
- **Berwyn Village (Mack Oil)** – Construction of homes is completed in both Easttown/Tredyffrin Township's. Engineering in both Tredyffrin has been following up with the developer on several outstanding development items.



o **Township Engineering Dept. staff have been in continuous contact with Stonehaven Homes since 4/16/25 on various items.**

o **Stonehaven still has one (1) remaining item to finish – paving of Branch and Price Avenues. Timeline - TBD**

- **Lifetime Living** – a 197-unit apartment project adjacent to Lifetime Fitness.
 - o Applicant received approval of their LD plan from the PC on June 15, 2023.
 - *Project will include some additional Rain Gardens, and Green Roof, on 52% of the building rooftop, with overflow going into the existing aboveground stormwater bed and gravity drains/injection wells.*
 - o **Construction began in late April 2025 and is expected to continue thru 2026.**
 - o **Garage is constructed and work continues on the Apartment Bldg.**
 - o **Green Roof will be installed in Fall '26**



- **Stormwater Inspections and Complaint Response** – The Township continues to receive and respond to a variety of stormwater complaints and calls for information regarding flooding, stormwater runoff issues and Township/ PADOT drainage infrastructure.
- Township staff have received calls and RTK requests from residents and property owners about issues relating to various stormwater runoff concerns, complaints, requests, etc.



2025 Storm/Rainfall Summary:



- The region remains in a dry condition entering fall of 2026. Some areas of SE PA received extreme rainfall and amounts in various storms in the month of August. In Tredyffrin Twp. August was the 1st month with an above average rainfall (<6-inches) in 2026, after a very abnormally dry spring and early summer.