



**BOARD OF SUPERVISORS
TREDYFFRIN TOWNSHIP
PUBLIC MEETING AGENDA
October 20, 2025 7:00 PM**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ANNOUNCEMENTS

- A. The first Board of Supervisors meeting in November will be held on Wednesday, November 5, because of the use of Keene Hall as a polling location for the elections.
- B. The Supervisors would like to thank everyone who helped make the Township's annual Community Day on October 4 a great success.
- C. The Supervisors would like to thank the members of the Arts Commission and the Township staff who put together the first annual art show and for their work on the opening reception on October 10.
- D. There is an opening on the Planning Commission. If you are interested in being considered, please send a letter of interest and brief resume to tredyffrin@tredyffrin.org.

4. APPROVAL OF MINUTES

ENCLOSURE

- A. Motion to approve minutes from October 6, 2025, Public Meeting

5. TOWNSHIP BUSINESS

- A. Supervisor Liaison Reports
- B. Motion to approve Escrow Release Request #4 for Meinel Road LLC (105 Vincent) in the amount of \$60,001.70; balance remaining \$24,407.58

ENCLOSURE

- C. Motion to authorize staff to advertise a public hearing on November 5, 2025, to consider and possibly adopt HR-492 an ordinance reapportioning the first, second and third voting districts for Tredyffrin Township, a home rule municipality

ENCLOSURE

- D. 2026 Preliminary Budget Presentation

- E. Motion to authorize staff to advertise a public hearing on November 17, 2025, to consider and possibly adopt the 2026 preliminary budget

6. NEW MATTERS

- A. Board Members
- B. Citizens

7. NEXT MEETING – Wednesday, November 5, 2025

8. ADJOURNMENT

**Tredyffrin Township
Public Meeting
Minutes – October 6, 2025**

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 Julie Gosse, KS Bhaskar, Matt Holt, Sharon Humble, and Murph Wysocki. Also, in attendance were Township Manager William Martin; Township Solicitor Stacey Fuller; Chief Operating Officer Joseph DiRocco; Police Lieutenant Jim Slavin; Director of Planning & Zoning Erin McPherson; Township Engineer Stephen Burgo; Director of Public Works Darin Fitzgerald; and Recording Secretary Patricia Hoffman.

The meeting dates for the year were advertised in the 12/27/2024 issue of Daily Local and the 1/5/2025 issue of the Main Line Suburban. The meetings dates for the year were published on the Township website by 12/31/2024 and were printed in the Township's newsletter 1/31/2025. The agenda was posted on the Township website 10/2/2025 and at the main entrance to the Township Building 10/2/2025. 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 Columbus Day/Indigenous Peoples Day, Township offices will be closed on Monday, October 13th.

APPROVAL OF MINUTES

Motion made by Mr. Bhaskar, seconded by Dr. Gosse, and passed unanimously to approve minutes of September 15, 2025.

TOWNSHIP BUSINESS

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

Reappointment

Motion made by Mr. Bhaskar, seconded by Dr. Gosse, and passed unanimously to reappoint Nancy Talley to the Library Board of Trustees.

Home Rule Charter Review Update

Mr. Martin provided an update on the work of the Home Rule Charter Review Committee. They are working on a red-line version of the document and comparing it to the Administrative Code for the Township. Once the document is in draft form, there will be opportunities for public review and comment.

Mr. Holt asked the Committee to consider including in the Charter that Finance Committee meetings be held as public meetings.

Accounting Services Agreement

Motion made by Mr. Holt, seconded by Dr. Gosse, and passed unanimously to ratify the Accounting Services Agreement between Brinker Simpson & Company LLC and the Township.

Disposition of Public Records

Motion made by Mr. Bhaskar and was seconded by Mr. Wysocki to adopt Resolution #2025-17 to authorize the disposition of public records as set forth in the Municipal Records Manual and in accordance with Act 428 of 1968. Following discussion, a roll call vote was taken: Ms. Humble – aye; Mr. Holt – aye; Dr. Gosse – aye; Mr. Wysocki – aye; Mr. Bhaskar – aye; Mr. Miller – aye. The motion passed with a 6-0 vote.

NEW MATTERS

Board

Mr. Holt announced that the Arts Commission's first art show is now on display and there will be an opening reception on Friday, October 10, from 5-7 PM at the Township Building.

Citizens

Resident Carol Clarke thanked the Supervisors and staff for the work being done on several projects throughout the Township and asked that at the next meeting updates be provided for:

- Berwyn Fire Department Organization Plan with Easttown.
- Berwyn Fire Company improvement costs, specifically the building on Bridge Avenue comparing proposed costs to final costs and costs of future staff hirings.
- Project upgrade costs for the Strafford Library Building.

Mrs. Clarke asked about the 2026 Preliminary Budget Presentation to which the response was that it will be presented at the October 20 Board of Supervisors meeting.

Resident Margaret Van Naerssen acknowledged today as the Chinese American Community Autumn Festival.

NEXT MEETING

The next regular meeting of the Board of Supervisors is scheduled for Monday, October 20, 2025.

ADJOURNMENT

The meeting was adjourned at 7:10 PM.

Respectfully submitted,

Patricia Hoffman
Recording Secretary

**TREDYFFRIN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

Ordinance No. HR- 492

**AN ORDINANCE REAPPORTIONING THE FIRST, SECOND
AND THIRD VOTING DISTRICTS FOR TREDYFFRIN
TOWNSHIP, A HOME RULE MUNICIPALITY.**

WHEREAS, Tredyffrin Township adopted a Home Rule Charter in May of 1974, (the "Charter"); and

WHEREAS, Section 207.A of the Charter requires the Board of Supervisors to reapportion the districts in the year following the year in which the decennial U.S. Census reports are officially certified; and

WHEREAS, pursuant to Sections 206 and 207 of the Charter and the Pennsylvania Municipal Apportionment Act, 53 Pa.C.S.A. §901, *et seq.* (the "Act") the Township is required to maintain Districts that are "compact," formed of "contiguous territory, following distinctive geographical boundaries" and approximately equal in proportion of residents in each District; and

WHEREAS, the Township's Districts should be reapportioned in order to maintain compliance with the Act and the Charter; and

WHEREAS, a plan incorporating those requirements has been presented to the Board of Supervisors for approval; and

WHEREAS, the Board of Supervisors has deemed such reapportionment and realignment of the voting districts to be in the best interests of the citizens of Tredyffrin Township.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Tredyffrin Township, Chester County, Commonwealth of Pennsylvania as follows:

SECTION I. In accordance with Chapter 54 of the Township Code, the Township hereby maintains the numbering of its Districts as follows:

- A. Ward 1 – East
- B. Ward 2 – Middle
- C. Ward 3 – West

SECTION II. After considering the recommendations of the Ad Hoc Reapportionment Committee and the Township Department of Planning and Zoning, and finding the proposed reapportioned Districts to be contiguous, compact and as equally populous as practicable, the Board of Supervisors hereby adopts the Proposed Voting District Map which is made a part hereof and attached hereto as Exhibit "A," and further adopts the description of the boundaries of the reapportioned Districts which is made a part hereof and attached hereto as Exhibit "B."

SECTION III. The Board of Supervisors directs Township staff to make available for public consideration the map and description attached hereto as Exhibits "A" and "B," which shall also be provided to the Chester County Board of Elections along with this ordinance after adoption and publication hereof. The Board of Supervisors further directs Township staff to advertise this ordinance as required by the Charter.

SECTION IV. The Chairman of the Board of Supervisors, Township staff and the Township Solicitor are hereby authorized to take any and all steps necessary and appropriate to carry out the provisions and purpose of this ordinance, including but not limited to, signing and acknowledging any necessary documents, advertising the ordinance, and forwarding a copy of this ordinance to the Chester County Board of Elections.

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

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

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DULY ORDAINED AND ENACTED this ____ day of _____, 2025.

**BOARD OF SUPERVISORS
TREDYFFRIN TOWNSHIP**

[Seal]

Attest:

David Miller, Chair

Julie Gosse, Vice Chair

KS Bhaskar

William F. Martin
Township Manager

Matthew Holt

Sharon Humble

Carlotta Johnston-Pugh

Murph Wysocki

Exhibit A
Proposed Voting District Map

OFFICIAL WARD & VOTING PRECINCT MAP

In the
Township of
Tredyffrin
Chester County, Pennsylvania
Date: August 1, 2025

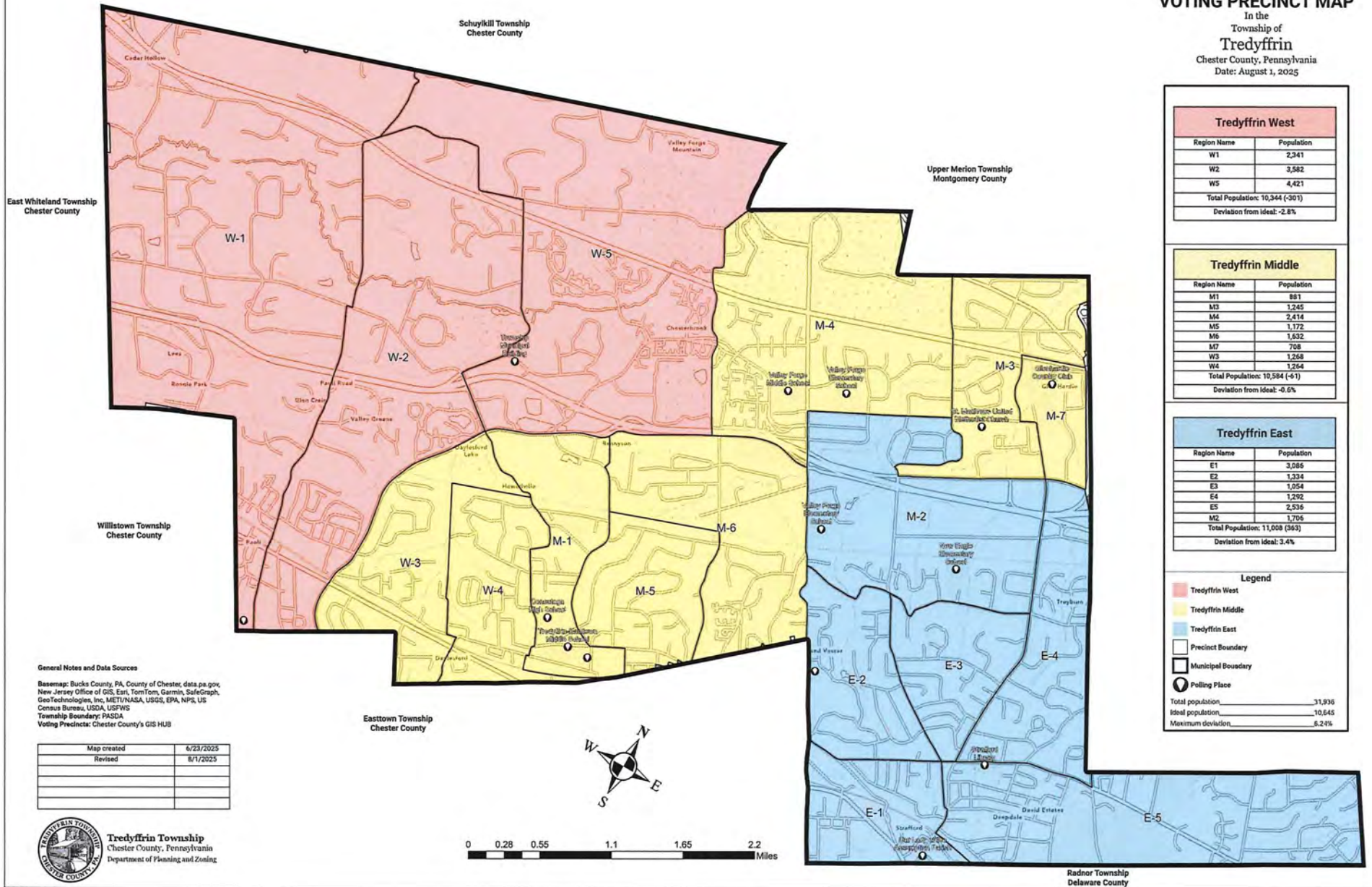


Exhibit B
Tredyffrin Wards Written Descriptions



Tredyffrin Wards Written Descriptions

Tredyffrin Township, Chester County PA

Department of Planning and Zoning

October 2025

Ward "Tredyffrin West"

The ward named "Tredyffrin West" is in the western portion of the Township of Tredyffrin and shall include all of the territory and inhabitants contained in an area which is bounded and described as follows:

Beginning at a point 20 yards due North of mile marker 319.8 on the westbound side of the Pennsylvania Turnpike, along the Township's border with Charlestown Township;

Thence, continuing Northeasterly along the Township's border with Charlestown Township for 2750 yards to its point of intersection with the right-of-way line at the cul-de-sac of Chautauqua Trail;

**Note that the ward boundary follows the right-of-way line around the cul-de-sac at the end of Chautauqua Trail, and encompasses the following tax parcels: 43-4-655, 43-4-653, 43-4-656, 43-4-657, 43-4-658, 43-4-659, and 43-4-660.*

Thence, following the curvature of the right-of-way line around the cul-de-sac of Chautauqua Trail until its point of intersection with the Township's border with Charlestown Township;

Thence, turning Northeasterly following the Township's border with Charlestown Township for 1555 yards until its point of intersection with Clothier Springs Road;

Thence, following the centerline of the northern spur of Clothier Springs Road until its point of intersection with Diamond Rock Hill Road;

Thence, turning Northeasterly and briefly following the centerline of Diamond Rock Hill Road until its point of intersection with the Township's border with Schuylkill Township;

Thence, turning Northeasterly following the Township's border with Schuylkill Township for 15 yards until its point of intersection with the northern right-of-way line of Horseshoe Trail;

**Note that the northern right-of-way line along Horseshoe Trail is also the eastern property line of tax parcel 27-8-38.*

Thence, turning Southeasterly following the northern right-of-way line of Horseshoe Trail until its point of intersection with the property line dividing tax parcel 27-8-38 and tax parcel 43-4-32;

Thence, turning Northeasterly following the property line dividing tax parcel 27-8-38 and 43-4-32 for a distance of 85 yards until its point of intersection with Schuylkill Township;

**Note that the ward Tredyffrin West does not include tax parcel 27-8-38, but does include tax parcel 43-4-32.*

Thence, turning Northeasterly following the Township's border with Schuylkill Township for 271 yards until its point of intersection with the property line dividing tax parcel 27-8-74.1 and 43-4-32;

Thence, turning Southeasterly following the property line dividing tax parcel 27-8-74.1 and 43-4-32 until its point of intersection with the northern right-of-way line of Horseshoe Trail;

Thence, turning Easterly following the northern right-of-way line of Horseshoe Trail until its point of intersection with the northern property line of tax parcel 43-4-41;

Thence, turning Northeasterly following the northern property line of tax parcel 43-4-41 to its point of intersection with the eastern property line of tax parcel 43-4-43;

Thence, turning Northwesterly following the eastern property line of tax parcel 43-4-43 until its point of intersection with the Township's border with Schuylkill Township;

Thence, turning Northeasterly following the Township's border with Schuylkill Township for 896 yards until its point of intersection with the eastern right-of-way line of Horseshoe Trail; Note the eastern right-of-way line of Horseshoe Trail is also the western property line of tax parcel 27-8-69.

Thence, following the eastern right-of-way line of Horseshoe Trail for 36 yards to its point of intersection with the western property line of tax parcel 43-4C-3;

Thence, turning Northeasterly following the property line dividing tax parcel 27-8-69 and 43-4C-3 for 42 yards until its point of intersection with the Township's border with Schuylkill Township;

Thence, turning Northeasterly following the Township's border with Schuylkill Township for 945 yards to its point of intersection with the eastern right-of-way line with S Forge Mountain Drive;

Thence, turning Southeasterly following the eastern right-of-way line of S Forge Mountain Drive for 30 yards until its point of intersection with the property line dividing tax parcel 27-8D-63 and 43-4D-1;

Thence, turning Northeasterly following the property line dividing tax parcel 27-8D-63 and 43-4D-1 until its point of intersection with the Township's border with Schuylkill Township;

Thence, turning Northeasterly following the Township's border with Schuylkill Township for 2,454 yards until its point of intersection with the Valley Creek (a waterway), which is also the Township's border with Upper Merion Township;

Thence, turning Southwest following the Valley Creek (a waterway), which is also the Township's border with Upper Merion Township, for 1,020 yards;

Thence, turning Northeasterly, crossing the Valley Creek (a waterway) and following the Township's border with Upper Merion Township until its point of intersection with Valley Forge Road;

Thence, turning Southerly following the centerline of Valley Forge Road until its point of intersection with Yellow Springs Road;

Thence, turning Southwesterly following the centerline of Yellow Springs Road until its point of intersection with Wilson Road;

Thence, turning Southerly following the centerline of Wilson Road until its point of intersection with the northern spur of Chesterbrook Boulevard;

Thence, continuing at the same heading, across the median of Chesterbrook Boulevard until its point of intersection with the right-of-way line along the southern spur of Chesterbrook Boulevard;

Thence, turning Southeasterly following the centerline of a paper road known as "Old Wilson Road" until its point of intersection with Wilson Road;

**Note the paper road is identified as tax parcel 43-5-0 and lies between Wilson Farm Park and the housing subdivisions of New Port to the west, and Duportail Village and Knox Bridge to the east.*

Thence, continuing along the same Southeasterly heading following the centerline of Wilson Road for 140 yards;

Thence, deviating from the centerline of Wilson Road, and continuing along the same Southeasterly heading, crossing Route 202 until it intersects with W Swedesford Road;

Thence, turning Southwesterly following the centerline of W Swedesford Road – now Bear Hill Road – until its point of intersection with Route 30 (Lancaster Avenue);

**Note that W Swedesford Road becomes Bear Hill Road west of its intersection with Howellville Road.*

Thence, continuing at the same heading following the centerline of Leopard Road until its point of intersection with the Township's border with Easttown Township;

**Note that the Township's border with Easttown Township is approximately 34 yards Northwesterly of the intersection of Leopard Road and Greenlawn Road.*

Thence, turning Southwesterly following the Township's border with Easttown Township – now Willistown Township;

**Note that the Township's border with Easttown becomes its border with Willistown Township along Devon Road approximately 78 yards Southwest of the intersection of Devon Road and Pheasant Run Drive.*

Thence, turning Northwesterly following the Township's border with Willistown Township for 470 yards;

Thence, turning Northerly following the centerline of Cobblestone Drive for 151 yards;

Thence, turning Westerly following the property line dividing tax parcel 54-1Q-320 and tax parcel 43-9Q-19 for 24 yards;

Thence, turning Northwesterly following the property line dividing tax parcel 43-9Q-19 and 54-1Q-319;

Thence, continuing Northwesterly across Cobblestone Drive and following the property line dividing tax parcel 54-1Q-291 and tax parcel 43-9Q-13;

Thence, turning Southwesterly following the property line dividing tax parcel 43-9Q-8 and tax parcel 54-1Q-291;

Thence, turning Northwesterly following the property line dividing tax parcel 53-9Q-8 and tax parcel 54-1Q-290;

Thence, continuing Northwesterly following the Township's boundary with Willistown Township for 2060 yards;

Thence, turning Southwesterly following the Township's border with Willistown Township until its point of intersection with the property line dividing tax parcel 43-9-25.1A and tax parcel 54-1-2.7;

Thence, turning Northeasterly following the property line dividing tax parcel 43-9-25.1A and 54-1-2.7;

Thence, turning Southwesterly following the southern property line of tax parcel 43-9-25 for 544 yards until its point of intersection with the eastern property line of tax parcel 43-9-26.3;

**Note that the southern property line of tax parcel 43-9-25 runs parallel to, and 15 yards South of the edge of the Norfolk Southern train tracks.*

Thence, turning Southeasterly following the eastern property line of tax parcel 43-9-26.3 until its point of intersection with the Township's border with Willistown Township;

Thence, turning Southwesterly following the Township's border with Willistown Township for 484 yards;

Thence, turning Northwesterly following the Township's border with East Whiteland Township for 2,079 yards until its point of intersection with the centerline of Chesterfield Parkway;

Thence, changing course to follow the centerline of Chesterfield Parkway for 227 yards;

Thence, turning Southwesterly following the property line dividing tax parcel 43-9-1.5 and tax parcel 42-4-53.11 until its point of intersection with the Township's border with East Whiteland Township;

Thence, turning Northwesterly following the Township's border with East Whiteland Township for 1098 yards until its intersection with the southern property line of tax parcel 42-2-8.3;

Thence, turning Northeasterly following the southern property line of tax parcel 42-2-8.3;

Thence, turning Northwesterly following the eastern property line of tax parcel 42-2-8.3;

Thence, turning Westerly following the southern right-of-way line of Saint Peters Road until its point of intersection with the Township's border with East Whiteland Township;

Thence, turning Northwesterly following the Township's border with East Whiteland Township for 453 yards until its intersection with the southern right-of-way line on Atwater Drive;

Thence, turning Northeast following the right-of-way line along N Atwater Drive until its point of intersection with the western property line of tax parcel 43-3-37.2;

Thence, turning Northwest following the western property line of tax parcel 43-3-37.2, crossing Echo Lake (a waterway) until its point of intersection with the centerline of N Atwater Drive;

Thence, turning Northwest following the centerline of N Atwater Drive to its point of intersection with the Township's border with East Whiteland Township;

Thence, turning Northwest following the Township's border with East Whiteland Township for 198 yards until its intersection with the east right-of-way line of Elbrooke Lane;

Thence, turning Northerly following the eastern right-of-way line of Elbrooke Lane to its point of intersection with Yellow Springs Road;

Thence, turning northwesterly following the centerline of Yellow Springs Road until its point of intersection with the western property line of tax parcel 43-3-20.1

Thence, turning northeasterly following the western property line of tax parcel 43-3-20.1, until its point of intersection with the southern right-of-way line of the Eastbound Lane of the Pennsylvania Turnpike;

Thence, continuing at the same heading, crossing the Pennsylvania Turnpike until a point 20 yards due North of mile marker 319.8 on the westbound lane of the Pennsylvania Turnpike, along the Township's border with Charlestown Township, which is also the Point of Beginning.

Ward "Tredyffrin Middle"

The ward named "Tredyffrin Middle" is in the western portion of the Township of Tredyffrin and shall include all of the territory and inhabitants contained in an area which is bounded and described as follows:

Beginning at the intersection of the Township's border with Upper Merion Township and the centerline of Valley Forge Road and continuing Northeast for 1,961 yards;

Thence, turning Southeast following the Township's border with Upper Merion Township for 814 yards;

Thence, turning Northeast following the Township's border with Upper Merion Township for 2,477 yards;

Thence, turning Southeast following the Township's border with Upper Merion Township for 336 yards to its point of intersection with the north right-of-way line of Richards Road;

Thence, turning Southwest following the north right-of-way line of Richards Road for 182 yards;

Thence, turning Southeast crossing Richards Road;

Thence, continuing Southeast and following the right-of-way line of the Eastbound onramp of Route 422;

Thence, continuing Southeast following the western right-of-way line of Route 422 until its point of intersection with the centerline of Swedesford Road;

Thence, turning Southwest following the centerline of Swedesford Road until its point of intersection with W Valley Road;

Thence, turning Northwest following the centerline of W Valley Road until its point of intersection with Thomas Road;

Thence, turning Northeast following the centerline of Thomas Road until its point of intersection with Walker Road;

Thence, turning Southwest following the centerline of Walker Road until its point of intersection with Valley Forge Road;

Thence, turning Southeasterly, following the centerline of Valley Forge Road – now N Valley Forge Road – until its point of intersection with the Township's border with Easttown Township;

**Note that Valley Forge Road becomes N Valley Forge Road as it travels South underneath Route 202.*

Thence, turning Southeasterly following the Township's border with Easttown Township for 4372 yards to a point that is 106 yards Southwest of Longcorse Lane and 60 yards Northeast of Berwyn Paoli Road;

Thence, turning Northwesterly following the Township's border with Easttown Township for 500 yards until a point 78 yards Northeast of Greenlawn Road;

Thence, turning Southwesterly, following the centerline of Greenlawn Road until its point of intersection with Leopard Road;

Thence, turning Northwesterly, following the centerline of Leopard Road until its point of intersection with Lancaster Avenue (Route 30);

Thence, continuing along the same heading, following the centerline of Bear Hill Road – now Swedesford Road – until reaching a point along the centerline of Swedesford Road, approximately 78 yards Southwesterly of the intersection of Swedesford Road and Contention Lane; Note: Bear Hill Road becomes Swedesford Road east of its intersection with Howellville Road.

Thence, turning Northwesterly, crossing Route 202 until it intersects with the centerline of Wilson Road;

Thence, continuing along the same Southeasterly heading following the centerline of Wilson Road for 100 yards;

Thence, deviating from the centerline of Wilson Road, and continuing along the same Northwesterly heading for 748 yards until its point of intersection with the southern spur of Chesterbrook Boulevard;

**Note the ward border follows the centerline of a paper road identified as tax parcel 43-5-0 and lies between Wilson Farm Park and New Port to the west, and Duportail Village and Knox Bridge to the east.*

Thence, turning Northwesterly crossing the median of Chesterbrook Boulevard until its point of intersection with the northern spur of Chesterbrook Boulevard and Wilson Road;

Thence, turning Northwesterly following the centerline of Wilson Road until the end of the cul-de-sac;

Thence, continuing at the same heading and crossing the Pennsylvania Turnpike;

Thence, continuing at the same heading, joining the centerline of Wilson Road until its point of intersection with Yellow Springs Road;

Thence, turning Northeasterly following the centerline of Yellow Springs Road until its point of intersection with Valley Forge Road;

Thence, turning Northerly following the centerline of Valley Forge Road until its point of intersection with the Township's border with Upper Merion Township, which is also the Point of Beginning.

Ward "Tredyffrin East"

The ward named "Tredyffrin East" is in the eastern portion of the Township of Tredyffrin and shall include all of the territory and inhabitants contained in an area which is bounded and described as follows:

Beginning at the centerline of the intersection of Valley Forge Road and Walker Road and heading Northeast along the centerline of Walker Road until its point of intersection with Thomas Road.

Thence, turning Southeasterly following the centerline of Thomas Road until its point of intersection with W Valley Road;

Thence, turning Southerly, following the centerline of W Valley Road until its point of intersection with E Swedesford Road;

Thence, turning Northeasterly, following the centerline of Swedesford Road until its point of intersection with the Township's border with Upper Merion Township;

Thence, turning Southeasterly, following the Township's border with Upper Merion Township for 2851 yards;

Thence, turning Northeasterly, following the Township's border with Upper Merion Township for 471 yards;

Thence, turning Northerly following the western property line of tax parcel 43-6R-36.10;

Thence, turning Northeasterly, following the northern property line of tax parcel 43-6R-36.10;

Thence, turning Southeasterly, following the eastern property line of tax parcel 43-6R-36.10 until its point of intersection with the Township's border with Upper Merion Township;

Thence, turning Northeasterly, following the Township's border with Upper Merion Township for 2,240 yards;

Thence, turning Southeasterly, following the Township's border with Upper Merion Township for 398 yards until its point of intersection with the northern property line of tax parcel 43-7K-21;

Thence, turning Southeasterly following the northern property line of tax parcel 43-7K-21 and tax parcel 43-7K-46;

Thence, turning Southwesterly following the eastern property line of tax parcel 43-7K-46;

Thence, turning Westerly, following the southern property line of tax parcel 43-7K-46 until its point of intersection with the Township's border with Upper Merion Township;

Thence, turning Southeasterly following the Township's border with Upper Merion Township for 773 yards until its point of intersection with the Township's border with Radnor Township;

Thence, turning Southwesterly, following the Township's border with Radnor Township for 886 yards until its point of intersection with the eastern property line of tax parcel 43-7P-31;

Thence, turning Southwesterly, following the eastern property line of tax parcel 43-7P-31 until its point of intersection with the northern right-of-way line of Upper Gulph Road;

Thence, turning Northwesterly following the northern right-of-way line with Upper Gulph Road until its point of intersection with the Township's border with Radnor Township;

Thence, turning Southwesterly following the Township's border with Radnor Township for 291 yards until its point of intersection with the eastern property line of tax parcel 43-12A-8;

Thence, turning Southeasterly following the eastern property line of tax parcel 43-12A-8 for 24 yards;

Thence, turning Southwesterly following the southern property line of tax parcel 43-12A-8 and tax parcel 43-12A-7 until its point of intersection with the eastern property line of tax parcel 43-12A-6.5;

Thence, turning Southerly following the eastern property line of tax parcel 43-12A-6.4 and tax parcel 43-12A-6.4;

Thence, turning Southwesterly following the southern property line of tax parcel 43-12A-6.4;

Thence, turning Northwesterly, following the western property line of tax parcel 43-12A-6.4 until its point of intersection with the Township's border with Radnor Township;

Thence, turning Southwesterly following the Township's border with Radnor Township for 2403 yards until its point of intersection with the eastern property line of tax parcel 43-11G-111;

Thence, turning Southwesterly following the eastern property line of tax parcel 43-11G-111;

Thence, turning Northwesterly following the southern property line of tax parcel 43-11G-111 until its point of intersection with the Township's border with Radnor Township;

Thence, turning Southwesterly following the Township's border with Radnor Township until its point of intersection with the eastern property line of tax parcel 43-11G-161;

Thence, turning Southwesterly following the eastern property line of tax parcel 43-11G-161;

Thence, turning Northwesterly following the southern property line of tax parcel 43-11G-161 and tax parcel 43-11G-160 until its point of intersection with the Township's border with Radnor Township;

Thence, turning Southwesterly following the Township's border with Radnor Township for 1795 yards until its point of intersection with the Township's border with Easttown Township;

Thence, turning Northwesterly, following the Township's border with Easttown Township for 2320 yards;

Thence, continuing at the same heading, following the centerline of N Valley Forge Road – now Valley Forge Road – until its intersection with Walker Road, which is also the Point of Beginning.

**Note that N Valley Forge Road becomes Valley Forge Road as it travels North underneath Route 202.*



Tredyffrin Township

2026 Preliminary Budget



Presentation Overview



Preliminary Budget Goals



2026 Preliminary Budget



Next Steps



Discussion

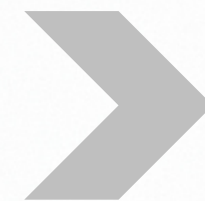
2026 Preliminary Budget Goals



Continued Investment in
Fire/EMS Services



Strong Capital
Investment in
Stormwater



Strong Commitment to
Additional Capital
Investments



2026 Preliminary Budget

General Fund - Revenue



Proposed 1.5% Tax Increase

\$10.78 increase per average household
Assessment down .8% over the PY

Transfer Taxes

Projecting a strong 2026 based on reduced assessment and slightly better interest rate environment

Permits

Residential activity remains strong with addition of some large commercial projects

General Fund - Expenses



Retirement Medical

Budgeted \$1.6M
New OPEB Trust Funding Strategy

Health Insurance Premiums

6.4% increase for 2026 – to be offset by Rate Stabilization Funds
Prescription Costs continue to drive increases (25% for 2026)

Other Insurance Costs

Positive trends for Property, Casualty & Liability and Workers Comp
Received award from DVWCT for Workers Comp trends

Fire/EMS Fund

Proposed 11.4% Tax Increase

\$19.89 increase per average household

Continued Investment in Fire/EMS Services

\$316,100 increase in Contributions to our Volunteer Fire Companies

Tredyffrin -Easttown Fire Department

Intergovernmental Agreement w/ Easttown est. to be completed by year end



Stormwater Fund



No Tax Increase

Average residential tax bill of \$153.63

Additional Staffing

Proposing adding 2 new staff members to help with increased maintenance and MS4 requirements

Continued Capital Investments

5 capital projects ongoing throughout the Township

Sewer Fund



No Change in Sewer Fee

Will remain at \$250/year

No major Changes in Operations

Continued operations of 7 pump stations and maintenance of 125 miles of sanitary sewer lines

Continued Capital Investments

Continued investments in relining aging lines, and the replacement of aging pumpstations and force mains

2026 Capital Budget

Continued Investment in Stormwater

- Complete \$3.4M project on Woodcrest/Willis/Upper Weadley
- Complete Gregory Lane Projects
- Preliminary work on West Circular Ave. project

Continued Upgrades in our Parks

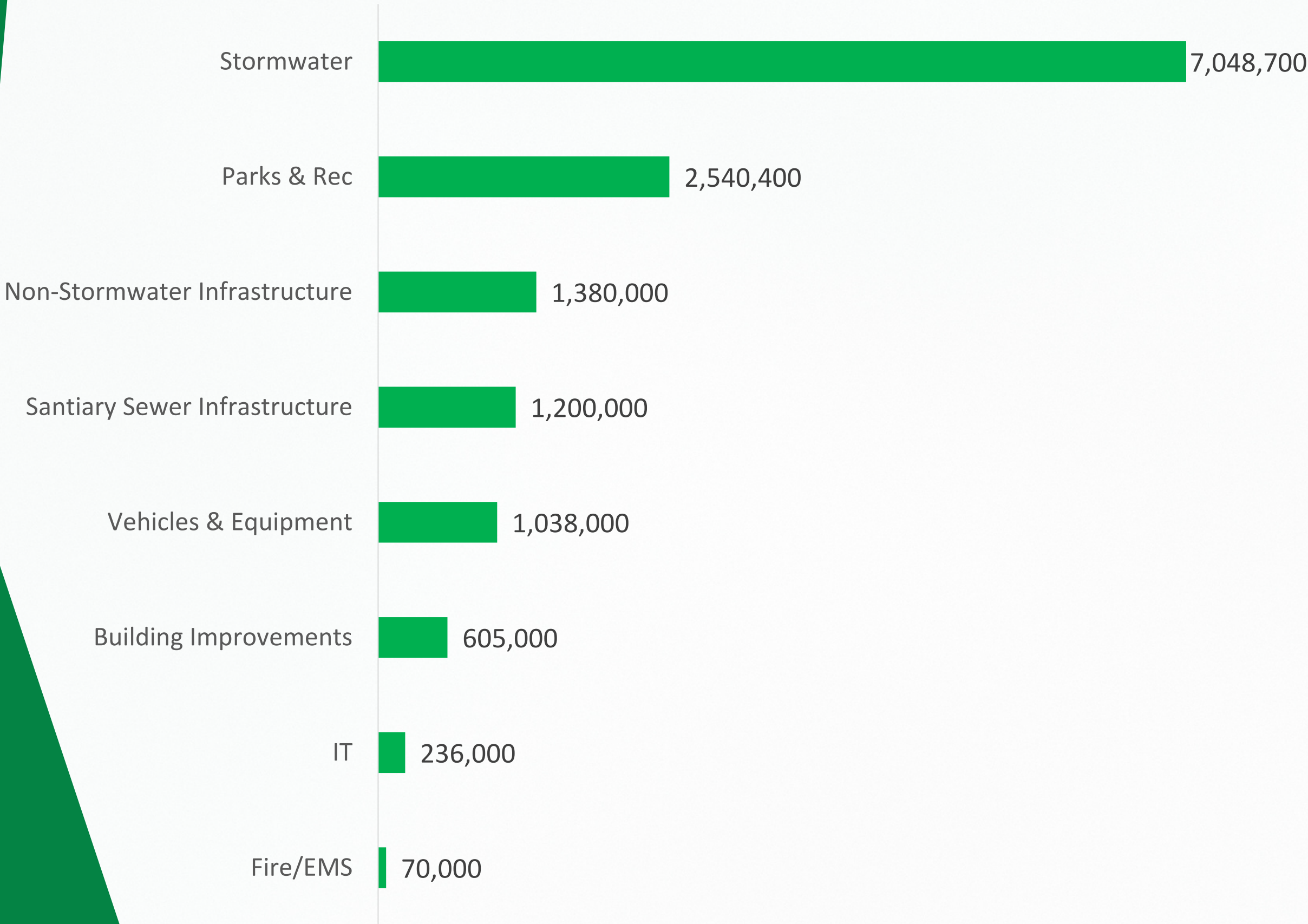
- Finish up Wilson Farm Park Renovations
- Upgrades to Friendship Park
- Begin phased worked at 355 Chase Road
- New playground equipment at LAD & Strafford Parks

Continued Investment in Sanitary Sewers

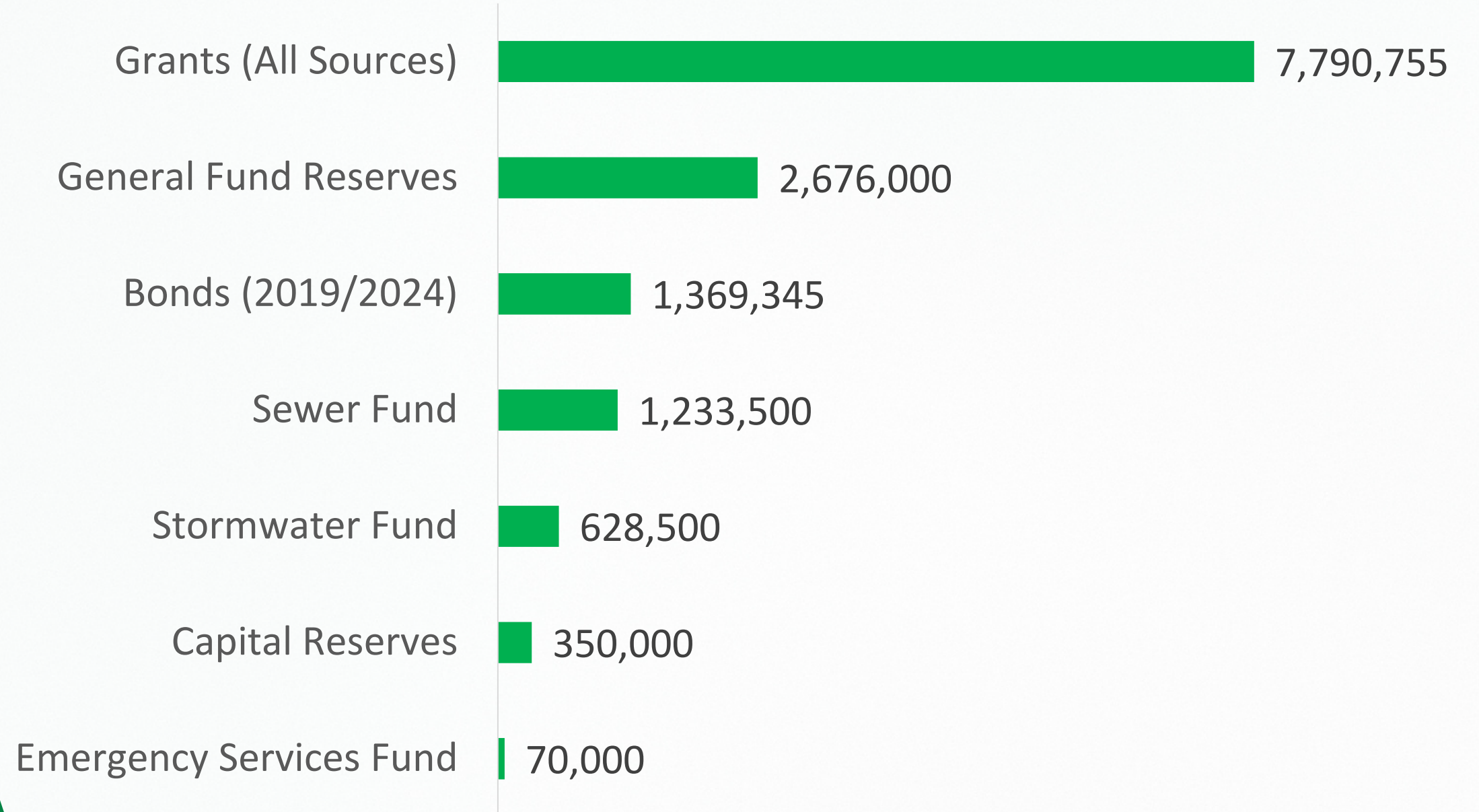
- Complete design and engineering of Glenn Avenue Pump Station and Lancaster Avenue Force Main

Future of 1485 VF Road

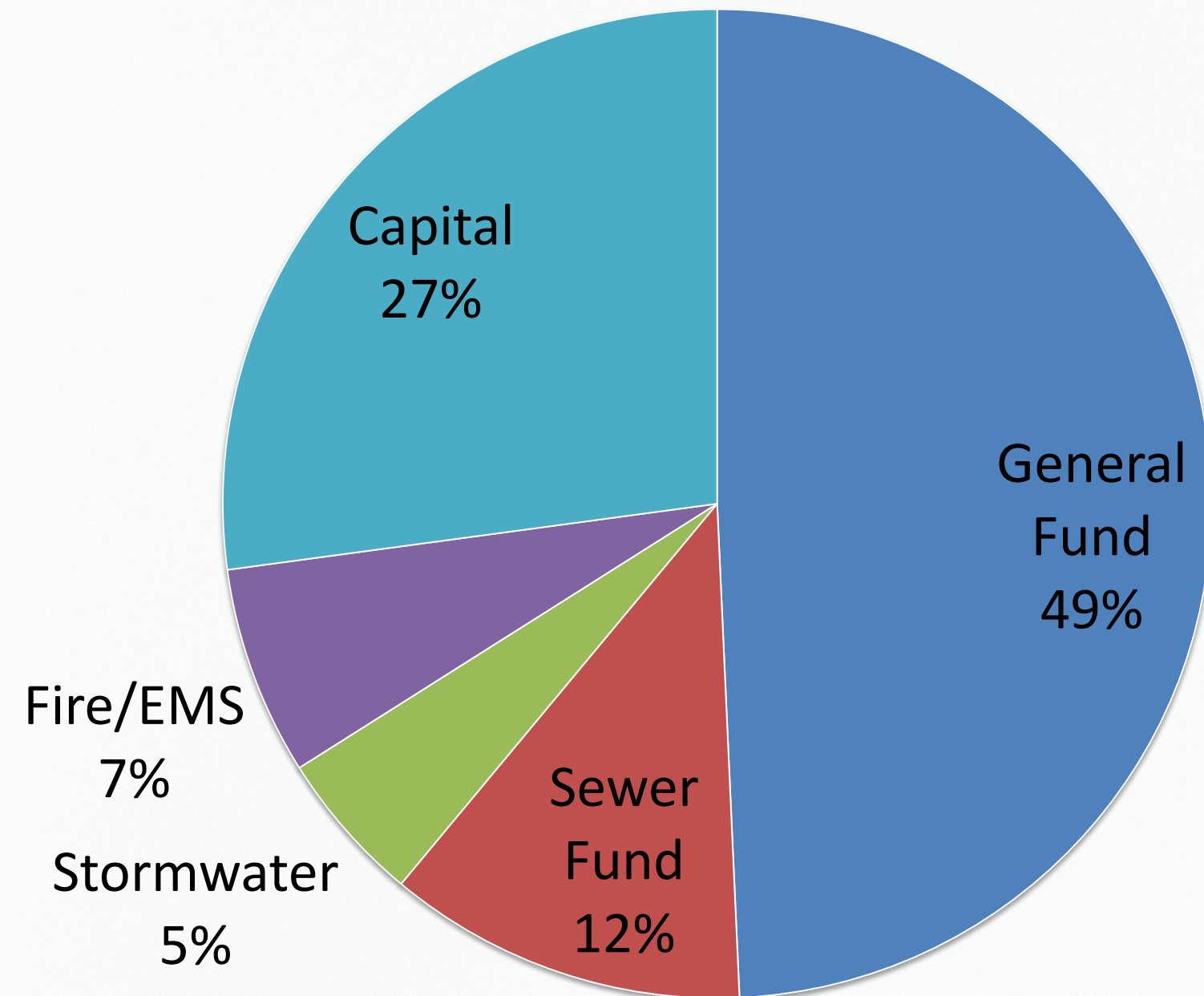
- Feasibility Study for possible renovations or new building for Fire/EMS at 1485 VF Road



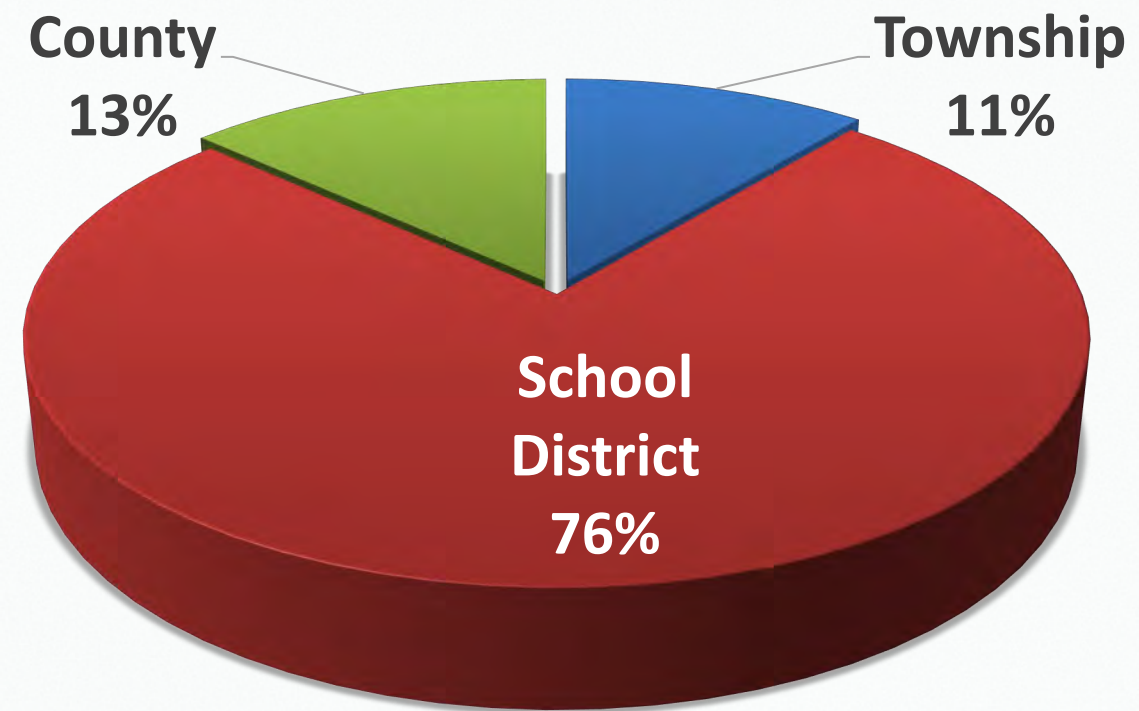
2026 Capital Budget Funding



Budget Breakdown



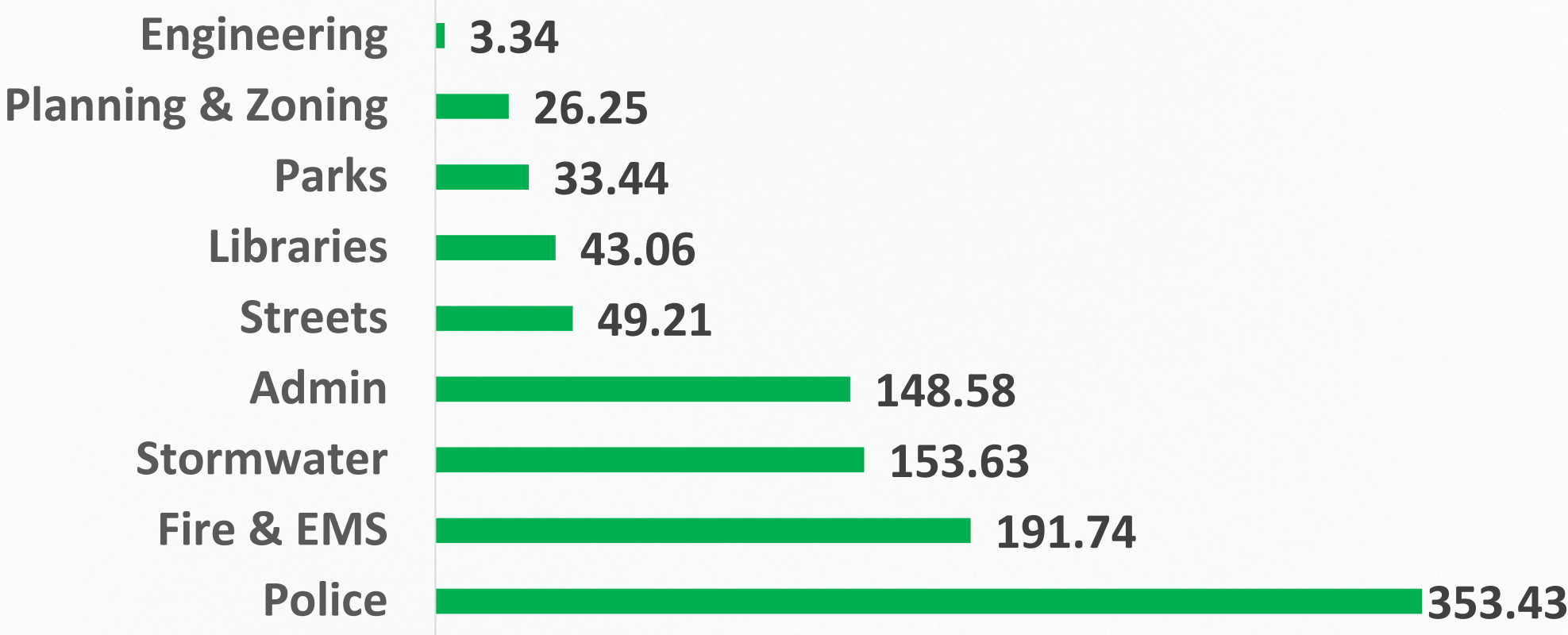
Where your Tax Dollars Go



- Total Township Millage - 4.288
- School District Millage - 29.6567
- County Millage - 5.164



Tax Bill Breakdown

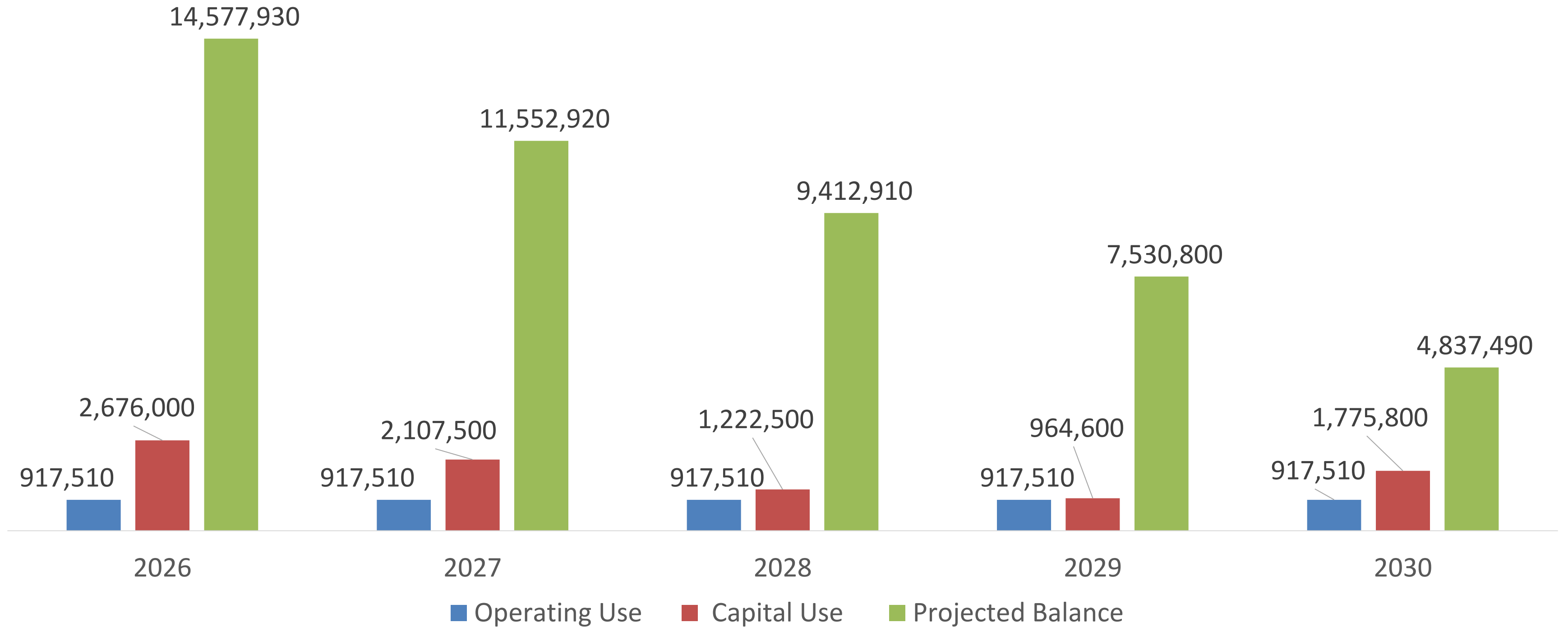


Estimated Average Residential Tax Bill: **\$1,002.68**

- General Fund: \$657.31
- Fire/EMS Fund: \$191.74
- Stormwater Fund: \$153.63



General Fund Reserve Projections



Next Steps



Public Hearing / Prelim Budget Adoption

Township to hold public hearing on prelim budget and BOS adopt prelim budget

11/5/25



Review Budget Changes

Review any changes from Prelim to Final Budget. BOS to approve advertising of public hearing on Budget and Millage Rates

11/17/25



Budget Open House

Hosted in Keene Hall from 10AM – 12PM

11/13/25



Final Adoption

BOS to hold public hearing on 2026 Budget and Millage Rates

12/15/25

End of Presentation



NON-AGENDA

ITEM

HANDOUTS

TREDYFFERIN TOWNSHIP POLICE DEPARTMENT

Monthly Report to BOARD OF SUPERVISORS



September 2025

**Superintendent
T. Michael Beaty**



TREDYFFRIN TOWNSHIP POLICE TRAINING

SEPTEMBER 2025

Defensive Tactics, Baton Use and De-Escalation 9/10/25 & 9/24/25

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

TREDYFFRIN TOWNSHIP POLICE DEPARTMENT
MONTHLY REPORT TO THE BOARD OF SUPERVISORS
SEPTEMBER 2025

Offenses	Reported SEPT 2025	Cleared SEPT 2025	Reported SEPT 2024	Cleared SEPT 2024	Year to Date 2025	Totals 2024	Totals 2023
Calls For Service	2045	----	1660	----	17,559	20,642	21,668
Homicide	0	0	0	0	0	1	0
Rape (incl Sex Offenses)	0	0	0	0	3	1	2
Robbery	1	1	0	0	2	2	5
Assault	2	1	4	2	12	27	22
Burglary	3	1	0	0	18	8	10
Larceny/Theft	8	7	15	13	126	178	210
Vehicle Theft	1	0	1	1	4	6	9
Vandalism	3	2	5	3	56	53	85
Drug Offenses	2	2	1	1	29	19	24
DUI	2	3	5	4	30	57	72
Traffic Accidents	93	----	68	----	669	848	789
Noise Complaints	11	11	22	13	107	137	154
Identity Theft & Fraud	22	17	13	13	148	197	235
Traffic Arrests	368		126		2559	3164	4182
Warnings	121	----	83	----	1155	1265	1779
Non-Traffic	8		3		68	78	105
Juvenile Incidents	42	1	53	1	332	522	503
Juveniles Arrested	1	----	2	----	13	26	30

TREDYFFRIN TOWNSHIP POLICE DEPARTMENT

CRIMINAL INVESTIGATIONS UNIT

SEPTEMBER 2025

DETECTIVES

31 – CASES RECEIVED

24 – CASES CLOSED

6 – TOTAL ARRESTS

31 – DETECTIVE INTERVIEWS CONDUCTED

JUVENILE UNIT

0 – JUVENILE ALLEGATIONS FILED

10 – TOTAL CHILD ABUSE CASES

REVENUE

\$75.00 – FINGERPRINTING

3 – CIVILIANS FINGERPRINTED

\$2250.00 – ACCIDENT /INCIDENT REPORTS/SOLICITOR'S PERMITS

21 -- RECORDS CHECKED



COMMUNITY POLICING REPORT

MONTH/YEAR:

September 2025

COMMUNITY EVENTS

Blue Mass – 9/11
Santucci Pizza Ribbon Cutting – 9/19
Stonegate Block Party – 9/20
Rosh Hashanah event – 9/23

COMMUNITY MEETINGS

Keller Williams Realtor Safety – 9/3
Parks and Recreation – 9/10
ARCH – 9/11
Mainline Interfaith Alliance – 9/16
Tredyffrin Safety Meeting -9/30
Celebree School safety presentation – 9/25

FOLLOW-UPS TO PATROL REPORTS

P25343302 – 9/12

WALK-IN ASSIGNMENT

P25325407 – 9/2
P25345544 – 9/9
P25353644 – 9/23

CAR SEAT INSTALLATIONS

1

TRAINING

Chris Boyle
Defensive Tactics – 9/24

CITIZEN POLICE ACADEMY

Orientation – 9/18
Patrol – 9/25

MISCELLANEOUS

Recreation Report
Date: October 2025

Active Program Summary

- Fall session Soccer Shots continues at WFP
- Universal Racquets Fall Pickleball Clinics at Teegarden run through November 16th
- Fall Tennis at Radnor Racquet started on October 5th

Program Planning

- Did not need to advertise Winter Rec employment. Have 9 returning.
- Processing registrations for Fall Tennis and Winter Recreation

Community events.

- Main Line Music Fest – September 27th. Will schedule follow up meeting.
- Community Day - Saturday, October 4th.
- Trunk or Treat – October 25th
 - Only 7 registered trunks. Registration closes Friday, October 17th. Will post again on socials.
- Holiday Tree Lighting- Dec 6th – confirmed DJ, PhillyHots, Berwyn & Paoli Fire Companies. Santa will be Mike Carroll again.

Community Day –

- Sponsors – \$3,250 Total
- Vendors- 61 total
- Activities- Touch a truck, face paint, pumpkin decorating, henna design, inflatables, and pony rides.
- Food trucks – Buddy's burgers, JT Wilder BBQ, Sabatino's, Petrucci's Ice Cream, Kona Ice.
- Volunteers- 23 volunteers signed up
- Additional Expenses – golf truck rental, tent and table rentals, number and letter cones

Permits

- 16 facility rental permits issued in October
- Continuing processing field and facility rental requests, fall permit session continues until November 15th

Community Event Sponsors

- Will invite all sponsors to attend December BOS meeting for recognition and plaques for gold sponsors

Park Projects

- Receiving new and renewal Dog park registrations for Teegarden Park
- Mill Rd Park softball field completed. Waiting on TE Thunder to provide bases.
- WFP improvements continue on-schedule