



**NEW GARDEN TOWNSHIP
BOARD OF SUPERVISORS
BUSINESS MEETING AGENDA
April 22, 2024
New Garden Twp. Board Room
299 Starr Rd.
Landenberg, PA 19350**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ANNOUNCEMENT OF EXECUTIVE SESSIONS
4. PUBLIC COMMENT (3-minute time limit)
5. PUBLIC COMMENT ON AGENDA ITEMS

6. PUBLIC HEARING

- a. Conditional Use Hearing – 138 Church St. (Tax Parcel #60-1R-4)
 - i. Meeting advertised for a 6 PM start at New Garden Town Hall

7. RECOGNITIONS

- a. Formal recognition by the Board of Supervisors for the successful completion of Jacob Sharp's Eagle Scout project at New Garden Park.

8. PRESENTATIONS

- a. None

9. MINUTES:

- a. Approval of Meeting Minutes from 3-18-2024.

10. TREASURER'S REPORT:

- a. Approval of paid invoices (\$57,235.46) and unpaid invoices (\$1,002,541.02), totaling (\$1,059,776.48)

11. PUBLIC SAFETY REPORT

- a. Avondale Fire Company – FY24 Quarterly (Q1) Report
- b. Southern Chester County Regional Police Department – FY24 Quarterly (Q1) Report

12. UNFINISHED BUSINESS

13. NEW BUSINESS:

a. **Avondale Fire Company & SCCEMS FY2024 Q2 Appropriation** – motion to approve the appropriation of \$246,187.50 to the Avondale Fire Co. and Southern Chester County EMS.

b. **Kennett Library FY2024 Appropriation** – motion to approve the appropriation of \$182,600.00 to the Kennett Library.

- c. **ZHB Application – Blittersdorf** – recommendation to take no position for the Zoning Hearing Board application for the property located at 1019-1021 Newark Rd.
- d. **Investment Income Update** – FY24 investment income strategy update.
- e. **Town Hall Roof Replacement Project** – motion to authorize the Township Manager to approve the bid from Jottan, Inc. at a cost not to exceed \$360,137.00 for the New Garden Town Hall roof project.
- f. **Parks & Open Space Carry-In, Carry-Out Ordinance** – motion to adopt Ordinance 24-001.
- g. **Budget Software - ClearGov** – motion to authorize the Township Manager to approve the quote from ClearGov at a cost not to exceed \$17,833.33.
- h. **Rouse Chamberlin Bancroft Road Extension** – motion to approve Resolution #24-007 to extend the recording of the plan for Rouse/Chamberlin, Ltd. Expiration date 10/14/2024.

14. MANAGER’S REPORT

- a. Fiscal Policy Brief
- b. Strategic Priorities
- c. Zoning Project Update

15. LEGISLATION

- a. **Resolutions**
 - i. 24-007 – Rouse Chamberlin/Bancroft Rd. Financial Sec. extension
- b. **Ordinances**
 - i. 24-001 – Carry In Carry Out Ordinance

NOTICES:

- April 22 - **6:00 p.m. Conditional Use Hearing 138 Church St.**
7:00 p.m. Board of Supervisor’s Meeting.
- April 24 - **7:00 p.m. Planning Commission Meeting**
- May 1 - **7:30 p.m. Historical Commission Meeting**
- May 9 - **7:00 p.m. Public Safety Commission Meeting**
- May 14 - **5:30 p.m. Parks & Recreation Board Meeting**
- May 20 - **7:00 p.m. Board of Supervisor’s Meeting**



New Garden Township

Board of Supervisors

Application for Conditional Use Approval

Submit 4 copies of application
Submit 12 copies of plans

Board of Supervisors
New Garden Township
Chester County, Pennsylvania

Application No. _____

3/5/2024
~~2/24/2024~~

Date Filed _____

Application is hereby made by the signers of the Application for Conditional Use Approval.
Attached hereto are 4 copies of the application and 12 copies of plans.

A. Record Owner of Parcel:

Name: Robert J. Perrotti and Edna Perrotti

Address: 1022 Sarah Drive, Landenberg, PA 19350

Phone number: 610-496-5685 Email address: vpelec@aol.com

B. Applicant: Owner Agent Proposed purchaser

Name: Same as above

Address: _____

Phone number: _____ Email Address: _____

C. **Attorney representation:** Yes No

Name: Neil E. Land, Esquire

Address: 213 East State Street, Kennett Square, PA 19348

Phone No.: 610-444-4848 Email Address: nel@bfmlk.com

D. **Registered Engineer or Surveyor who prepared plans (if applicable):**

Name: Mark Padula, P.E. Padula Engineering

Address: 780 East Market Street, Suite 275, West Chester, PA 19382

Phone No. 610-696-9900 Email address: mypadula@padulaengineering.com

E. **Zoning District Classification:**

R-1 Low Density Residential District R-2 High Density Residential District

R-3 Toughkenamon Residential District R-4 Residential District

Highway Commercial District Commercial – Industrial District

Business Park District Airport Development District

Unified Development District

F. **Property Description:**

Parcel No. 60 - 1R - 4 Lot Size: 0.737 acre gross

Property address: 138 Church Street, New Garden Township, Toughenamon, PA

Present improvements upon the land:

Manufactured home (residential)

Current / previous use(s):

Residential

The above applicant does hereby apply for a conditional use approval for the following purposes:

Applicant seeks conditional use approval to develop the property pursuant to the "Town Development Option" of New Garden Township, per zoning ordinance section 200-32. Applicant proposes eight (8) residential townhomes to be constructed on the property. A copy of the site plan for the proposed development is attached hereto and incorporated herein.

G. Section(s) of Zoning Ordinance which authorizes the Conditional Use:

Article VI Section 200-32 Subsection _____ Paragraph _____

Article _____ Section _____ Subsection _____ Paragraph _____

Article _____ Section _____ Subsection _____ Paragraph _____

H. Has any previous application or appeal been filed in connection with this premises?

Yes No If yes provide details: See attached

I. What is the applicant interest in the premises involved?

Applicants are the owners of the property

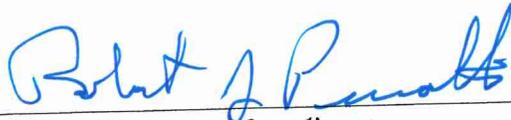
J. What is the approximate cost of the work involved? (if applicable) \$ _____

K. In keeping with Section 200-152.C. of the Township Zoning Ordinance, the applicant is responsible for providing notice to all property owners as is on file with the Chester County Assessors office of land within 500 feet of the subject property. The applicant shall be able to show proof at the conditional use hearing that all property owners were notified. Attach a list of all properties and owners names and addresses within 500 feet of the property to the application.

L. Application Fee for Conditional Use :

\$1,400.00 plus ½ of court stenographer fee for hearing.

\$1,200.00 plus ½ of court stenographer fee per each subsequent hearing.



Date: 2/23/24

Signature of applicant

For Township Use only

Amount of fee: \$ _____ Date: _____

Check No. _____

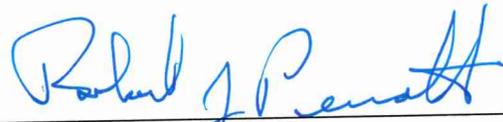
Receipt acknowledged by: _____

**ADDENDUM TO CONDITIONAL USE APPLICATION OF
ROBERT AND EDNA PERROTTI**

**138 CHURCH STREET, TOUGHKENAMON, PA (NEW GARDEN TOWNSHIP)
UPI NO. 60-1R-4**

H. Has any previous application or appeal been filed in connection with this premises?

Yes, pursuant to a written decision of the New Garden Township Zoning Hearing Board dated October 27, 2023, and after an evidentiary hearing before the NGT ZHB on September 12, 2023, applicant secured a dimensional variance from Zoning Ordinance section 200-32.A(1) to permit development pursuant to the "Town Development Option" on an original tract with a gross area of less than $\frac{3}{4}$ of an acre, namely an original tract with a gross lot area of 0.737 acres. A copy of the October 27, 2023 decision and order of the New Garden Township Zoning Hearing Board is attached hereto and incorporated herein.



Robert J. Perrotti

Edna Perrotti

Date: _____

2/23/24

Upl	Owner 1	Owner 2	Local Address	Municipality	Zip Code	Mailing Address 1	Mailing Address 2	Mailing Address 3
60-1-62	BERTOGLI VICO N II		1212 NEWARK RD	NEW GARDEN	19374 1210 NEWARK RD		TOUGHKENAMON PA	
60-1-62.1	BERTOGLI VICO N II		1435 BALTIMORE PK	NEW GARDEN	19374 BOX 307		NEWARK RD	TOUGHKENAMON PA
60-1-63	NAVARRETE EFREN		1455 BALTIMORE PK	NEW GARDEN	19374 PO BOX 308		TOUGHKENAMON PA	
60-1-104	EAST PENN RAILWAYS INC			NEW GARDEN	19348 C/O EAST PENN RAILROAD LLC		505 S BROAD ST	KENNETT SQUARE PA
60-1-105	AYALA EDUARDO		146 CENTER ST	NEW GARDEN	19374 PO BOX 82		TOUGHKENAMON PA	
60-1-106	ORTIZ ATANACIA LOPEZ	TORRES EFRAIN NAVARRETE	130 CENTER ST	NEW GARDEN	19374 PO BOX 192		TOUGHKENAMON PA	
60-1Q-7	SAMIII MAHMOOD &	LORRAINE	1190 NEWARK RD	NEW GARDEN	19350 4 MCCORMICK DR		LANDENBERG PA	
60-1Q-8	SAMIII MAHMOOD &	LORRAINE A	1480 BALTIMORE PK	NEW GARDEN	19350 4 MCCORMICK DR		LANDENBERG PA	
60-1Q-9	LGB-1470 WEST BALTIMORE PIKE LLC		1470 BALTIMORE PK	NEW GARDEN	19348 326 W CEDAR ST		LANDENBERG PA	
60-1Q-10	SMOLINSKI NANCY L		1464 BALTIMORE PK	NEW GARDEN	19390 47 OAKLAND AVE		LANDENBERG PA	
60-1Q-11	SAMIII MAHMOOD &	LORRAINE A	1460 BALTIMORE PK	NEW GARDEN	19350 4 MCCORMICK DR		LANDENBERG PA	
60-1Q-12	SCOTT JAMES F		141 CHURCH ST	NEW GARDEN	19374 PO BOX 336		WEST GROVE PA	KENNETT SQUARE PA
60-1Q-12.1	SCOTT JAMES F	SCOTT SANDRA L	137 CHURCH ST	NEW GARDEN	19374 PO BOX 336		TOUGHKENAMON PA	
60-1Q-13	AYALA ANTONIO VERGARA	DEVERGARA YOLANDA VARGAS	1440 BALTIMORE PK	NEW GARDEN	19350 205 SKYCREST DR		LANDENBERG PA	
60-1Q-13.1	AYALA ANTONIO VERGARA	DEVERGARA YOLANDA VARGAS	1436 BALTIMORE PK	NEW GARDEN	19350 205 SKYCREST DR		LANDENBERG PA	
60-1Q-14	PRESBYTERIAN CHURCH		147 CHURCH ST	NEW GARDEN	19374 TOUGHKENAMON PA		TOUGHKENAMON PA	
60-1Q-15	LGB-1470 WEST BALTIMORE PIKE LLC		125 CHURCH ST	NEW GARDEN	19348 326 W CEDAR ST		STE 3	KENNETT SQUARE PA
60-1Q-16	LGB-1470 WEST BALTIMORE PIKE LLC		119 CHURCH ST	NEW GARDEN	19348 326 W CEDAR ST		STE 3	KENNETT SQUARE PA
60-1Q-17	LGB-1470 WEST BALTIMORE PIKE LLC		117 CHURCH ST	NEW GARDEN	19348 326 W CEDAR ST		STE 3	KENNETT SQUARE PA
60-1Q-18	RDI PROPERTY GROUP LLC		1180 NEWARK RD	NEW GARDEN	19017 PO BOX 702		CHESTER HEIGHTS PA	
60-1Q-22	MARIANI DANIEL P &	LESUE N	1150 NEWARK RD	NEW GARDEN	19375 PO BOX 642		UNIONVILLE PA	
60-1Q-23	RODRIGUEZ JOSE R JR		1160 NEWARK RD	NEW GARDEN	19374 1160 NEWARK RD		TOUGHKENAMON PA	
60-1Q-24	LIU ZHEN	ZHANG YUAN ETAL	1170 NEWARK RD	NEW GARDEN	19707 27 WESTWOODS BLVD		HOCKESSIN DE	
60-1Q-25	OLVERA-BEDOLLA JOSE		112 CHURCH ST	NEW GARDEN	19363 8500 HICKORY HILL RD		OXFORD PA	
60-1Q-26	TANG FENG		114 CHURCH ST	NEW GARDEN	19311 1202 GLEN WILLOW RD		AVONDALE PA	
60-1Q-27	PRICE EUGENE G		116 CHURCH ST	NEW GARDEN	19374 116 CHURCH ST		TOUGHKENAMON PA	
60-1Q-28	SAMIII MAHMOOD	SAMIII LORRAINE	118 CHURCH ST	NEW GARDEN	19350 4 MCCORMICK DR		LANDENBERG PA	
60-1Q-30.1	ROCK OF REFUGE	ASSEMBLY OF GOD	123 MAIN ST	NEW GARDEN	19380 201 S MATLACK ST		APT E17	WEST CHESTER PA
60-1Q-31	TANG DI		126 CHURCH ST	NEW GARDEN	19311 1202 GLEN WILLOW RD		AVONDALE PA	
60-1Q-32	HOPKINS MICHAEL L &	DONNA M	131 MAIN ST	NEW GARDEN	19374 127 MAIN ST		BOX 224	TOUGHKENAMON PA
60-1Q-33	DICKINSON CLARENCE B	DICKINSON RICHARD ALLEN	127 MAIN ST	NEW GARDEN	19374 PO BOX 482		TOUGHKENAMON PA	
60-1Q-35	NUNAN CO INC		1440 NEWARK RD	NEW GARDEN	19348 C/O EAST PENN RAILROAD LLC		505 S BROAD ST	KENNETT SQUARE PA
60-1Q-36	EAST PENN RAILWAYS INC		1130 NEWARK RD	NEW GARDEN	19363 135 N FIFTH ST		OXFORD PA	
60-1Q-37	SUNNY DELL FOODS INC		1120 NEWARK RD	NEW GARDEN	19374 PO BOX 482		TOUGHKENAMON PA	
60-1Q-37.1	NUNAN CO INC		1130 NEWARK RD	NEW GARDEN	19363 135 N FIFTH ST		TOUGHKENAMON PA	
60-1R-1	MYERS ROBERT L &	BRENDA H	151 CHURCH ST	NEW GARDEN	19311 708 GLEN WILLOW RD		AVONDALE PA	
60-1R-2	BUTTRON MIGUEL JR		155 CHURCH ST	NEW GARDEN	19374 PO BOX 482		PO BOX 216	TOUGHKENAMON PA
60-1R-3	ZEBLEY JEANETTE J RESIDUARY ZEBLEY R STEVEN TRU		1400 BALTIMORE PK	NEW GARDEN	19711 770 CHAMBERS ROCK RD		NEWARK DE	TOUGHKENAMON PA
60-1R-4	SALAZAR LUIS ALBERTO MORALES		161 CHURCH ST	NEW GARDEN	19374 155 CHURCH ST		PO BOX 23	TOUGHKENAMON PA
60-1R-3.2	VELAZQUEZ REBECCA		305 CENTER ST	NEW GARDEN	19374 161 CHURCH ST		LANDENBERG PA	
60-1R-4	PERROTTI ROBERT J &	EDNA	138 CHURCH ST	NEW GARDEN	19350 1022 SARAH DR		TOUGHKENAMON PA	
60-1R-5	LIDDICK TIMOTHY	LIDDICK DOROTHY M	139 MAIN ST	NEW GARDEN	19374 139 MAIN ST		TOUGHKENAMON PA	
60-1R-6	UNITED PRES CHURCH		141 MAIN ST	NEW GARDEN	19374 C/O MRS R WICHERSHAM		TOUGHKENAMON PA	
60-1R-7	RODRIGUEZ JOSE MATEO		143 MAIN ST	NEW GARDEN	19374 PO BOX 473		TOUGHKENAMON PA	
60-1R-8	RODRIGUEZ JOSE MATEO		145 MAIN ST	NEW GARDEN	19374 PO BOX 473		TOUGHKENAMON PA	
60-1R-9	COX RONALD P		147 MAIN ST	NEW GARDEN	19374 PO BOX 231		OXFORD PA	
60-1R-10	NAVA AARON LUNA		170 CHURCH ST	NEW GARDEN	19363 121 COOPER LN		TOUGHKENAMON PA	
60-1R-11	SMITH RACHEL I	SMITH JAMES AJR	245 UNION ST	NEW GARDEN	19374 PO BOX 122		TOUGHKENAMON PA	
60-1R-13	LEONE NICHOLAS S		310 CENTER ST	NEW GARDEN	19374 310 CENTER ST		TOUGHKENAMON PA	

60-1R-14.1	SNAJDR SUZANNE I REVOCABLE SNAJDR SUZANNE I TRU		306 CENTER ST	NEW GARDEN	19374 306 CENTER ST	TOUGHKENAMON PA
60-1R-15	SMITH WILLIAM R &	YVONNE G	302 CENTER ST	NEW GARDEN	19374 PO BOX 60	TOUGHKENAMON PA
60-1R-16	SMITH WILLIAM R &	YVONNE G	220 CENTER ST	NEW GARDEN	19374 PO BOX 60	TOUGHKENAMON PA
60-1R-16.1	SMITH LIVONA JR		216 CENTER ST	NEW GARDEN	19374 PO BOX 182	TOUGHKENAMON PA
60-1R-17	SMITH LIVONA JR		212 CENTER ST	NEW GARDEN	19374 PO BOX 182	TOUGHKENAMON PA
60-1R-18	CIVILETTI VINCENT R	BOWEN KIMBERLY	204 CENTER ST	NEW GARDEN	19374 204 CENTER ST	TOUGHKENAMON PA
60-1R-20	CARSON ROSS H		223 UNION ST	NEW GARDEN	19348 489 PEMBERTON RD	KENNETT SQUARE PA
60-1R-20.1	STURGIS JOHN K &	FLORENCE W	225 UNION ST	NEW GARDEN	19348 286 LINE RD	KENNETT SQUARE PA
60-1R-21	RODRIGUEZ JOSE MATEO		132 MAIN ST	NEW GARDEN	19374 PO BOX 473	TOUGHKENAMON PA
60-1R-22	ALLIANCE FOR BETTER HOUSING		140 MAIN ST	NEW GARDEN	19348 648 BUENA VISTA DR	KENNETT SQUARE PA
60-1R-23	ALLIANCE FOR BETTER HOUSING INC		142 MAIN ST	NEW GARDEN	19348 648 BUENA VISTA DR	KENNETT SQUARE PA
60-1R-24.1	BREWER JAMES A		146 MAIN ST	NEW GARDEN	19374 146 MAIN ST	PO BOX 341
60-1R-25	BREWER JAMES A		150 MAIN ST	NEW GARDEN	19374 MAIN ST	TOUGHKENAMON PA
60-1R-26	SISTERS REALTY LLC		155 CENTER ST	NEW GARDEN	19374 PO BOX 303	TOUGHKENAMON PA
60-1R-27	EAST PENN RAILWAYS INC		135 WILLOW ST	NEW GARDEN	19348 C/O EAST PENN RAILROAD LLC	KENNETT SQUARE PA
60-1R-28	BROTHERS PROPERTIES LLC		175 WILLOW ST	NEW GARDEN	19348 PO BOX 1016	KENNETT SQUARE PA
60-1R-29	SUNNY DELL FOODS INC		181 WILLOW ST	NEW GARDEN	19363 135 N FIFTH ST	OXFORD PA
60-1R-30	SUNNY DELL FOODS INC		183 WILLOW ST	NEW GARDEN	19363 135 N FIFTH ST	OXFORD PA
60-1R-31	SANTOYO JUAN	UBINAS-DEIESUS ADA N	187 WILLOW ST	NEW GARDEN	19352 86 MCCORMICK WAY	LINCOLN UNIVERSITY PA
60-1R-32	MILLER CHRISTOPHER		187 WILLOW ST	NEW GARDEN	19374 187 WILLOW ST	TOUGHKENAMON PA
60-1R-33.1	ROCHESTER JOHN E &	JACQUELINE E	141 CENTER ST	NEW GARDEN	19399 PO BOX 432	TOUGHKENAMON PA
60-1R-34	RENTERS SOLUTION LLC		150 CENTER ST	NEW GARDEN	19342 207 N AZALEA CRT	GLEN MILLS PA
60-1R-35	PEDICONE VICTOR G JR &	CARLA M	214 MAIN ST	NEW GARDEN	19350 PO BOX 94	LANDENBERG PA
60-3-129	AYALA ROBERTO CARLOS NIETO		170 WILLOW ST	NEW GARDEN	19390 320 WOODCREST RD	WEST GROVE PA
60-3-130	AYALA ROBERTO CARLOS NIETO		172 WILLOW ST	NEW GARDEN	19390 320 WOODCREST RD	WEST GROVE PA
60-3-131.1	BROTHERS PROPERTIES LLC		176 WILLOW ST	NEW GARDEN	19348 PO BOX 1016	KENNETT SQUARE PA
60-3C-9	NUNAN CHARLES R &	CHRISTINE L	101 WILLOW ST	NEW GARDEN	19374 PO BOX 482	TOUGHKENAMON PA

New Garden Township

Conditional Use Application of Robert J. Perrotti and Edna Perrotti

138 Church Street, Toughkenamon Village

(UPI No. 60-1R-4)

Applicants Exhibits

<u>Exhibit Number</u>	<u>Description</u>
A-1	Deed
A-2	Chester County tax map (1)
A-3	Arial images of UPI #60-1R-4 (from ChescoViews) (2)
A-4	CV of Mark Padula, P.E. (Padula Engineering)
A-5	Site plan of UPI #60-1R-4, prepared by Padula Engineering

Prepared by:
Jenkins Land Transfer
10 Penn View Drive
West Grove, PA 19390



RETURN TO

Return to:
Jenkins Land Transfer
10 Penn View Drive
West grove, PA 19390

UPI # 60-1R-4 ✓

COPY

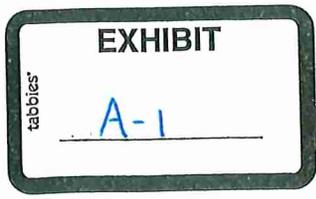
THIS DEED made this 13th day of February, 2006

BETWEEN Guido Martelli and Mary L. Martelli, his wife, and Anna Martelli
(hereinafter called Grantors), of the one part, and
Robert J. Perrotti and Edna Perrotti, husband and wife
(hereinafter called the Grantees), of the other part,

WITNESSETH, That in consideration of -----
----- and 00/100-----Dollars
in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and
convey unto the said Grantees, their heirs and assigns, as tenants by the entirety

ALL THAT CERTAIN message and lot or land situate in the Village of Toughkenamon,
Township of New Garden, bounded and described as follows:

BEGINNING at a stone in the middle of Temperance Street, a corner of land of William Howard,
deceased; thence by said lot of land North twenty-six degrees West, two hundred and fifty-four
and one-half feet to a stone in the middle of Cope Street; thence along the middle of said street
South sixty-four degrees West, one hundred and twenty-seven feet to a stone a corner of lot now
or late of Hannah Jane Bingham; thence by said Bingham's lot South twenty-six degrees East,
two hundred and fifty-four and one-half feet to a stone in the middle of Temperance Street;



thence along the middle of said street North sixty-four degrees East, one hundred and twenty-seven feet to the place of beginning.

CONTAINING thirty-two thousand three hundred and twenty-two square feet of ground, be the same more or less.

BEING UPI # 60-1R-4

BEING INTER ALIA THE SAME premises which Angeline Martelli by Deed dated May 9, 1975 and recorded December 18, 1975 in Chester County in Deed Book C47 page 197 conveyed unto Guido Martelli and Mary I Martelli, his wife, and Anthony J. Martelli and Anna Martelli, his wife, in fee.

AND the said Anthony J. Martelli has since departed this life on OCT. 13, 2004 whereby his interest became vested in Anna Martelli.

AND the said Grantors do hereby covenant to and with the said Grantees that, the said Grantors SHALL AND WILL, Warrant and forever Defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantees and assigns, against the said Grantors and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under or any of them.

IN WITNESS WHEREOF, the said Grantors have caused these presents to be duly executed, the day and year first above written.

SEALED AND DELIVERED In the Presence of:

Guido Martelli (SEAL)
Guido Martelli

Mary I. Martelli (SEAL)
Mary I. Martelli

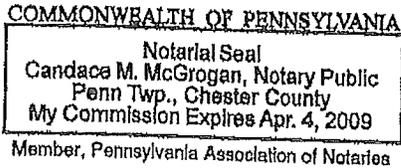
Anna Martelli (SEAL)
Anna Martelli

Unofficial Copy

Commonwealth of Pennsylvania:

County of Chester:

On this, the 13th day of February, 2006, before me, the undersigned officer, personally appeared Guido Martelli, Mary I. Martelli and Anna Martelli known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.



Candace M. McGrogan
Notary Public

I, Robert J. Perrotti, hereby certify that the address of the above Grantees is:

1022 Sarah Drive
Landenberg, PA 19350
Robert J. Perrotti

JLT 3289
1022 Sarah Drive

Landenberg, PA 19350

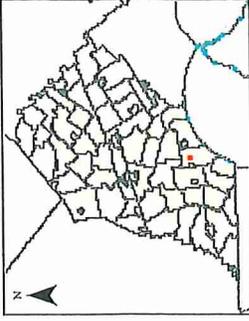
BY: Robert J. Perrotti

Unofficial



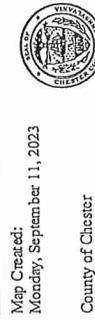
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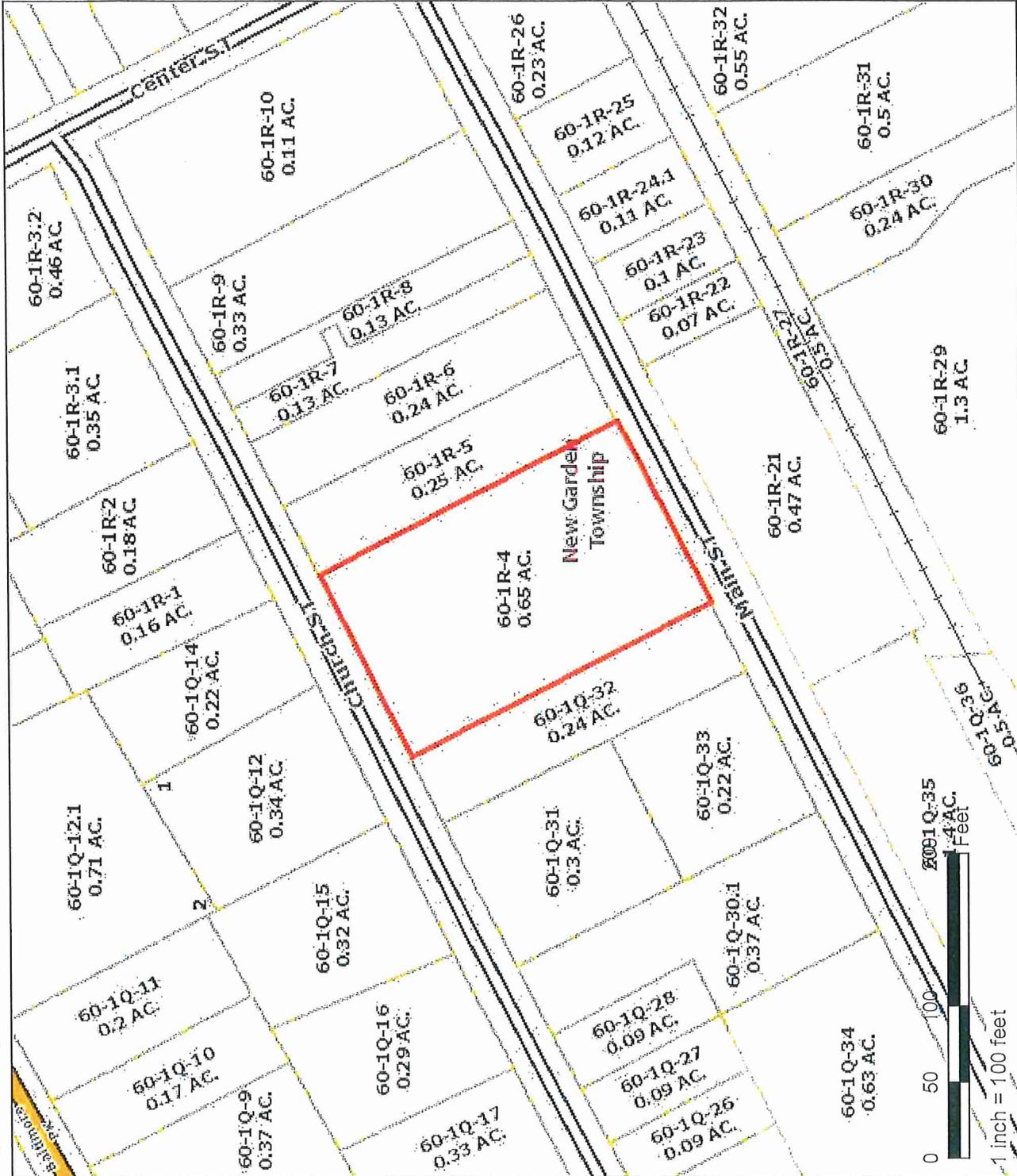
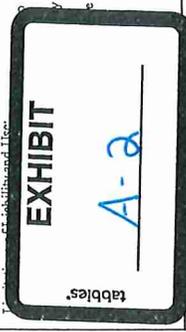
Find UPI Information

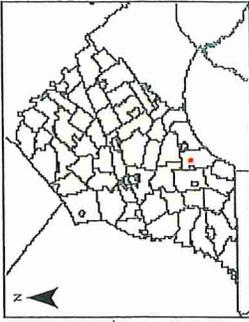
PARID: 6001R0004-0000
 UPI: 60-1R-4
 Owner:1: PERROTTI ROBERT J &
 Owner:2: EDNA
 Mail Address 1: 1022 SARAH DR
 Mail Address 2: LANDENBERG PA
 Mail Address 3:
 ZIP Code: 19350
 Deed Book: 6766
 Deed Page: 314
 Decd Recorded Date: 02/15/2006
 Legal Desc 1: NS MAIN ST
 Legal Desc 2: LOT & MBL HM
 Acres: 0.6458
 LUC: R-70
 Lot Assessment: 20000
 Property Assessment: 11610
 Total Assessment: 31610
 Assessment Date: 12/16/2022 7:49:49 AM
 Property Address: 158 CHURCH ST
 Municipality: NEW GARDEN
 School District: Kennett Consolidated



Map Created:
 Monday, September 11, 2023

County of Chester





Find Address Information

PARID: 6001R00040000
 UPE: 60-1R-4
 Owner: FERROTTI ROBERT J &
 Owner2: EDNA
 Mail Address 1: 1022 SARA H DR
 Mail Address 2: LANDENBERG PA
 Mail Address 3:
 ZIP Code: 19350
 Deed Book: 6766
 Deed Page: 314
 Deed Recorded Date: 02/15/2006
 Legal Desc 1: NS MAIN ST
 Legal Desc 2: LOT & MBL HM
 Acres: 0.6458
 LUC: R-70
 Lot Assessment: 2000
 Property Assessment: 11610
 Total Assessment: 31610
 Assessment Date: 12/16/2022 7:49:49 AM
 Property Address: 138 CHURCH ST
 Municipality: NEW GARDEN
 School District: Kennett Consolidated



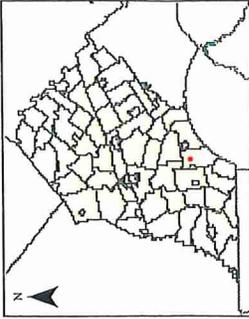
Map Created:
Tuesday, June 6, 2023

County of Chester

EXHIBIT
A-3

Tables





Find Address Information

PAR ID : 6001R00040000
 UPI: 60-1R-4
 Owner1: PERROTTI ROBERT J &
 Owner2: EDNA
 Mail Address 1: 1022 SARAH DR
 Mail Address 2: LANDENBERG PA
 Mail Address 3:
 ZIP Code: 19350
 Deed Book: 6766
 Deed Page: 314
 Deed Recorded Date: 02/15/2006
 Legal Desc 1: NS MAIN ST
 Legal Desc 2: LOT & MBL FM
 Acres: 0.6458
 LUC: R-70
 Lot Assessment: 20000
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County of Chester



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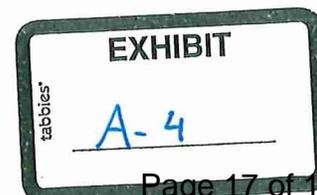


Curriculum Vitae of Mark Padula, P.E.

Work Experience:

- April 2019 to Present Principal Padula Engineering Company
- Civil Engineering (Land Use and Stormwater Management Consulting)
- August 2016 to April 2019 Project Manager for Inland Design, LLC
- Client relationships and project management.
 - Manage subdivision and land development projects for private, institutional, and commercial clients from inception to completion.
 - Coordinate and schedule work to meet client and municipal schedules.
 - Provide engineering design and quality control during design phase.
 - Prepare permit applications and other reports to various regulatory agencies.
 - Attend public meetings to present project to municipal boards.
 - Assist Township Engineer (Special Project).
- August 2015 to August 2016 Senior Project Manager for Yerkes Associates, Inc.
- Client relationships and project management.
 - Perform duties of Township Engineer and assist associate with the duties of Township Engineer as workload required.
 - Manage subdivision and land development projects for private, institutional, and commercial clients from inception to completion.

Padula Engineering Company
780 East Market Street, Suite 275
West Chester, PA 19382
(610) 696-9900



- Coordinate and schedule work to meet client and municipal schedules.
- Provide engineering design and quality control during design phase.
- Prepare permit applications and other reports to various regulatory agencies.
- Attend public meetings and hearings to present project to municipal boards.

August 2014 to August 2015 Project Engineer for Herbert E. MacCombie, Jr., PE, Inc.

- Perform grading design for large and small sites for municipal and private clients.
- Perform stormwater management design and calculations, and hydraulic calculations.
- Designed erosion and sedimentation control plans and calculations.
- Prepare various permit applications for submission to agencies.
- Assist Township Engineer.
- Prepare Act 537 Plans.

February 2014 to August 2014 Consulting Engineer

- Develop client leads.
- Client relationships and project management.
- Prepare building permit plans, sketch plans, grading and erosion control plans and stormwater management calculations for private clients.

October 2013 to February 2014 Project Manager for Inland Design, LLC

- Manage subdivision and land development projects for private and commercial clients.
- Coordinate and schedule work to meet client and municipal schedules.

- Provide engineering design and quality control during design phase.
- Prepare permit applications and other reports to various regulatory agencies.
- Attend public meetings to present project to municipal boards.

March 2004 to October 2013 Project Manager for Register Associates, Inc.

- Client relationships and project management.
- Manage subdivision and land development projects for private, institutional, and commercial clients from inception to completion.
- Coordinate and schedule work to meet client and municipal schedules.
- Provide engineering design and quality control during design phase.
- Prepare permit applications and other reports to various regulatory agencies.
- Attend public meetings to present project to municipal boards.

June 2001 to March 2004 Project Manager for Herbert, Rowland and Grubic, Inc.

- Provide Municipal Engineering services for several municipalities.
- Performed subdivision and land development plan reviews for residential and commercial projects.
- Prepared municipal permit applications for submission to various agencies.
- Prepared plans and specifications for public works projects.
- Serve as municipal field representative for public improvement projects.

April 2000 to June 2017

Managing Member of Padula Brothers, L.L.C. (A real estate investment company)

- Purchase rental properties in Ocean City, NJ.
- Purchase and rent office space in Sea Isle City, NJ.
- Construct high-end single-family residential dwelling for sale to the public, Ocean City and Sea Isle City, NJ, and Hatteras, Frisco and Buxton, NC.
- Construct and operate storage units in Dennis Township, NJ.
- Own and operate Elite Home Automation, Avalon, NJ.

January 1997 to June 2001

Project Manager for Vollmer Associates, L.L.P.

- Manage subdivision and land development projects for municipal, private, institutional, and commercial clients from inception to completion.
- Assist Township Engineer for several municipalities.
- Coordinate and schedule work to meet client and municipal schedules.
- Provide engineering design and quality control during design phase.
- Prepare permit applications and other reports to various regulatory agencies.
- Attend public meetings to present project to municipal boards.

June 1993 to January 1997

Project Professional for Vollmer Associates, L.L.P.

- Assist Senior level professionals and project managers.
- Assist Township Engineer for several municipalities.
- Perform hydrologic and hydraulic calculations for large and small sites.
- Designed erosion and sedimentation control plans and calculations.
- Assist with client relationships and project management.

- Prepare permit applications for submission to various agencies.

Municipal Work Experience:

- June 1993 to June 2001 Assistant to Township/Borough Engineer
- Aston Township
 - Upper Chichester Township
 - Chester Heights Borough
 - Trainer Borough
- January 1996 to June 2001 Assistant to Township/Borough Engineer
- Edgmont Township
 - Collingdale Borough
 - Prospect Park Borough
- June 2001 to March 2004 Subdivision and Land Development Plan Review Engineer
- West Caln Township
- June 2001 to March 2004 Assistant to Township Engineer
- East Cocalico Township
 - Rapho Township (Special Project)
- June 2001 to March 2004 Site Engineer for Public Works Project
- West Chester Borough Public Works Department
- June 2001 to March 2004 Site Inspector for Municipal Public Works Project
- Strasburg Borough
- August 2014 to August 2015 Project Engineer
- Tincum Township
- August 2014 to August 2015 Project Engineer for Act 537 Plan Update

- Sadsbury Township
- East Fallowfield Township

August 2015 to August 2016 Assistant to Township Engineer

- Edgmont Township
- Thornbury Township
- Willistown Township

October 2015 to May 2016 Township Engineer

- East Brandywine Township

August 2016 to April 2019 Assistant to Township Engineer

- East Brandywine Township (Special Project)

Education:

May 1997 Masters of Science
Environmental Engineering and Engineering Management
Widener University, Chester, PA

May 1993 Bachelors of Science
Civil Engineering
Widener University, Chester, PA

Professional Licenses:

June 2002 Professional Engineer, Commonwealth of Pennsylvania

May 2009 Professional Engineer, State of Delaware

June 2009 Professional Engineer, State of Maryland

Continuing Education/Professional Development Hours:

1993 to Present I participate in various seminars, workshops and other educational opportunities to continually develop and expand my knowledge and understanding of my profession. I also participate in leadership, ethics, negotiation and client relationship seminars, programs, workshops and conferences.

Expert Witness:

I have been sworn in and provided expert testimony at Conditional Use Hearings, Special Exception Hearings, Zoning Hearings and Common Pleas Court in Delaware and Chester Counties. I have also presented and defended subdivision and land development applications to numerous planning commissions, boards of supervisors, board of commissioners, and councils.

COUNTY OF CHESTER
P E N N S Y L V A N I A



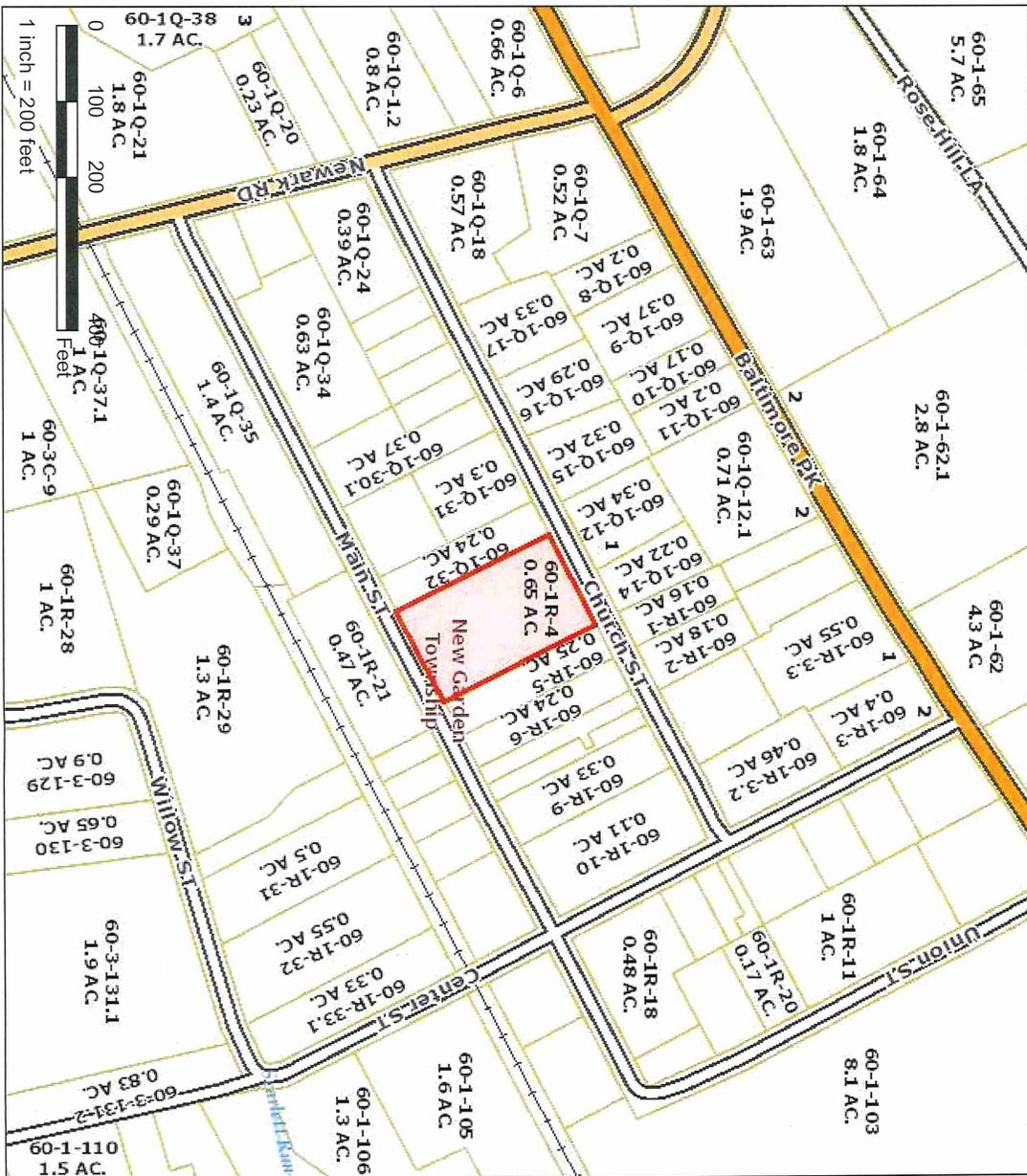
Find Information

PARID: 6001800040000
 UPL: 60-1R-4
 Owner: FERROTTI ROBERT J &
 Owner2: EDNA
 Mail Address 1: 1022 SARA H DR
 Mail Address 2: LANDBENBERG PA
 Mail Address 3:
 ZIP Code: 19350
 Deed Book: 6766
 Deed Page: 314
 Deed Recorded Date: 02/15/2006
 Legal Desc 1: NS MAIN ST
 Legal Desc 2: LOT & MBL HLM
 Acres: 0.6458
 LUC: R-70
 Lot Assessment: 20000
 Property Assessment: 11610
 Total Assessment: 31610
 Assessment Date: 12/16/2022 7:49:49 AM
 Project Address: 138 CHURCH ST
 Municipality: NEW GARDEN
 School District: Kennett Consolidated

Map Created:
 Monday, August 21, 2023
 County of Chester



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COUNTY OF CHESTER
PENNSYLVANIA



Find Information

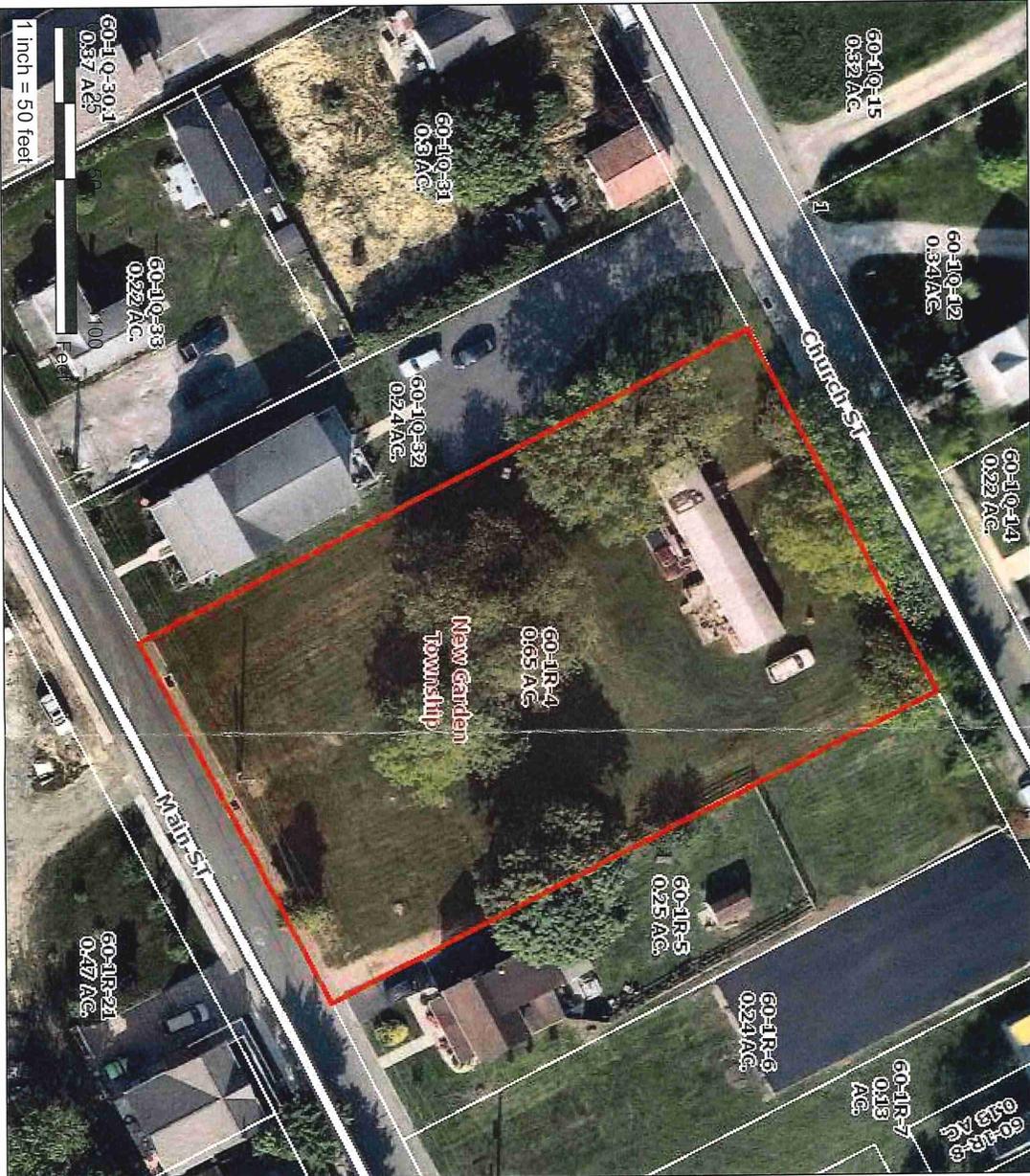
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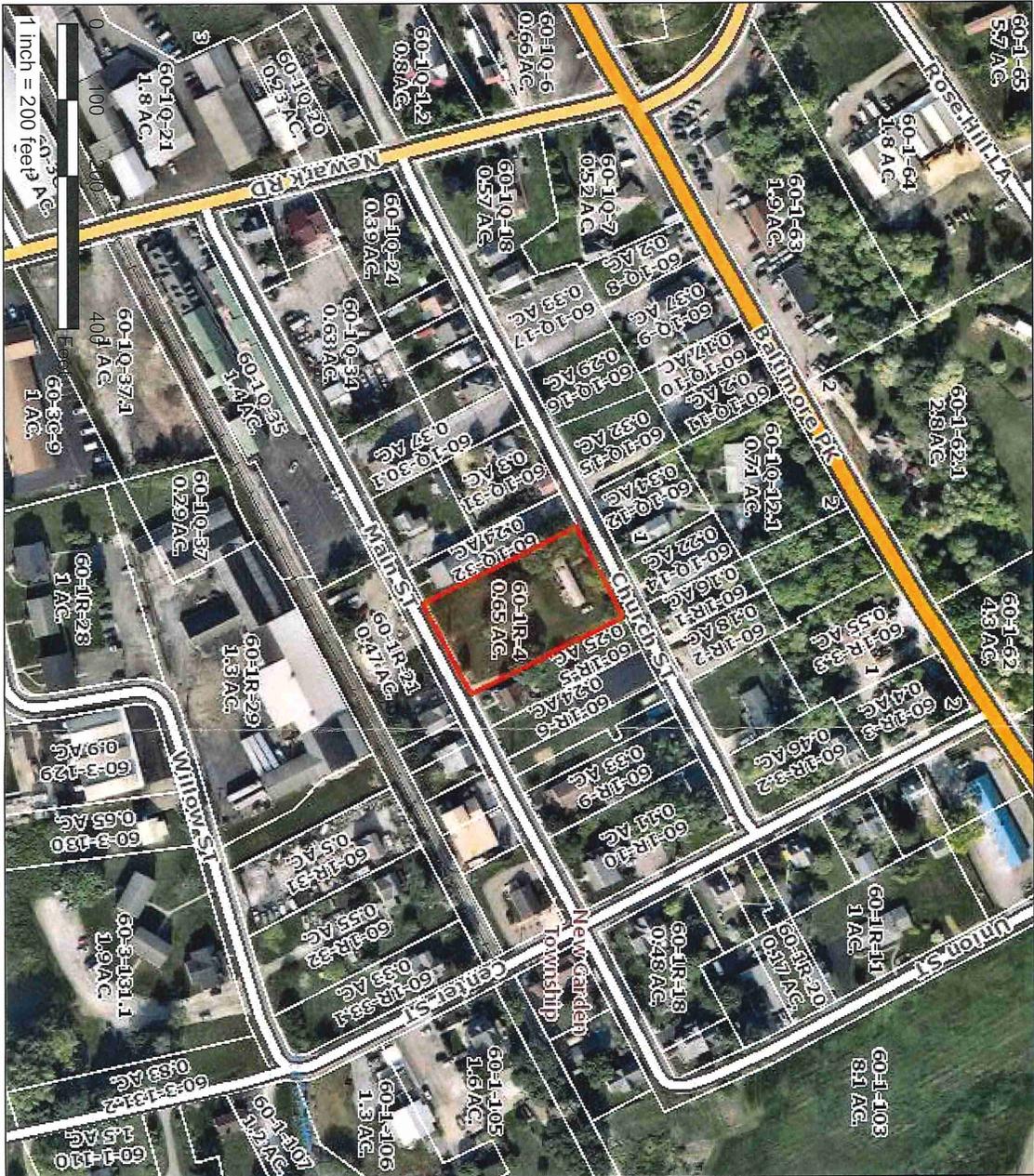
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COUNTY OF CHESTER
PENNSYLVANIA



Final Information

PAR ID: 6001 R00040000
 UPR: 60-1R-4
 Owner: PERROTTI ROBERT J &
 Owner2: HDNA
 Mail Address 1: 1022 SARAH DR
 Mail Address 2: LANDENBERG PA
 Mail Address 3:
 ZIP Code: 19350
 Deed Book: 6766
 Deed Page: 314
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NEW GARDEN TOWNSHIP
NOTICE OF CONDITIONAL USE HEARING

The Board of Supervisors of New Garden Township, Chester County, Pennsylvania will conduct a conditional use hearing on Monday, April 22, 2024 at 6:00 p.m. at the New Garden Township Municipal Building located at 299 Starr Road, Landenberg, PA 19350 to consider the application of Robert J. Perrotti and Edna Perrotti for property they own located at 138 Church Street, Toughkenamon, Pennsylvania, further identified as UPI # 60-1R-4 located in the R-3 Toughkenamon Residential Zoning District. Applicant seeks conditional use approval to develop the property pursuant to the Town Development Option under Section 200-32 proposing to construct 8 residential townhomes on the property.

If you are a person with a disability and wish to attend the hearing scheduled above and require an auxiliary aide, service, or other accommodation to participate in the proceedings, please contact New Garden Township at (610) 268-2915 to discuss how the Township may best accommodate your needs.

WINIFRED MORAN SEBASTIAN, ESQUIRE
LAMB MCERLANE PC
SOLICITOR
NEW GARDEN TOWNSHIP

NEW GARDEN TOWNSHIP - STAFF REPORT/RECOMMENDATION

REQUESTING DEPARTMENT: Parks & Open Space

MEETING DATE: April 22, 2024

SUBJECT/TOPIC: Jacob Sharp (Troop 62) Eagle Scout Recognition

BACKGROUND: Jacob Sharp, a member of Troop 62, conducted an Eagle Scout project involving the installation of three informational kiosks, strategically placed throughout both phases of New Garden Park, one in front of Town Hall and the remaining two within the lower phase of New Garden Park, to enhance the community and user experience for all patrons. Each kiosk serves as an invaluable resource to the Township and community by providing essential information to all park-goers, hikers, and nature enthusiasts.

The kiosk design blends seamlessly with the park’s natural beauty and includes features such as a shingled roof, rustic wooden panels, and an enclosed bulletin board. These elements not only serve a practical purpose but also contribute to the park’s aesthetic appeal.

All three kiosks were completed in June of 2023 and have been heavily utilized by staff to offer details about the park’s trails, wildlife, historical landmarks, safety guidelines, and rules & regulations.

FINANCIAL IMPACT: Total: N/A	Budgeted:	YES <input type="checkbox"/> NO <input type="checkbox"/>
	Amount Budgeted:	\$0
	Amount Spent:	\$0
	Amount Requested:	\$0
	Budget Line Item:	\$0

STAFF RECOMMENDATION: That the Board of Supervisors formally recognize the successful completion of Jacob Sharp’s Eagle Scout project at New Garden Park.

TOWNSHIP MANAGER APPROVAL: Required: <input type="checkbox"/> Not Required: <input checked="" type="checkbox"/>	 _____ <i>Christopher Himes, Township Manager</i>
TOWNSHIP SOLICITOR APPROVAL: Required: <input type="checkbox"/> Not Required: <input checked="" type="checkbox"/>	 _____ <i>Winifred Sebastian, Township Solicitor</i>

ATTACHMENTS:

1. Photo of completed kiosks
2. Scan of recognition plaque

Recognition Award



Presented to

Jacob Sharp

For the successful completion of
your Eagle Scout project at
New Garden Township

*May your journey be driven by
purpose and inspire others*

New Garden Park Rear Kiosk



New Garden Park Front Kiosk



Township Administrative Building Kiosk





**NEW GARDEN TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
March 18, 2024**

**ATTENDING
BOARD OF SUPERVISORS**

David Unger, Chairman
Stephen Allaband
Ted Gallivan
Troy Wildrick

TOWNSHIP PERSONNEL

Chris Himes – Township Manager
James Brown – Dir. Of Finance
Kristina Molnar – Asst. Finance Dir.
Robert Weer – Dir. Comm. Dev. & Safety
John Gibson – Codes Enforcement
Stephen Boyer - Officer
Kenny Reed – Public Works Director
Mike Buck – Parks & Open Space Superintendent

1. CALLED TO ORDER

Chairman David Unger called the meeting to order at 7:01 p.m.

2. PLEDGE OF ALLEGIANCE

Pledge of allegiance was recited.

3. ANNOUNCEMENT OF EXECUTIVE SESSION

- Executive Session was held to discuss ongoing legal matters.

- Mr. Unger announced a public meeting will be held on Thursday, March 21 @ 7:00 p.m. at Town Hall to discuss the findings of the Air Quality Study.

- Mr. Himes announced rescheduling of the April Board of Supervisor's Meeting from April 15 to April 22 to allow Board Members to attend PSATS Conference.

4. PUBLIC COMMENT (3 minute time limit)

5. PUBLIC COMMENT ON AGENDA ITEMS

6. PUBLIC HEARING

7. MINUTES

- Approval 2/26/24 Meeting Minutes

Action: Motion to approve made by Mr. Gallivan, seconded by Mr. Allaband. No discussion. 4 Ayes.

8. TREASURER'S REPORT

- Approval of paid and unpaid invoices totaling \$210,538.76.

Action: Motion to approve made by Mr. Allaband, seconded by Mr. Gallivan. No discussion. 4 Ayes.

9. RECOGNITIONS & APPOINTMENTS

None.

10. PRESENTATIONS

None.

11. PUBLIC SAFETY REPORT

- a. Avondale Fire Co. - None
- b. Southern Chester County Regional Police - None

12. UNFINISHED BUSINESS

None.

13. NEW BUSINESS

- a. **Final Land Development 156 & 162 Bancroft Rd.** – Motion to approve the final land development plan and Resolution No. 2024-006 for Rouse Chamberlin – Copperleaf Ridge.
Action: Motion to approve final land development plan and Resolution #2024-006 made by Mr. Allaband, seconded by Mr. Gallivan. No discussion. 4 Ayes.
- b. **Comprehensive Zoning Ordinance Consultant** – Motion to approve the proposal from Michael Baker International for Comprehensive Zoning Ordinance consultant services at a cost not to exceed \$99,308.00 and authorize Township Manager to sign the final agreement pending final review by Township Solicitor.
Action: Motion to approve made by Mr. Gallivan, seconded by Mr. Allaband. No Discussion. 4 Ayes.
- c. **Smedley Master Plan**– Motion to adopt the Smedley Master Plan as presented by Natural Lands Trust.
Action: Motion to approve made by Mr. Gallivan, seconded by Mr. Wildrick. No Discussion. 4 Ayes.
- d. **Hartefeld Road Condition Issue** – Presentation on road condition issues in the Hartefeld Subdivision.
Action: No Action Taken. Presentation only.
- e. **Carry In, Carry Out Trash Policy**– Motion to advertise Carry-In, Carry-Out Ordinance.
Action: Motion to approve advertisement made by Mr. Allaband, Seconded by Mr. Gallivan. No Discussion. 4 Ayes.
- f. **OSRB Land Appraisal** – Motion to authorize the appraisal of the property located at 498 Line Rd. (Tax Parcel No. 60-1-41) at a cost not to exceed \$3,400.00.
Action: Motion to authorize made by Mr. Allaband, seconded by Mr. Gallivan. No Discussion. All Ayes.
- g. **Purolite Land Development Extension** – Motion to approve the extension of the recording of the plan for Purolite LLC via Resolution No. 2024-005.
Action: Motion to approve made by Mr. Allaband, seconded by Mr. Wildrick. No Discussion. 4 Ayes

- h. **Special Exception Application 1421 Broad Run Rd.** – *Summary of action by the Zoning Hearing Board regarding a Special Exception Application @ 1421 Broad Run Rd.*
Action: *No Action Taken. Presentation only.*

- i. **Purchase of Snap-Tite Stormwater Materials** – *Motion to authorize the Township Manager to approve the purchase of the Snap-Tite and ductile iron pipe from LB Water, a Co-Stars vendor, in an amount not to exceed \$24,396.00.*
Action: *Motion to approve made by Mr. Allaband, seconded by Mr. Gallivan. No discussion. All Ayes.*

- j. **Spring Clean-Up** – *Presentation of Annual Spring Clean-Up Event April 11-14.*
Action: *No Action. Presentation only.*

14. LEGISLATION:

Resolutions:

24-005 – PuroLite Land Development Extension

24-006 – Final Land Development Plan 156 & 162 Bancroft Rd. (Copperleaf Ridge)

ADJOURNMENT

- Motion to adjourn the meeting @ 9:17 p.m. made by Mr. Allaband, seconded by Mr. Gallivan. No discussion. 4 Ayes.

The next Board of Supervisor’s Meeting will be held on Monday, April 22 @ 7:00 p.m.

**NEW GARDEN TOWNSHIP
 LANDENBERG, PA
 WORKSHEET - SUMMARY OF INVOICES REPORT - BY FUND**

DATE: APRIL 22, 2024

FUND	UNPAID INVOICES TOTALS	PAID INVOICES TOTALS	INVOICES TOTALS
01 - GENERAL	\$546,853.37	\$220.55	\$547,073.92
02 - STREET LIGHT	\$0.00	\$0.00	\$0.00
03 - FIRE	\$7,792.17	\$7,768.20	\$15,560.37
04 - PARK & RECREATION	\$0.00	\$421.75	\$421.75
05 - ST ANTHONY'S IN THE HILLS	\$0.00	\$613.75	\$613.75
08 - SEWER	\$4,404.11	\$0.00	\$4,404.11
09 - AIRPORT	\$44,049.86	\$39,210.83	\$83,260.69
20 - SINKING (DEBT SERVICE)	\$0.00	\$0.00	\$0.00
30 - CAPITAL	\$136,962.48	\$5,776.29	\$142,738.77
31 - OPEN SPACE	\$6,434.53	\$3,224.09	\$9,658.62
32 - SEWER CAPITAL FUND	\$0.00	\$0.00	\$0.00
33 - AIRPORT CAPITAL FUND	\$256,044.50	\$0.00	\$256,044.50
34 - CAPITAL RESERVE FUND	\$0.00	\$0.00	\$0.00
35 - STATE LIQUID FUELS	\$0.00	\$0.00	\$0.00
			\$0.00
TOTALS	\$1,002,541.02	\$57,235.46	\$1,059,776.48

Report Criteria:

Invoice.Invoice Number = {<>} "3817449"
[Report].Invoice Number = {<>} "3829982"

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
01									
8165 The Hartford									
6694674096	1	LIFE; AD&D; STD; LTD - Admin	Invoice	04/01/2024	04/15/2024	97.02		97.02	01-401-158
2001 Delaware Valley Health Trust									
26879	1	Medical/Rx & Dental - Finance	Invoice	04/01/2024	04/30/2024	3,970.64		3,970.64	01-402-156
8165 The Hartford									
6694674096	2	LIFE; AD&D; STD; LTD - Finance	Invoice	04/01/2024	04/15/2024	222.73		222.73	01-402-158
3510 H. A. Berkheimer Inc.									
256	1	Amusement Tax Commission	Invoice	03/29/2024	04/30/2024	23.06		23.06	01-403-451
4495 Lamb McErlane, PC									
244390	4	Acct #130174-0001 Escrow	Invoice	04/04/2024	05/04/2024	2,665.00		2,665.00	01-404-312
244390	1	Acct #130174-0001 General Administra	Invoice	04/04/2024	05/04/2024	8,303.00		8,303.00	01-404-314
2001 Delaware Valley Health Trust									
26879	2	Medical/Rx & Dental - General	Invoice	04/01/2024	04/30/2024	2,740.33		2,740.33	01-406-156
8165 The Hartford									
6694674096	3	LIFE; AD&D; STD; LTD - General	Invoice	04/01/2024	04/15/2024	114.55		114.55	01-406-158
9479 W.B. Mason Co., Inc.									
245086580	1	Copy Paper	Invoice	03/06/2024	04/06/2024	156.57		156.57	01-406-210
1950 21st Century Media									
2575556	1	Ad #2575556 - Adoption of Ordinance	Invoice	03/11/2024	04/11/2024	339.00		339.00	01-406-341
2586587	1	Ad #2586587 - Adoption of Ordinance	Invoice	04/08/2024	04/30/2024	128.06		128.06	01-406-341
2587915	1	Ad #2587915 - Notice of Meeting Chan	Invoice	04/03/2024	04/30/2024	190.22		190.22	01-406-341
9627 U.S. Bank Equipment Finance									
526307798	1	Contract #500-0639672-000	Invoice	04/05/2024	04/29/2024	399.61		399.61	01-406-383
1490 Brandywine Valley SPCA									
42	1	Chesco Activity Fee	Invoice	04/04/2024	04/30/2024	65.00		65.00	01-406-450
42	2	Chesco Dog Acquisition	Invoice	04/04/2024	04/30/2024	800.00		800.00	01-406-450
9752 West Chester University									
2024-947	1	Agreement #WCU-24-003 - 1/2/24 to 1	Invoice	12/31/2023	04/30/2024	25,000.00		25,000.00	01-406-450
1680 COMCAST CABLE									
197347628	1	Admin Business Voice Acct 905954294	Invoice	03/15/2024	04/15/2024	677.70		677.70	01-407-321
197370676	1	PW Business Voice Acct 963357196	Invoice	03/15/2024	04/15/2024	56.77		56.77	01-407-321
9707 AT&T Mobility, LLC									
2873138497	1	Foundation Account - 60915817	Invoice	04/09/2024	04/24/2024	277.98		277.98	01-407-324
1683 Comcast Business Voice									
031024	1	Acct 8499101360172206 Public Works	Invoice	03/10/2024	04/02/2024	183.12		183.12	01-407-325
031024	2	acct 8499 10 136 0060732	Invoice	03/10/2024	04/02/2024	306.06		306.06	01-407-325
041024	1	acct 8499 10 136 0060732	Invoice	04/10/2024	05/03/2024	315.71		315.71	01-407-325
041024	2	Acct 8499101360172206 Public Works	Invoice	04/10/2024	05/03/2024	193.00		193.00	01-407-325
7010 PC Solutions, Inc.									
CW119074	1	SOPHOS MSP Agreement New Garden	Invoice	03/28/2024	04/15/2024	365.70		365.70	01-407-452
CW119123	1	Maintenance Agreement	Invoice	04/10/2024	04/20/2024	583.52		583.52	01-407-452
CW119176	1	Microsoft 365	Invoice	04/10/2024	04/20/2024	403.80		403.80	01-407-452
8795 CivicPlus, Inc.									
287342 & 29	1	Annual Website hosting & support	Invoice	01/31/2024	02/29/2024	3,117.44		3,117.44	01-407-453
299723	1	CivicSend (Annual & Implementation).	Invoice	04/15/2024	05/15/2024	2,191.10		2,191.10	01-407-453
1974 Dallas Data Systems, Inc.									
26710	1	2024 Caselle Annual Maintenance & Up	Invoice	01/01/2024	01/31/2024	31,760.00		31,760.00	01-407-454
26772	1	2024 Annual Software Hosting Fee	Invoice	01/01/2024	01/31/2024	18,117.00		18,117.00	01-407-454
9281 Pennoni Associates, Inc									
0001215409	1	NGTP0157 Hawk's Glen, Bentley Home	Invoice	03/22/2024	04/22/2024	198.50		198.50	01-408-312
0001215411	1	NGTWP00158 Copperleaf Ridge	Invoice	03/22/2024	04/22/2024	1,659.25		1,659.25	01-408-312

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
0001215412	1	NGTWP00160 Popeye's	Invoice	03/22/2024	04/22/2024	317.25		317.25	01-408-312
0001215413	1	NGTWP00163 Thompson Tract	Invoice	03/22/2024	04/22/2024	529.00		529.00	01-408-312
0001215414	1	NGTWP00170 Pleasantville Farm	Invoice	03/22/2024	04/22/2024	73.00		73.00	01-408-312
0001215415	1	NGTWP00172 Ecolab/Purolite	Invoice	03/22/2024	04/22/2024	80.50		80.50	01-408-312
0001215416	1	NGTWP00174 New Garden Elementar	Invoice	03/22/2024	04/22/2024	780.50		780.50	01-408-312
0001215417	1	NGTWP07016 Davis-Dhungel 144 Shar	Invoice	03/22/2024	04/22/2024	426.25		426.25	01-408-312
4975 Bowman Consulting Group, Ltd									
426175	1	Project 310010-01-001 General Consult	Invoice	03/31/2024	04/30/2024	852.50		852.50	01-408-313
9281 Pennoni Associates, Inc									
0001215410	1	NGTWP00000 General	Invoice	03/22/2024	04/22/2024	442.75		442.75	01-408-313
0001215419	1	NGTWP21010 Roads	Invoice	03/22/2024	04/22/2024	1,972.00		1,972.00	01-408-313
4710 Lowe's									
901336	1	paper towels and toilet paper	Invoice	03/21/2024	05/20/2024	63.62		63.62	01-409-226
990750	1	handsoap/febreze/409 spray cleaner a	Invoice	04/01/2024	05/20/2024	29.93		29.93	01-409-226
2109 Ready Refresh by Nestle									
14D0436228	1	Water bottles	Invoice	04/08/2024	04/26/2024	130.23		130.23	01-409-240
14D0436228	2	Water cooler rental	Invoice	04/08/2024	04/26/2024	15.96		15.96	01-409-240
10052 Enterprise Fleet Management									
630510-0403	1	Maintenance 2023 Ford F-350	Invoice	04/03/2024	04/20/2024	76.82		76.82	01-409-250
630510-0403	5	Maintenance 2024 Nissan Sentra - 27C	Invoice	04/03/2024	04/20/2024	47.34		47.34	01-409-250
630510-0403	7	Maintenance 2024 Nissan Sentra - 27C	Invoice	04/03/2024	04/20/2024	47.34		47.34	01-409-250
630510-0403	9	Maintenance 2024 Dodge Ram 1500	Invoice	04/03/2024	04/20/2024	84.92		84.92	01-409-250
6090 PECO ENERGY CO.									
040424	3	1843918000 Township Building	Invoice	04/04/2024	04/20/2024	1,047.49		1,047.49	01-409-360
040424	7	3527657000 Sign Shop	Invoice	04/04/2024	04/20/2024	18.33		18.33	01-409-360
040424	15	8742762222 Public Works	Invoice	04/04/2024	04/20/2024	544.18		544.18	01-409-360
040424	1	1643497000 NGH Shop	Invoice	04/04/2024	04/20/2024	73.54		73.54	01-409-361
040424	2	1678601111 NG Park	Invoice	04/04/2024	04/20/2024	96.87		96.87	01-409-361
040424	4	1879281222 Ampitheater	Invoice	04/04/2024	04/20/2024	31.88		31.88	01-409-361
040424	5	1880815000 Barn	Invoice	04/04/2024	04/20/2024	251.77		251.77	01-409-361
040424	6	307586000 NG Park	Invoice	04/04/2024	04/20/2024	48.50		48.50	01-409-361
040424	8	4515992000 NG Park Pavillion	Invoice	04/04/2024	04/20/2024	20.16		20.16	01-409-361
040424	9	4618038000 Quonset Hut	Invoice	04/04/2024	04/20/2024	59.36		59.36	01-409-361
040424	10	5620985000 NGH Pool	Invoice	04/04/2024	04/20/2024	37.73		37.73	01-409-361
040424	11	5737084000 NGH Barn	Invoice	04/04/2024	04/20/2024	34.49		34.49	01-409-361
040424	14	7677741222 Lamborne House	Invoice	04/04/2024	04/20/2024	123.85		123.85	01-409-361
040424	16	9435935000 NG Park Restrooms	Invoice	04/04/2024	04/20/2024	321.36		321.36	01-409-361
040424	17	9519743000 Park Lights	Invoice	04/04/2024	04/20/2024	37.44		37.44	01-409-361
040424	12	5871166000 Street Lights	Invoice	04/04/2024	04/20/2024	752.27		752.27	01-409-362
040424	13	7300822000 Traffic Lights	Invoice	04/04/2024	04/20/2024	84.48		84.48	01-409-362
317 Aqua Pennsylvania									
031924	1	Acct #002658243 1500256 - 299 Starr	Invoice	03/19/2024	04/10/2024	503.11		503.11	01-409-364
031924	2	Acct #002658261 1500259 - 8938 Gap	Invoice	03/19/2024	04/10/2024	554.47		554.47	01-409-364
1510 Chester Water Authority									
4479923	1	Acct #02575078989 8938 Gap Newport	Invoice	04/03/2024	05/13/2024	563.20		563.20	01-409-366
4479931	1	Acct #02580000299 - 299 Starr Road	Invoice	04/03/2024	05/13/2024	102.34		102.34	01-409-366
4479936	1	Acct #02580079055 299 Starr Road Fir	Invoice	04/03/2024	05/13/2024	281.49		281.49	01-409-366
1810 Cook's Service Company, Inc									
113616	1	Install new HVAC burned out fan motor	Invoice	03/11/2024	04/11/2024	923.00		923.00	01-409-373
4710 Lowe's									
972780	1	Large replacement mailbox for admin b	Invoice	04/15/2024	06/20/2024	55.92		55.92	01-409-373
5150 Mike Singleton's Superior									
032824	2	Vole & Pest Township Bldng	Invoice	03/28/2024	04/28/2024	180.00		180.00	01-409-450
480 Avondale Fire Company									
2024-2	1	Contribution - 2nd Quarter 2024	Invoice	04/05/2024	04/30/2024	83,500.00		83,500.00	01-411-501
490 Avondale Fire Company - EMS Division									
2024-2	1	Contribution - 2nd Quarter 2024	Invoice	04/05/2024	04/30/2024	140,000.00		140,000.00	01-412-501

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
7525 Southern Chester County									
2024-2	1	Contribution - 2nd Quarter 2024	Invoice	04/05/2024	04/30/2024	22,687.50		22,687.50	01-412-503
2001 Delaware Valley Health Trust									
26879	3	Medical/Rx & Dental - Codes	Invoice	04/01/2024	04/30/2024	3,203.99		3,203.99	01-413-156
8165 The Hartford									
6694674096	4	LIFE; AD&D; STD; LTD - Codes	Invoice	04/01/2024	04/15/2024	210.07		210.07	01-413-158
10069 Littlejohn, Matthew									
04122024	1	Reimburse: Food & Mileage: Bldng Cod	Invoice	04/12/2024	05/12/2024	165.00		165.00	01-413-192
1950 21st Century Media									
2572655	1	Ad #2572655 - Zoning Hearing Board	Invoice	03/04/2024	04/04/2024	392.24		392.24	01-413-341
2583462	1	Ad #2583462 - Zoning Hearing Board	Invoice	04/08/2024	04/30/2024	387.06		387.06	01-413-341
9333 PA DEPT OF LABOR & INDUSTRY									
041624	1	Application fee to register as a Building	Invoice	04/16/2024	04/30/2024	121.12		121.12	01-413-420
1120 Building Inspection									
0100-0150-0	1	Inv 010799: Plumbing Inspections	Invoice	03/31/2024	04/30/2024	370.00		370.00	01-413-451
0100-0150-0	1	Inv 010800: Electrical Inspections	Invoice	03/31/2024	04/30/2024	1,080.00		1,080.00	01-413-451
0100-0150-0	1	Inv 010801: Mechanical Inspections	Invoice	03/31/2024	04/30/2024	2,010.00		2,010.00	01-413-451
0100-0150-0	1	Inv 010802: Building Inspections	Invoice	03/31/2024	04/30/2024	3,935.00		3,935.00	01-413-451
9295 Unruh,Turner,Burke & Frees,PC									
212297	1	Inv 212297 Hoffman	Invoice	03/25/2024	04/25/2024	1,128.76		1,128.76	01-414-314
212308	1	Inv 212308 163 Sheehan KCHG LLC	Invoice	03/25/2024	04/25/2024	41.00		41.00	01-414-314
212309	1	Inv 212309 Blitterdorf	Invoice	03/25/2024	04/25/2024	328.00		328.00	01-414-314
212310	1	Inv 212310 Fenix Construction Group L	Invoice	03/25/2024	04/25/2024	41.00		41.00	01-414-314
212311	1	Inv 212311 Pagoda Holdings LP	Invoice	03/25/2024	04/25/2024	410.00		410.00	01-414-314
212312	1	Inv 212312 Perrotti	Invoice	03/25/2024	04/25/2024	61.50		61.50	01-414-314
212313	1	Inv 212313 Rodriguez	Invoice	03/25/2024	04/25/2024	82.00		82.00	01-414-314
212314	1	Inv 212314 Rouse Chamberlin Ltd	Invoice	03/25/2024	04/25/2024	41.00		41.00	01-414-314
4830 Hagerty, Mark A.									
031524	1	ZHB - Appearance Fee	Invoice	03/15/2024	04/15/2024	150.00		150.00	01-414-450
031524	2	ZHB - Hoffman	Invoice	03/15/2024	04/15/2024	169.00		169.00	01-414-450
8570 AECOM Technical Services, Inc.									
2000874229	1	New Garden Elementary - Project 6070	Invoice	04/03/2024	05/03/2024	876.42		876.42	01-414-450
9762 Dungey, Ronald									
032124	1	Legal Aspects of Code Enforcement Tra	Invoice	03/21/2024	04/21/2024	80.00		80.00	01-414-460
181 Republic Services #319									
0319-000999	1	Refuse Twp Bldng	Invoice	03/20/2024	04/20/2024	52.18		52.18	01-426-450
0319-000999	2	Recycling Twp Bldng	Invoice	03/20/2024	04/20/2024	48.05		48.05	01-426-450
0319-000999	3	Refuse PW	Invoice	03/20/2024	04/20/2024	160.00		160.00	01-426-450
0319-000999	4	Recycling PW	Invoice	03/20/2024	04/20/2024	288.36		288.36	01-426-450
3110 Government Specialists, Inc.									
2404601	1	Project #601 - General	Invoice	04/09/2024	05/09/2024	100.18		100.18	01-429-310
2001 Delaware Valley Health Trust									
26879	4	Medical/Rx & Dental - Public Works	Invoice	04/01/2024	04/30/2024	13,130.58		13,130.58	01-430-156
8165 The Hartford									
6694674096	5	LIFE; AD&D; STD; LTD - Public Works	Invoice	04/01/2024	04/15/2024	451.44		451.44	01-430-158
4710 Lowe's									
969174	1	Sawzall and bandsaw blades	Invoice	04/11/2024	05/20/2024	42.72		42.72	01-430-213
6338 Petty Cash - Public Works/James Brown									
041424	1	Food for PSATS	Invoice	04/14/2024	04/30/2024	41.09		41.09	01-430-229
153221	1	Lunch for Spring Clean Up (4-14)	Invoice	04/14/2024	04/30/2024	36.57		36.57	01-430-229
3262024	1	Donuts for Flagger class	Invoice	03/26/2024	04/26/2024	30.00		30.00	01-430-229
52023980	1	Lunch for Spring Clean Up (4-13)	Invoice	04/13/2024	04/30/2024	49.03		49.03	01-430-229
2217 Dixie Land Energy, LLC									
660659	1	618.1 gallons of diesel	Invoice	04/10/2024	05/10/2024	1,937.37		1,937.37	01-430-235
667033	1	999.9 gallons of gas	Invoice	04/10/2024	05/10/2024	2,739.23		2,739.23	01-430-235
5540 CINTAS CORPORATION #100									
4186861201	1	Weekly uniforms (3/19)	Invoice	03/19/2024	04/15/2024	293.44		293.44	01-430-238

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
4187549385	1	Weekly uniforms (3/26)	Invoice	03/26/2024	04/15/2024	293.44		293.44	01-430-238
4188277003	1	Weekly uniforms (4/02)	Invoice	04/02/2024	04/15/2024	293.44		293.44	01-430-238
4188989696	1	Weekly Uniforms (4-09)	Invoice	04/09/2024	04/24/2024	289.44		289.44	01-430-238
4189722189	1	Weekly Uniforms (4-16)	Invoice	04/16/2024	05/16/2024	289.44		289.44	01-430-238
2419 E.M. Kutz, Inc									
41926	1	Bed prop kit for Freightliner dump bodie	Invoice	03/12/2024	04/12/2024	282.62		282.62	01-430-250
2885 G & E Welding Supply									
229254	1	Tank Rental (March)	Invoice	03/31/2024	04/30/2024	33.75		33.75	01-430-250
4474 L & L Carquest									
9577-167519	1	Battery for component testing	Invoice	03/16/2024	04/16/2024	71.83		71.83	01-430-250
9577-167537	1	Tail light assembly for 550 dumps	Invoice	03/18/2024	04/18/2024	53.60		53.60	01-430-250
9577-167770	1	Misc. supplies for wiring repair	Invoice	03/25/2024	04/25/2024	28.74		28.74	01-430-250
9577-168228	1	Battery for Mower	Invoice	04/09/2024	04/30/2024	62.89		62.89	01-430-250
8925 Wilhelm's Service Center									
85642	1	Repair for 2010 F-550	Invoice	04/03/2024	05/03/2024	996.65		996.65	01-430-250
85889	1	Repair for '05 F-250 window harness	Invoice	03/18/2024	04/18/2024	250.40		250.40	01-430-250
10052 Enterprise Fleet Management									
630510-0403	12	Maintenance 2023 Dodge Ram Promas	Invoice	04/03/2024	04/20/2024	49.70		49.70	01-430-250
2830 Frecom, Inc									
33703	1	Replacement antennas (4) and replace	Invoice	04/11/2024	05/11/2024	109.96		109.96	01-430-261
4710 Lowe's									
901576	1	Ext. cord, tape, and mouse traps	Invoice	03/26/2024	05/20/2024	83.46		83.46	01-430-373
901663	1	Motion and regular switches, glass clea	Invoice	04/01/2024	05/20/2024	79.61		79.61	01-430-373
960144	1	Lumber for concrete pad	Invoice	03/20/2024	05/20/2024	13.05		13.05	01-430-373
969018	1	Mesh and lumber for concrete pad	Invoice	03/19/2024	05/20/2024	441.29		441.29	01-430-373
969019	1	Screws for lumber	Invoice	03/19/2024	05/20/2024	47.49		47.49	01-430-373
980067	1	Bleach	Invoice	03/28/2024	05/20/2024	10.22		10.22	01-430-373
235 American Arborist Supplies									
22521	1	Chains for large Husqvarna saw	Invoice	04/12/2024	05/12/2024	85.90		85.90	01-430-374
2990 General Rental & Sales									
171134	1	Chainsaw chains	Invoice	03/28/2024	04/28/2024	48.98		48.98	01-430-374
3130 Gravely Hockessin Inc.									
70958	1	Fuel pump for Mower	Invoice	04/09/2024	04/30/2024	21.10		21.10	01-430-374
6338 Petty Cash - Public Works/James Brown									
123992	1	Files for chainsaw sharpening	Invoice	03/27/2024	04/27/2024	7.99		7.99	01-430-374
124034	1	Files for chainsaw sharpening	Invoice	03/28/2024	04/28/2024	18.01		18.01	01-430-374
2519 Established Traffic Control									
20130	1	No parking, and 25 MPH speed limit sig	Invoice	03/26/2024	04/26/2024	241.50		241.50	01-433-245
20136	1	35 MPH speed limit signs (3)	Invoice	03/26/2024	04/26/2024	112.50		112.50	01-433-245
4710 Lowe's									
971347	1	Brushes, paint remover, and rod for graf	Invoice	03/13/2024	05/20/2024	124.64		124.64	01-433-374
978314	1	Grass seed and dirt for inlet repair	Invoice	03/16/2024	05/20/2024	46.04		46.04	01-436-245
6338 Petty Cash - Public Works/James Brown									
396161	1	Hose for inlet dewatering	Invoice	04/04/2024	04/30/2024	127.19		127.19	01-436-245
4710 Lowe's									
989602	1	20 bags of cold patch	Invoice	04/01/2024	05/20/2024	373.80		373.80	01-438-245
6338 Petty Cash - Public Works/James Brown									
040424 LAN	1	Toll for cold patch	Invoice	04/04/2024	04/30/2024	15.00		15.00	01-438-245
9668 Clanton Concrete, LLC.									
1713	1	Concrete for pad for cold patch bin	Invoice	03/21/2024	04/21/2024	1,865.00		1,865.00	01-438-245
9458 L/B Water Service, Inc.									
3795228	1	Pipe for Pemberton Road	Invoice	03/08/2024	04/08/2024	1,302.00		1,302.00	01-446-452
3795230	1	Pipe for Starr and Hillendale Roads	Invoice	03/08/2024	04/08/2024	11,310.00		11,310.00	01-446-452
3795232	1	Pipe for Glenfield Lane	Invoice	03/08/2024	04/08/2024	945.00		945.00	01-446-452
2001 Delaware Valley Health Trust									
26879	5	Medical/Rx & Dental - Parks	Invoice	04/01/2024	04/30/2024	609.33		609.33	01-454-156

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
8165 The Hartford									
6694674096	6	LIFE; AD&D; STD; LTD - Parks	Invoice	04/01/2024	04/15/2024	52.08		52.08	01-454-158
2519 Established Traffic Control									
20249	1	CICO NGP Signage	Invoice	04/17/2024	05/17/2024	175.50		175.50	01-454-245
2990 General Rental & Sales									
171077	1	Engine oil for chainsaws	Invoice	03/20/2024	04/20/2024	45.60		45.60	01-454-245
4710 Lowe's									
88592/88704	1	NGP fence repair	Invoice	04/17/2024	05/17/2024	176.91		176.91	01-454-245
88592/88704	2	Sledge hammer - ya know, for sledge h	Invoice	04/17/2024	05/17/2024	42.73		42.73	01-454-245
8863 Weaver's Hardware									
299964	1	TP & paper towels for NGP restroom	Invoice	03/31/2024	04/10/2024	142.08		142.08	01-454-245
4495 Lamb McErlane, PC									
244390	3	Acct #130174-0001 NGH - Splash	Invoice	04/04/2024	05/04/2024	717.50		717.50	01-454-314
6990 RICHARD M. CROSSAN INC.									
158969	1	Plumbing repairs at NGP	Invoice	03/21/2024	04/20/2024	440.90		440.90	01-454-372
9529 Solitude Lake Management LLC									
PSI065488	1	NGH pond maintenance	Invoice	04/02/2024	04/30/2024	468.21		468.21	01-454-375
10072 Amanda Will									
041424	1	Yoga instruction for 4/14 P&R Health &	Invoice	04/14/2024	04/30/2024	80.00		80.00	01-454-451
9312 Deerfield Mowing & Property Mnt									
2080	1	Mulch for NGP & Admin	Invoice	04/02/2024	04/17/2024	2,075.00		2,075.00	01-454-720
6870 RECREATION RESOURCE USA, LLC									
24-052	1	Playground Mulch	Invoice	04/17/2024	05/17/2024	2,785.00		2,785.00	01-454-732
650 Kennett Public Library									
2024-2	1	Annual Contribution 2024	Invoice	04/05/2024	04/30/2024	82,600.00		82,600.00	01-456-540
9611 Delaware Valley Property&Liability Trust									
PREM24-NG	1	General Liability Insurance	Invoice	04/01/2024	05/31/2024	30,830.50		30,830.50	01-486-352
1998 Delaware Valley Workers Comp. Trust									
WCPREM24-	1	WC Quarterly - NGT Personnel	Invoice	04/01/2024	05/31/2024	5,977.08		5,977.08	01-486-354
Total 01:						546,853.57	.00	546,853.57	
03									
4395 Keystone Collection Group									
032124	1	Current Hydrant Fees	Invoice	03/21/2024	04/21/2024	23.97		23.97	03-448-325
1510 Chester Water Authority									
4478663	1	02821078400- Public Fire Hydrants	Invoice	04/01/2024	05/13/2024	7,768.20		7,768.20	03-448-383
Total 03:						7,792.17	.00	7,792.17	
08									
930 Borough of Avondale									
1001	1	Sewer Fees - 12/28/16 to 12/28/20 - An	Invoice	04/15/2024	04/30/2024	4,404.11		4,404.11	08-429-365
Total 08:						4,404.11	.00	4,404.11	
09									
2001 Delaware Valley Health Trust									
26879	6	Medical/Rx & Dental - Airport Admin	Invoice	04/01/2024	04/30/2024	1,985.32		1,985.32	09-440-156
8165 The Hartford									
6694674096	8	LIFE; AD&D; STD; LTD - Airport Admin	Invoice	04/01/2024	04/15/2024	189.12		189.12	09-440-158
10052 Enterprise Fleet Management									
630510-0403	3	Maintenance 2024 Nissan Sentra - 27C	Invoice	04/03/2024	04/20/2024	47.34		47.34	09-440-250
630510-0403	2	Lease Payment 2024 Nissan Sentra - 2	Invoice	04/03/2024	04/20/2024	422.47		422.47	09-440-338
1998 Delaware Valley Workers Comp. Trust									
WCPREM24-	2	WC Quarterly - Airport Admin	Invoice	04/01/2024	05/31/2024	1,275.29		1,275.29	09-440-354

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
1510 Chester Water Authority									
4460280	1	Acct 4460280 - Base water charge Meter	Invoice	03/05/2024	04/15/2024	789.45		789.45	09-440-360
6090 PECO ENERGY CO.									
022624	1	Acct 3997273000 date 2/26 - meters 12	Invoice	02/26/2024	03/26/2024	1,608.83		1,608.83	09-440-360
022724	1	Acct 7867720100 date 2/27 - meter 018	Invoice	02/27/2024	03/28/2024	90.98		90.98	09-440-360
022724	2	Acct 7119362222 date 2/27 - meter 119	Invoice	02/27/2024	03/28/2024	174.23		174.23	09-440-360
022724	3	Acct 1253141222 date 2/27 - meter 124	Invoice	02/27/2024	03/28/2024	199.79		199.79	09-440-360
031924	1	Acct 3424923333 bill date 3/19 - Meter	Invoice	03/19/2024	04/04/2024	382.28		382.28	09-440-360
032224	2	Acct 1988301111 bill date 3/22 - Gas m	Invoice	03/22/2024	04/08/2024	322.57		322.57	09-440-360
032224	3	Acct 0024481222 bill date 3/22 - Gas M	Invoice	03/22/2024	04/08/2024	80.58		80.58	09-440-360
032524	1	Acct 2986462222 bill date 3/25 - Elec M	Invoice	03/25/2024	04/09/2024	1,024.57		1,024.57	09-440-360
032524	2	Acct 7119362222 bill date 3/25 - Elec M	Invoice	03/25/2024	04/09/2024	35.98		35.98	09-440-360
6990 RICHARD M. CROSSAN INC.									
158866	1	Inv 158866 - Plumbing for Maint. shop fl	Invoice	03/08/2024	04/07/2024	255.00		255.00	09-440-370
9929 Invoice Cloud, Inc									
3063-2024_3	1	Inv 3063-2024_3 for biller portal access	Invoice	03/31/2024	04/30/2024	66.80		66.80	09-440-420
181 Republic Services #319									
0319-001000	1	Inv 0319-001000191 Waste container 6	Invoice	03/20/2024	04/09/2024	243.49		243.49	09-440-450
1974 Dallas Data Systems, Inc,									
26710	2	2024 Caselle Annual Maintenance & Up	Invoice	01/01/2024	01/31/2024	4,680.00		4,680.00	09-440-450
26772	2	2024 Annual Software Hosting Fee	Invoice	01/01/2024	01/31/2024	2,470.00		2,470.00	09-440-450
2409 EcoClean By Design									
1547	1	Inv 1547 - March, Airport weekly office c	Invoice	03/30/2024	04/30/2024	460.00		460.00	09-440-450
3305 Health Mats Company									
15291	1	Inv 15291 - monthly floor mat service	Invoice	04/01/2024	05/01/2024	70.61		70.61	09-440-450
5150 Mike Singleton's Superior									
032824	1	Airport Service	Invoice	03/28/2024	04/28/2024	190.00		190.00	09-440-450
7010 PC Solutions, Inc.									
CW119123	2	Maintenance Agreement	Invoice	04/10/2024	04/20/2024	111.48		111.48	09-440-450
9050 Wm. P. McGovern, Inc.									
163982	1	Inv 163982 - Service (3) regular units a	Invoice	03/28/2024	04/28/2024	2,685.00		2,685.00	09-440-450
2325 Dunn, Courtland									
050124	1	Flight School Transfer Installment - May	Invoice	04/30/2024	05/01/2024	2,700.00		2,700.00	09-441-450
9918 Blue Heron Equity LLC									
N611GG0324	1	Inv 4/1 - Revenue Flight hours for Marc	Invoice	03/31/2024	04/30/2024	1,684.80		1,684.80	09-441-450
9936 McCanick, Harold									
15	1	Inv # 15 - contracted labor for Flight sch	Invoice	03/12/2024	04/12/2024	30.00		30.00	09-441-450
10011 L & C Aviation, LLC									
N150LJ0324	1	Revenue Flight hours for N150LJ (Fligh	Invoice	03/31/2024	04/30/2024	606.90		606.90	09-441-450
10035 Ian Moak									
040424	1	Inv 4/4/2024 - contracted labor for Intro	Invoice	04/04/2024	04/30/2024	30.00		30.00	09-441-450
2024-3	1	Inv 2024-3 date 3/13/24 - contracted la	Invoice	03/13/2024	04/13/2024	60.00		60.00	09-441-450
2001 Delaware Valley Health Trust									
26879	7	Medical/Rx & Dental - Airport Maint	Invoice	04/01/2024	04/30/2024	7,320.31		7,320.31	09-447-156
8165 The Hartford									
6694674096	9	LIFE; AD&D; STD; LTD - Airport Maint	Invoice	04/01/2024	04/15/2024	231.93		231.93	09-447-158
95 Aero Performance									
7652075	1	Inv 7652075 - (N9284W/stk) Circuit bre	Invoice	03/11/2024	04/11/2024	404.40		404.40	09-447-251
7652097	1	Inv 7652097 (J.George N211MM) Garm	Invoice	03/11/2024	04/11/2024	58.53		58.53	09-447-251
7654909	1	Inv 7654909 (Ercoupe) TA56 1" Roll 15f	Invoice	03/22/2024	04/22/2024	24.24		24.24	09-447-251
6090 PECO ENERGY CO.									
022724	4	Acct 2986462222 date 2/27 - meters 01	Invoice	02/27/2024	03/28/2024	1,443.79		1,443.79	09-447-251
9851 Flightline Drug Testing									
24003032	1	Inv 24003032 - FAA required drug testin	Invoice	03/10/2024	04/10/2024	108.65		108.65	09-447-252
1998 Delaware Valley Workers Comp. Trust									
WCPREM24-	3	WC Quarterly - Airport Maintenance	Invoice	04/01/2024	05/31/2024	2,548.13		2,548.13	09-447-354

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
9616 Coburn, Christopher M.									
1122	1	Inv 1122 - contracted labor in aircraft re	Invoice	03/08/2024	04/08/2024	555.00		555.00	09-447-450
1123	1	Inv 1123 - contracted labor on Fairchild	Invoice	03/15/2024	04/15/2024	570.00		570.00	09-447-450
1124	1	Inv 1124 - contracted labor on Fairchild	Invoice	03/22/2024	04/22/2024	525.00		525.00	09-447-450
1125	1	Inv 1125 - contracted labor on Fairchild	Invoice	03/29/2024	04/29/2024	555.00		555.00	09-447-450
9824 Roberts, Bruce									
24-04	1	Inv 24-04 - contracted labor on N9167C	Invoice	02/23/2024	03/24/2024	316.00		316.00	09-447-450
24-05	1	Inv 24-05 contracted labor on N9662Q r	Invoice	03/02/2024	04/02/2024	1,244.00		1,244.00	09-447-450
24-06	1	Inv 24-06 contracted labor on N6141V	Invoice	03/08/2024	04/08/2024	964.00		964.00	09-447-450
24-07	1	Inv 24-07 contracted labor on N3869Q	Invoice	03/17/2024	04/17/2024	428.00		428.00	09-447-450
24-08	1	Inv 24-08 contracted labor on N3869Q f	Invoice	03/22/2024	04/22/2024	848.00		848.00	09-447-450
24-09	1	Inv 24-09 contracted labor on N9167C	Invoice	04/04/2024	05/04/2024	932.00		932.00	09-447-450
Total 09:						44,049.86	.00	44,049.86	
30									
4975 Bowman Consulting Group, Ltd									
425728	1	Project 313674-01-001 Act 209 Study	Invoice	03/31/2024	04/30/2024	3,177.50		3,177.50	30-406-700
9120 Yo Sign Guy, Co.									
2014-1911	1	Marking a total of 4 vehicles with Twp logo etc	Invoice	03/27/2024	04/27/2024	675.00		675.00	30-406-700
1810 Cook's Service Company, Inc									
113758	1	Final bill for internal led light installation	Invoice	03/27/2024	04/27/2024	6,000.00		6,000.00	30-406-701
10052 Enterprise Fleet Management									
630510-0403	4	Lease Payment 2024 Nissan Sentra - 2	Invoice	04/03/2024	04/20/2024	418.24		418.24	30-409-700
630510-0403	6	Lease Payment 2024 Nissan Sentra - 2	Invoice	04/03/2024	04/20/2024	418.24		418.24	30-409-700
630510-0403	8	Lease Payment 2024 Dodge Ram 1500	Invoice	04/03/2024	04/20/2024	1,542.42		1,542.42	30-409-700
630510-0403	10	License Fees - 2024 Dodge Ram 1500	Invoice	04/03/2024	04/20/2024	106.00		106.00	30-409-700
630510-0403	11	Lease Payment 2023 Dodge Ram Pro	Invoice	04/03/2024	04/20/2024	1,035.83		1,035.83	30-409-700
9281 Pennoni Associates, Inc									
0001215421	1	NGTWP21014 Township Building Roof	Invoice	03/22/2024	04/22/2024	3,459.50		3,459.50	30-409-702
10063 Blue Raster LLC									
8324	1	Contract: SOW 1	Invoice	04/10/2024	05/10/2024	4,077.50		4,077.50	30-413-701
4975 Bowman Consulting Group, Ltd									
425037	1	Project 310647-01-001 Main St & Newa	Invoice	03/31/2024	04/30/2024	4,511.25		4,511.25	30-430-661
426190	2	Project 313534-01-001 Church & McCu	Invoice	03/31/2024	04/30/2024	852.50		852.50	30-454-700
9281 Pennoni Associates, Inc									
0001215420	1	NGTWP21013 Quonset Hut Restoratio	Invoice	03/22/2024	04/22/2024	1,131.75		1,131.75	30-454-700
0001215422	1	NGTWP21016 NGH Master Plan Updat	Invoice	03/22/2024	04/22/2024	9,516.50		9,516.50	30-454-700
650 Kennett Public Library									
2024-1	1	2024 Contribution - Towards New Librar	Invoice	04/05/2024	04/30/2024	100,000.00		100,000.00	30-456-541
9281 Pennoni Associates, Inc									
0001215418	1	NGTWP21006 Bancroft Road Bridge	Invoice	03/22/2024	04/22/2024	40.25		40.25	30-462-450
Total 30:						136,962.48	.00	136,962.48	
31									
4495 Lamb McErlane, PC									
244390	2	Acct #130174-0001 Open Space	Invoice	04/04/2024	05/04/2024	410.00		410.00	31-461-314
9195 CHESTER COUNTY TREASURER									
M6023A0000	1	Loch Nairn #6001_00010400 1.1 acre l	Invoice	02/01/2023	03/01/2023	50.23		50.23	31-461-431
M6023A0000	2	Loch Nairn #6001_00010400 1.1 acre l	Adjustmen	02/01/2023	03/01/2023	50.23-		50.23-	31-461-431
M6023A0000		Chk No: 1452 (1)	Calculated	05/31/2023				50.23-	31-200200
3588 Indian Valley Appraisal Company									
2024-199	1	Parking easement appraisal for 514 Mc	Invoice	04/12/2024	05/12/2024	3,200.00		3,200.00	31-461-450
2001 Delaware Valley Health Trust									
26879	8	Medical/Rx & Dental	Invoice	04/01/2024	04/30/2024	609.33		609.33	31-461-451

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
4710 Lowe's									
901304	1	Key copies and key rings for seasonal p	Invoice	04/12/2024	06/20/2024	51.40		51.40	31-461-451
901395	1	Traffic safety cones for Preserve	Invoice	04/16/2024	06/20/2024	281.90		281.90	31-461-451
901695	1	Supplies to build work benches at Pres	Invoice	04/01/2024	05/20/2024	235.67		235.67	31-461-451
914880	1	Tool chest for Preserve garage	Invoice	04/05/2024	06/20/2024	360.05		360.05	31-461-451
973762	1	Tool chest for Preserve garage	Invoice	04/04/2024	06/20/2024	464.55		464.55	31-461-451
977990	1	Tool chest Preserve garage	Invoice	04/05/2024	06/20/2024	341.05		341.05	31-461-451
983247	1	Preserve garage interior door repair an	Invoice	04/09/2024	06/20/2024	25.79		25.79	31-461-451
991505	1	Hardware return for unused Preserve g	Invoice	04/12/2024	06/20/2024	11.34-		11.34-	31-461-451
996109	1	Tool chest for Preserve garage	Invoice	04/04/2024	06/20/2024	754.98		754.98	31-461-451
996147	1	Tool chest for Preserve garage - RETU	Invoice	04/04/2024	06/20/2024	389.00-		389.00-	31-461-451
6090 PECO ENERGY CO.									
032224	1	7644501111 McCue Road	Invoice	03/22/2024	04/08/2024	48.09		48.09	31-461-451
8165 The Hartford									
6694674096	7	LIFE; AD&D; STD; LTD	Invoice	04/01/2024	04/15/2024	52.06		52.06	31-461-451
Total 31:						6,434.53	.00	6,384.30	
33									
2706 1st Choice Lock & Safe									
7241	1	Inv 7241 - Terminal building labor and	Invoice	04/04/2024	05/04/2024	1,086.50		1,086.50	33-440-706
9154 TranSystem Corporation									
3865748	1	Inv 3865748 Architectural Engineering	Invoice	02/05/2024	03/05/2024	23,358.00		23,358.00	33-440-706
9967 F.W. Houder, Inc.									
APP #5	1	Pay App #5 General Contractor for Ter	Invoice	03/22/2024	04/22/2024	231,600.00		231,600.00	33-440-706
Total 33:						256,044.50	.00	256,044.50	
Total :						1,002,541.	.00	1,002,490.99	
Grand Totals:						1,002,541.	.00	1,002,490.99	

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
01-401-158	97.02	.00	97.02
01-402-156	3,970.64	.00	3,970.64
01-402-158	222.73	.00	222.73
01-403-451	23.06	.00	23.06
01-404-312	2,665.00	.00	2,665.00
01-404-314	8,303.00	.00	8,303.00
01-406-156	2,740.33	.00	2,740.33
01-406-158	114.55	.00	114.55
01-406-210	156.57	.00	156.57
01-406-341	657.28	.00	657.28
01-406-383	399.61	.00	399.61
01-406-450	25,865.00	.00	25,865.00
01-407-321	734.47	.00	734.47
01-407-324	277.98	.00	277.98
01-407-325	997.89	.00	997.89
01-407-452	1,353.02	.00	1,353.02
01-407-453	5,308.54	.00	5,308.54
01-407-454	49,877.00	.00	49,877.00

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
01-408-312	4,064.25	.00	4,064.25
01-408-313	3,267.25	.00	3,267.25
01-409-226	93.55	.00	93.55
01-409-240	146.19	.00	146.19
01-409-250	256.42	.00	256.42
01-409-360	1,610.00	.00	1,610.00
01-409-361	1,136.95	.00	1,136.95
01-409-362	836.75	.00	836.75
01-409-364	1,057.58	.00	1,057.58
01-409-366	947.03	.00	947.03
01-409-373	978.92	.00	978.92
01-409-450	180.00	.00	180.00
01-411-501	83,500.00	.00	83,500.00
01-412-501	140,000.00	.00	140,000.00
01-412-503	22,687.50	.00	22,687.50
01-413-156	3,203.99	.00	3,203.99
01-413-158	210.07	.00	210.07
01-413-192	165.00	.00	165.00
01-413-341	779.30	.00	779.30
01-413-420	121.12	.00	121.12
01-413-451	7,395.00	.00	7,395.00
01-414-314	2,133.26	.00	2,133.26
01-414-450	1,195.42	.00	1,195.42
01-414-460	80.00	.00	80.00
01-426-450	548.59	.00	548.59
01-429-310	100.18	.00	100.18
01-430-156	13,130.58	.00	13,130.58
01-430-158	451.44	.00	451.44
01-430-213	42.72	.00	42.72
01-430-229	156.69	.00	156.69
01-430-235	4,676.60	.00	4,676.60
01-430-238	1,459.20	.00	1,459.20
01-430-250	1,830.18	.00	1,830.18
01-430-261	109.96	.00	109.96
01-430-373	675.12	.00	675.12
01-430-374	181.98	.00	181.98
01-433-245	354.00	.00	354.00
01-433-374	124.64	.00	124.64
01-436-245	173.23	.00	173.23
01-438-245	2,253.80	.00	2,253.80
01-446-452	13,557.00	.00	13,557.00
01-454-156	609.33	.00	609.33
01-454-158	52.08	.00	52.08
01-454-245	582.82	.00	582.82
01-454-314	717.50	.00	717.50
01-454-372	440.90	.00	440.90
01-454-375	468.21	.00	468.21
01-454-451	80.00	.00	80.00
01-454-720	2,075.00	.00	2,075.00
01-454-732	2,785.00	.00	2,785.00
01-456-540	82,600.00	.00	82,600.00
01-486-352	30,830.50	.00	30,830.50
01-486-354	5,977.08	.00	5,977.08
03-448-325	23.97	.00	23.97
03-448-383	7,768.20	.00	7,768.20

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
08-429-365	4,404.11	.00	4,404.11
09-440-156	1,985.32	.00	1,985.32
09-440-158	189.12	.00	189.12
09-440-250	47.34	.00	47.34
09-440-338	422.47	.00	422.47
09-440-354	1,275.29	.00	1,275.29
09-440-360	4,709.26	.00	4,709.26
09-440-370	255.00	.00	255.00
09-440-420	66.80	.00	66.80
09-440-450	10,910.58	.00	10,910.58
09-441-450	5,111.70	.00	5,111.70
09-447-156	7,320.31	.00	7,320.31
09-447-158	231.93	.00	231.93
09-447-251	1,930.96	.00	1,930.96
09-447-252	108.65	.00	108.65
09-447-354	2,548.13	.00	2,548.13
09-447-450	6,937.00	.00	6,937.00
30-406-700	3,852.50	.00	3,852.50
30-406-701	6,000.00	.00	6,000.00
30-409-700	3,520.73	.00	3,520.73
30-409-702	3,459.50	.00	3,459.50
30-413-701	4,077.50	.00	4,077.50
30-430-661	4,511.25	.00	4,511.25
30-454-700	11,500.75	.00	11,500.75
30-456-541	100,000.00	.00	100,000.00
30-462-450	40.25	.00	40.25
31-200200	.00	50.23-	50.23-
31-461-314	410.00	.00	410.00
31-461-431	50.23	50.23-	.00
31-461-450	3,200.00	.00	3,200.00
31-461-451	3,224.87	400.34-	2,824.53
33-440-706	256,044.50	.00	256,044.50
Grand Totals:	1,002,991.79	500.80-	1,002,490.99

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
02/23	50.23	.00	50.23
05/23	.00	50.23-	50.23-
12/23	25,000.00	50.23-	24,949.77
01/24	60,144.44	.00	60,144.44
02/24	27,191.62	.00	27,191.62
03/24	317,353.89	.00	317,353.89
04/24	573,251.61	400.34-	572,851.27
Grand Totals:	1,002,991.79	500.80-	1,002,490.99

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
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Report Criteria:

Invoice.Invoice Number = {<>} "3817449"

[Report].Invoice Number = {<>} "3829982"

Report Criteria:
 Summary report type printed

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
01406210									
9599	Amazon Capital Services	1VRH-P3M7-	Inv# 1VRH-P3M7-7D7J - B	02/01/2024	.08	.00	.08	31125	03/19/2024
Total 01406210:					.08	.00	.08		
01454238									
		1Y93-PL3P-3	Inv# 1Y93-PL3P-369D	12/31/2023	149.99	.00	149.99	31125	03/19/2024
Total 01454238:					149.99	.00	149.99		
01454245									
		139W-PXDC-	Inv# 139W-PXDC-6FQK	12/31/2023	25.99	.00	25.99	31125	03/19/2024
		1L6X-V4T4-1	Inv# 1L6X-V4T4-1VJ3	12/31/2023	44.49	.00	44.49	31125	03/19/2024
Total 01454245:					70.48	.00	70.48		
03448383									
1510	Chester Water Authority	4460734	02821078400- Public Fire	03/04/2024	7,768.20	.00	7,768.20	1603	03/19/2024
Total 03448383:					7,768.20	.00	7,768.20		
04451245									
9599	Amazon Capital Services	133V-VNFM-	Inv# 133V-VNFM-YGFJ	12/31/2023	59.97	.00	59.97	31125	03/19/2024
		16XM-G7NK-	Inv# 16XM-G7NK-4TV3 - B	12/31/2023	294.94	.00	294.94	31125	03/19/2024
		17FF-NQ69-	Inv#17FF-NQ69-C3H1	12/31/2023	66.84	.00	66.84	31125	03/19/2024
Total 04451245:					421.75	.00	421.75		
05452245									
		19GW-VR9M	Inv# 19GW-VR9M-37P4	12/31/2023	613.75	.00	613.75	31125	03/19/2024
Total 05452245:					613.75	.00	613.75		
09440233									
365	Ascent Aviation Group, Inc.	1001695	Inv 1001695 - Aviation Fuel	02/28/2024	39,210.93	.00	39,210.93	5475	03/19/2024
Total 09440233:					39,210.93	.00	39,210.93		
30409700									
10052	Enterprise Fleet Managem	630510-0305	Maintenance 2023 Ford F-	03/05/2024	5,776.29	.00	5,776.29	6305105	03/20/2024
Total 30409700:					5,776.29	.00	5,776.29		
31461451									
6888	Red Tail Restoration & Lan	123123	Invasive species managem	12/31/2023	3,224.09	.00	3,224.09	1493	03/19/2024
Total 31461451:					3,224.09	.00	3,224.09		
Grand Totals:					57,235.56	.00	57,235.56		



Avondale Fire Company FY24 Q1 Performance Report

April 22, 2024



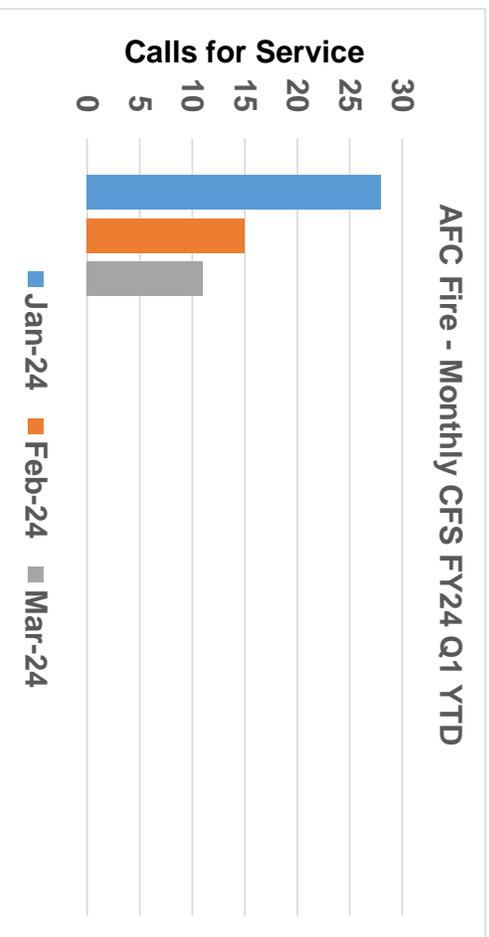


Avondale Fire Company - Fire

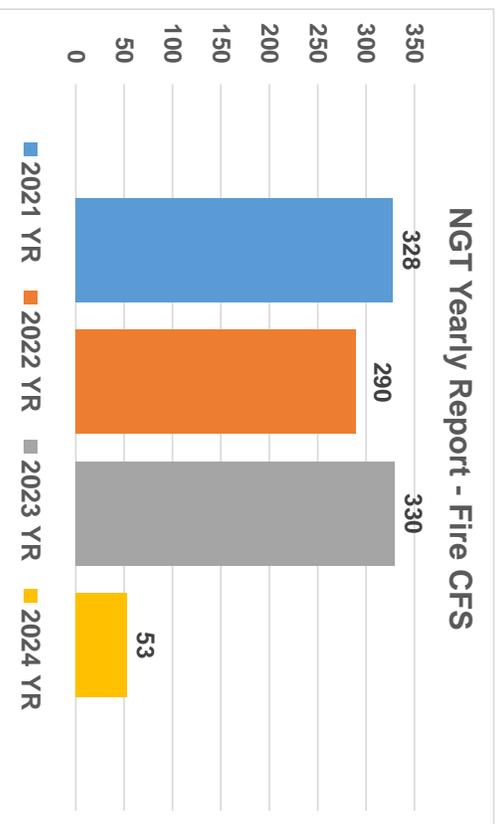
AFC Fire – “High 5” CFS Types p/ Year

	2021	2022	2023	2024
Incidents for New Garden Township				
Alarm system activation, no fire, unintentional	73	54	77	7
Motor vehicle accident w/ no injuries	51	43	41	4
Medical assist, assist EMS crew	41	28	37	1
Motor vehicle accident with injuries	40	27	38	11
Police matter	26	20	28	5

AFC Fire - Monthly CFS FY24 Q1 YTD



NGT Yearly Report - Fire CFS



AFC Fire – “High 3” Q1 2024 CFS

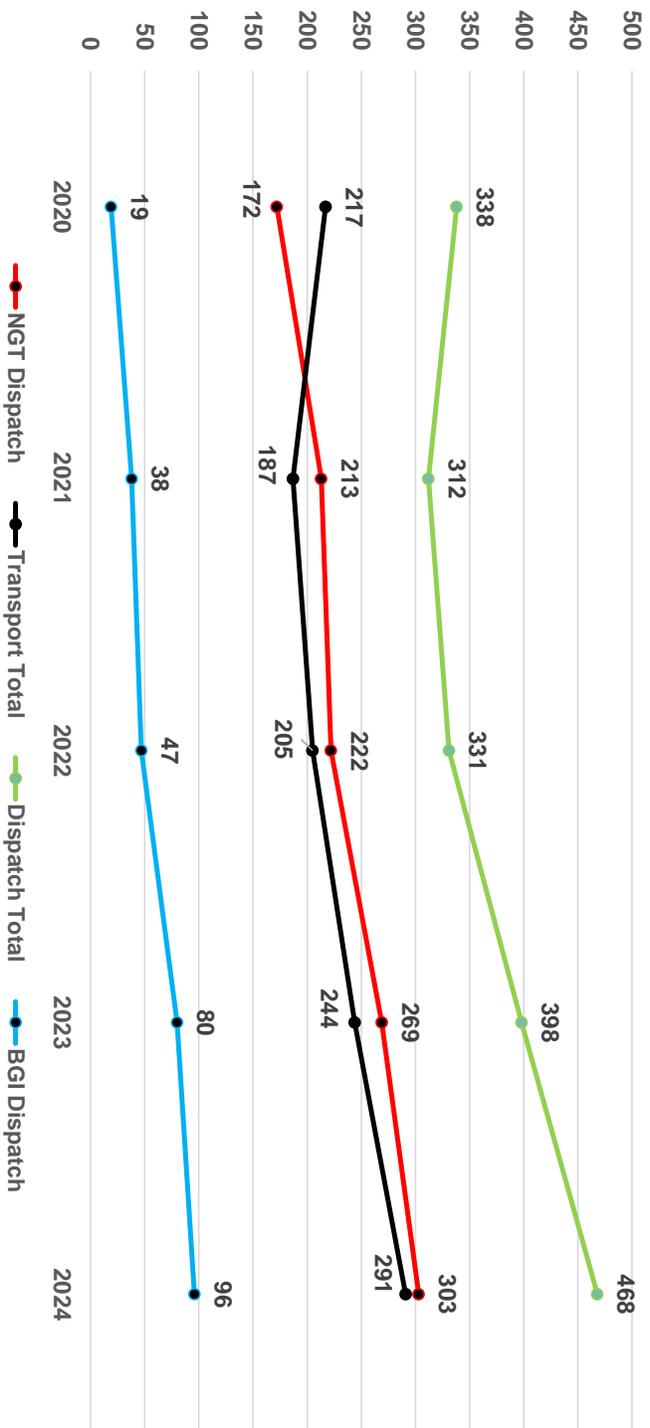
Category	Count
January Top 3 CFS	
322 - Motor vehicle accident with injuries	6
444 - Power line down	5
552 - Police matter	4
February Top 3 CFS	
322 - Motor vehicle accident with injuries	4
745 - Alarm system activation, no fire - unintentional	3
111 - Building fire	1
March Top 3 CFS	
324 - Motor vehicle accident with no injuries.	2
131 - Passenger vehicle fire	1
142 - Brush or brush-and-grass mixture fire	1





Avondale Fire Company - EMS

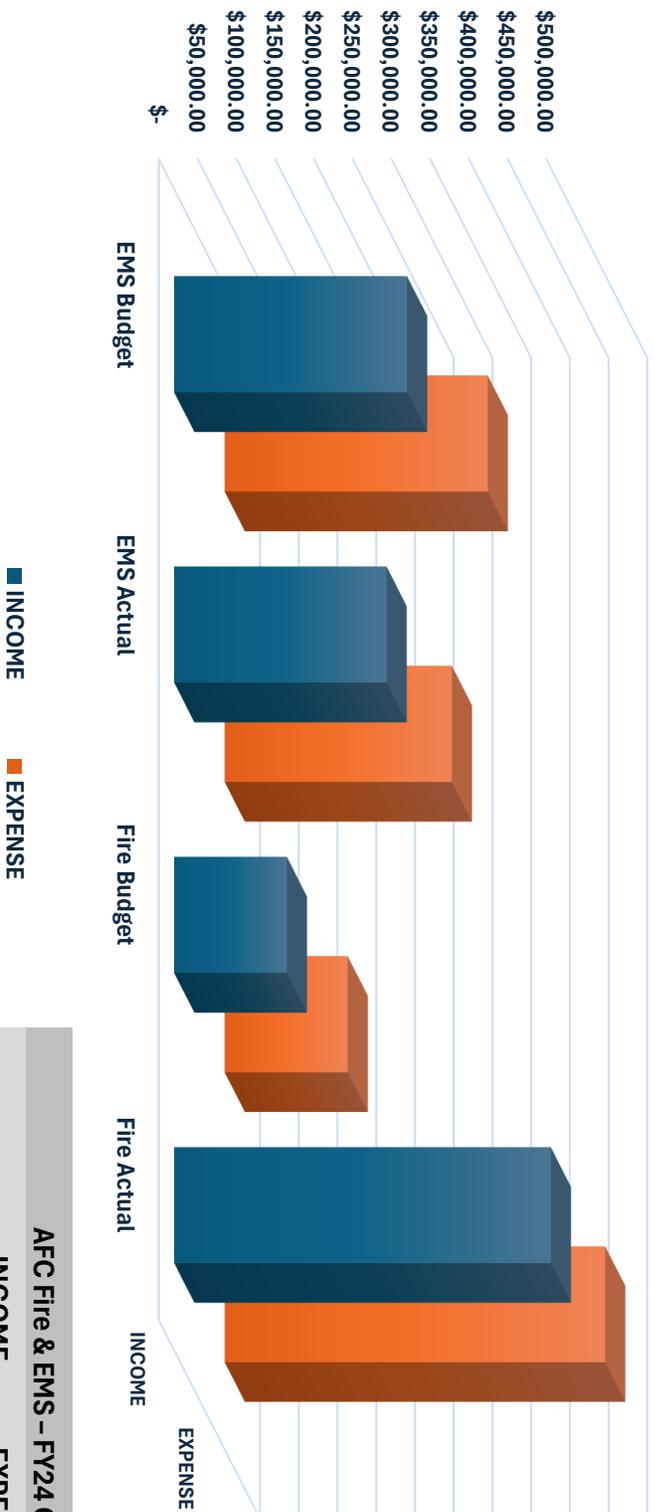
AFC EMS - Q1 YOY YTD (FY20-24)





Avondale Fire Company - Fire

AFC Fire & EMS – FY24 Q1 YTD Income vs Expenditures



AFC Fire & EMS – FY24 Q1 YTD			
	INCOME	EXPENSE	Var.
EMS Budget	\$ 300,436.27	\$ 339,562.50	\$ (39,126.23)
EMS Actual	\$ 274,025.43	\$ 293,196.70	\$ (19,171.27)
Fire Budget	\$ 145,309.70	\$ 158,725.00	\$ (13,415.30)
Fire Actual	\$ 486,124.31	\$ 491,216.95	\$ (5,092.64)



SCCRPD FY24 Q1 Performance Report



April 22, 2024





Southern Chester County Police

<u>Calls for service:</u>	<u>New Garden</u>	<u>Avondale</u>	<u>West Grove</u>	<u>2024 Q1</u>	<u>2023 Q1</u>	<u>2022 Q1</u>
Alarm	54	3	4	61	56	100
Animal	16	0	3	19	24	31
Recovered property	3	0	5	8	4	8
Disturbance	24	2	7	33	34	31
Traffic related	71	12	9	92	65	69
Assist other PD	4	0	1	5	7	24
Assist EMS/FIRE	221	15	32	268	249	234
Suspicious	33	4	6	43	55	68
Domestic	11	2	3	16	15	15
Other	163	10	32	205	162	198
Q1 Totals:	600	48	102	750	671	778





Southern Chester County Police



PART I CRIME REPORT

Offense:	New Garden	Avondale	West Grove	2024 Q1	2023 Q1	2022 Q1
Homicide	0	0	0	0	0	0
Rape	0	0	1	1	0	0
Robbery	0	0	0	0	0	0
Aggravated Assault	0	0	0	0	0	0
Burglary	2	0	0	2	4	2
Theft	6	0	1	7	22	13
Auto theft	0	0	0	0	0	0
Arson	0	0	0	0	0	0
Q1 Totals:	8	0	2	10	27	15





Southern Chester County Police



PART II CRIME REPORT

<u>Offense:</u>	<u>New Garden</u>	<u>Avondale</u>	<u>West Grove</u>	<u>2024 Q1</u>	<u>2023 Q1</u>	<u>2022 Q1</u>
Simple Assault/ Harassment	11	1	1	13	13	21
Rec stolen property	0	0	0	0	0	0
Vandalism	0	0	0	0	0	0
Weapon offenses	0	0	0	0	1	0
Fraud	5	0	2	7	15	23
Sex offense	1	0	0	1	1	1
Alcohol related	2	0	0	2	1	2
Drugs	8	0	0	8	11	8
Disorderly conduct	0	0	0	0	1	1
Juvenile	3	0	1	4	10	8
Trespass	2	0	0	2	6	1
Other	5	0	1	6	39	27
Q1 Totals:	37	1	5	43	98	92





Southern Chester County Police



Traffic Stops	New Garden	Avondale	West Grove	01
<u>Citations 2024</u>	734	96	89	919
<u>Citations 2023</u>	314	32	43	389
<u>Citations 2022</u>	192	25	49	285
<u>Warnings 2024</u>	342	96	78	516
<u>Warnings 2023</u>	290	35	56	386
<u>Warnings 2022</u>	208	29	49	286
<u>DUI 2024</u>	15	3	1	19
<u>DUI 2023</u>	19	4	3	22
<u>DUI 2022</u>	22	4	0	26

TRAFFIC REPORT





Southern Chester County Police

<u>Accidents</u>	<u>New Garden</u>	<u>Avondale</u>	<u>West Grove</u>	<u>Q1 2024</u>	<u>Q1 2023</u>	<u>Q1 2022</u>
Reportable	17	4	3	24	30	21
Non-reportable	32	2	6	40	41	45
Hit & run	3	0	0	3	5	13
Fatal	0	0	0	0	0	2
Unfounded	2	0	1	3	0	0
Township Owned	0	0	0	0	0	0
Q1 Totals:	54	6	10	70	76	81





Southern Chester County Police

Chester County Department of Emergency Services

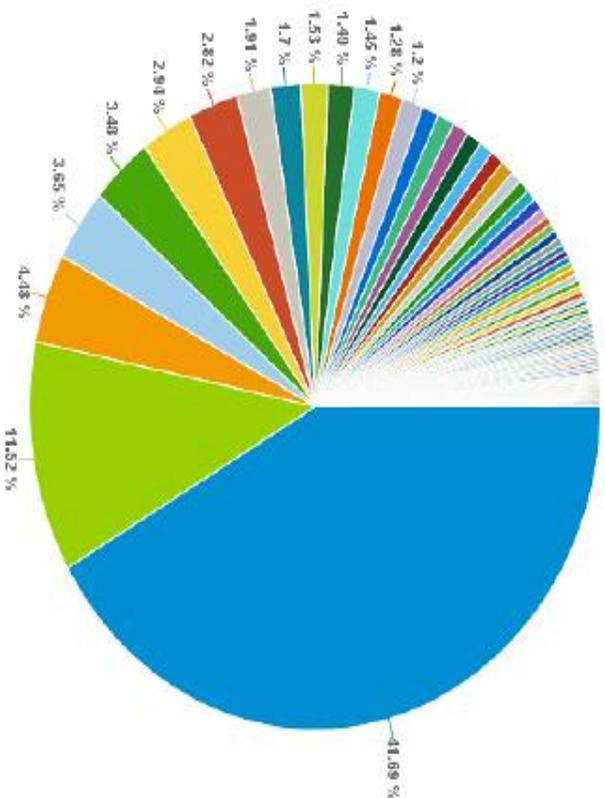
Southern Chester County Regional Police Department



Event Count by Type

Date Range:	Last Quarter
Total Events:	2,413
Average Response	4.06 minutes

TOP Events	Count
TSTOP	1,006
PHONE	278
SCHCHK	108
REPORT	88
TRAFFIC	84
POLICE	71
PD	68
WELLBNG	46
BSICK	41
BMENTAL	37
SUSPCON	29
DOMESTI	23
DISTURB	21
BLS	15
DUI	10



- TSTOP
- PHONE
- SCHCHK
- REPORT
- TRAFFIC
- POLICE
- PD
- WELLBNG
- BSICK
- BMENTAL
- ARESPOR
- SEALL
- AHEART
- SUSPCON
- DOMESTI
- ERRATIC
- FPDI
- DISTURB
- KEY
- AAADPN
- PARKING



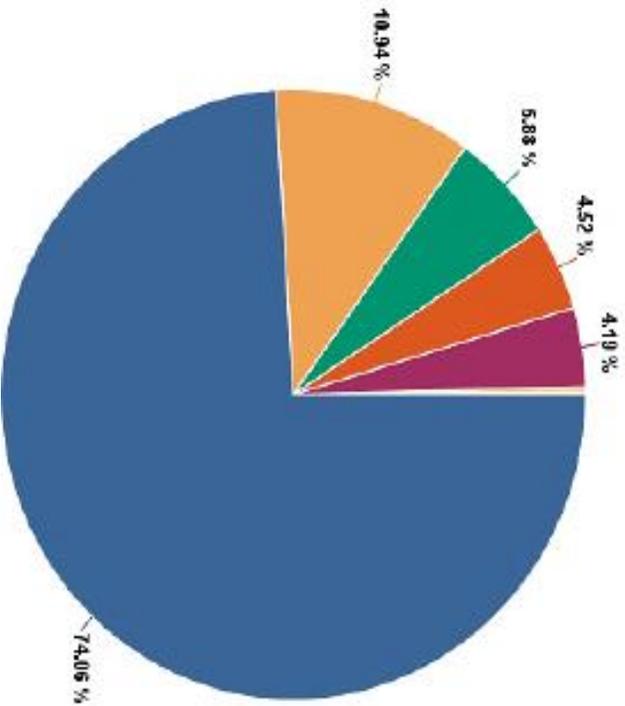


Southern Chester County Police

Event Count by Municipality

Date Range:	Last Quarter
Total Events:	2,413
Average Response	4.06 minutes

Event City	Count
NGARDN	1,787
WGROVE	284
AVNDAL	142
UNVERIFIED	109
LGROVE	101
KNTTWP	7
WMARLB	2
KNTSQR	1
Sum:	2,413



- NGARDN
- WGROVE
- AVNDAL
- UNVERIFIED
- LGROVE
- KNTTWP
- WMARLB
- KNTSQR



NEW GARDEN TOWNSHIP - STAFF REPORT/RECOMMENDATION

REQUESTING DEPARTMENT: Township Manager

MEETING DATE: April 22nd, 2024

SUBJECT/TOPIC: Avondale Fire Company & SCCEMS FY24 2nd Quarter Appropriation

BACKGROUND: The Avondale Fire Company (Fire and EMS Division) has an approved FY 2024 budget for the following annual service costs to the Township:

- Fire - \$334,000.00
- EMS - \$560,000.00

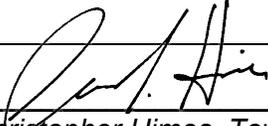
To streamline all Fire and EMS payments, staff recommends including Southern Chester County EMS with the following annual service cost:

- SCCEMS – \$90,750.00

As part of a previous payment agreement to appropriate funding to AFC and SCCEMS, the Township conducts quarterly appropriations with the recommendation for the second FY24 payment in the amount of \$246,187.50.

FINANCIAL IMPACT: Total: FY 2024 Q2 - \$246,187.50 <ul style="list-style-type: none"> • Fire – \$83,500.00 • EMS – \$140,000.00 • SCCEMS - \$22,687.50 	Budgeted:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
	Amount Budgeted:	\$984,750.00
	Amount Spent:	\$246,187.50
	Amount Requested:	\$246,187.50
	Budget Line Item:	01-411-501 Contributions – Operating 01-412-501 Contributions – Avondale 01-412-503 Contributions - SCCEMS

STAFF RECOMMENDATION: That the Board of Supervisors appropriate the Q2 FY2024 payment in the amount of \$246,187.50 to Avondale Fire Company and Southern Chester County EMS.

TOWNSHIP MANAGER APPROVAL: Required: <input checked="" type="checkbox"/> Not Required: <input type="checkbox"/>	 _____ Christopher Himes, Township Manager
TOWNSHIP SOLICITOR APPROVAL: Required: <input type="checkbox"/> Not Required: <input checked="" type="checkbox"/>	_____ Winifred Sebastian, Township Solicitor

ATTACHMENTS:

- 1) N/A

NEW GARDEN TOWNSHIP - STAFF REPORT/RECOMMENDATION

REQUESTING DEPARTMENT: Township Manager

MEETING DATE: April 22nd, 2024

SUBJECT/TOPIC: Kennett Library FY2024 Appropriation

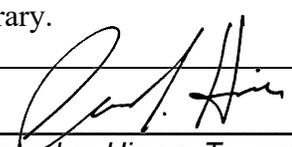
BACKGROUND: The Kennett Library has an approved FY 2024 budget for the following annual service costs to the Township:

- General Fund (0.1 mil) - \$82,600.00
 - Voter referendum for 0.1 millage on property taxes to support Kennett Library
- Capital Fund - \$100,000.00
 - Township Capital support to construct the new Kennett Library
 - \$500,000.00 total commitment (FY21-25)
 - FY24 – Fourth payment to Kennett Library (\$400,000.00 total to date)

As part of the above agreements, staff recommendation is to appropriate the total FY24 amount of \$182,600 in support of the Kennett Library.

FINANCIAL IMPACT: Total: FY 2024 - \$182,600.00 • GF – \$82,600.00 • CIP – \$100,000.00	Budgeted:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
	Amount Budgeted:	\$182,600.00
	Amount Spent:	\$0.00
	Amount Requested:	\$182,600.00
	Budget Line Item:	01-456-540 Contributions to NonGovt Org 30-456-541 Library Bldg Project

STAFF RECOMMENDATION: That the Board of Supervisors appropriate the FY2024 payment in the amount of \$ 182,600.00 to Kennett Library.

TOWNSHIP MANAGER APPROVAL: Required: <input checked="" type="checkbox"/> Not Required: <input type="checkbox"/>	 _____ <i>Christopher Himes, Township Manager</i>
TOWNSHIP SOLICITOR APPROVAL: Required: <input type="checkbox"/> Not Required: <input checked="" type="checkbox"/>	_____ <i>Winifred Sebastian, Township Solicitor</i>

ATTACHMENTS:
 1) N/A

DEBRA A. SHULSKI
Extension 210
Debbie@rrhc.com



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

March 18, 2024

Via Overnight Mail and email

Robert Weer
Director of Community Development & Safety
New Garden Township
299 Starr Road
Landenberg, PA 19350

Re: Blittersdorf – Zoning Hearing Board Application

Dear Robert:

This firm represents Thomas and Erica Blittersdorf (the “Applicants”) with respect to their property located at 1019-1021 Newark Road, which is comprised of two (2) tax parcels identified as UPI Nos. 60-3-60 and 60-3-61 (the “Property”). As you probably know, the Applicants operate a junkyard on the Property, which includes areas for outdoor storage and two (2) automotive garages that are enclosed on the Property by a fence line.

The junkyard use is an existing legally nonconforming use of the Property which has been operating on the Property since 1984. The fence line, representing the boundary of the existing junkyard use, is setback from Newark Road by more than 200 feet, the Property’s southern and western lot lines by 23.6 feet, and the Property’s northern lot line by 20.8 feet. The use is also dimensionally nonconforming, providing the setbacks listed above, where 100 feet is the minimum setback required from all property lines based on the Property’s location within a residential zoning district.

The Applicants propose to construct a pole barn in the rear of the Property, more than 500 feet from Newark Road, to provide a covered storage area for junkyard materials that are currently stored outdoors on the Property. The pole barn would be located within the existing fence line of the junkyard use, would not cause an expansion of the junkyard’s footprint, and would not cause an increase in the volume of the existing junkyard use. Accordingly, the Applicants are requesting an interpretation from the Zoning Hearing Board that the proposed pole barn may be constructed as a continuation of an existing legally nonconforming use, pursuant to Section 200-137.A of the New Garden Zoning Ordinance. In the alternative, Applicants request a dimensional variance from Section 200-125.A(1), to allow the pole barn to be located 26.1 feet from the southern property line and 93.6 feet from the western property line, where 100 feet is required.

rrhc.com

717 Constitution Drive, Suite 201 Exton, PA 19341 P. 610-458-4400 F. 610-458-4441

Page 64 of 111

Enclosed for filing with the New Garden Zoning Hearing Board are the following materials in support of the Applicants' proposal (the "Application"):

1. Four (4) completed copies of the New Garden Township Application form and addendum;
2. Four (4) copies of a list of owners of property within 500 feet of the subject property;
3. Twenty (20) copies of a Sketch Plan for 1019 Newark Road prepared by Hillcrest Associates dated March 12, 2024; and
4. Four (4) copies of a Property Deed dated December 31, 2002, between William T. Blittersdorf, as Grantor, and W. Thomas Blittersdorf, III and Erica A. Blittersdorf, as Grantees.

An electronic copy of the above materials is provided with the email submission of the Application. A check made payable to "New Garden Township" in the amount of \$1,200 representing the New Garden Township Zoning Hearing Board application fee will be hand delivered separately to the Township by my client.

It is my understanding that the New Garden Zoning Hearing Board provides all public notices required by Section 200-160.A of the New Garden Zoning Ordinance and the Pennsylvania Municipalities Planning Code, including newspaper advertisement, posting of the Property, and individual mail notice. Please advise if this understanding is incorrect.

Kindly advise when a public hearing is scheduled for consideration of the Application. Lastly, please also advise whether the Application will be reviewed by the New Garden Planning Commission or Board of Supervisors, so the Applicants have an opportunity to appear.

If you have any questions, please feel free to give me a call.

Very truly yours,

/s/ Debbie Shulski

DEBRA A. SHULSKI

DAS/rmf
Enclosures

cc: Christopher Himes, Township Manager (*via email w/ enclosures*)
Ryan Jennings, Esquire, Zoning Hearing Board Solicitor (*via email w/ enclosures*)
Winifred Moran Sebastian, Esquire, Township Solicitor (*via email w/enclosures*)
Michael Blittersdorf (*via email w/enclosures*)
Thomas A. Schreier, RLA (*via email w/enclosures*)
Ryan M. Furlong, Esquire (*via email w/ enclosure*)

New Garden Township
Zoning Hearing Board Application

Date Hearing advertised: _____ Appeal Number: _____

\$ _____ Fee Paid: Yes No Receipt Number: _____ Date: _____

Date of Application: _____

Name of Applicant: Thomas W. III & Erica A. Blittersdorf

Address: 1019-1021 Newark Road, Toughkenamon, PA 19347

Phone #: _____ Fax #: _____ Email address: Blitstow@verizon.net

Name of Owner: Same as Applicant.

Address: _____

Phone #: _____ Email address: _____

Is the Applicant represented by an attorney? Yes No

Name of Attorney: Debra A. Shulski, Esquire

Address: Riley Riper Hollin & Colagrecio, 717 Constitution Drive, Suite 201, Exton, PA 19341

Phone # 610-458-4400 Fax # 610-458-4441 Email address: debbie@rrhc.com

The above applicant does hereby appeal from the action of the Zoning Officer in (granting)
(refusing) a permit for: N/A

An interpretation A Special Exception A variance Appeal Cease & Desist Order

Appeal Zoning Officer's determination Challenge Ordinance validity

Other _____

Article XVII Section 125 Subsection A Paragraph 1

Article _____ Section _____ Subsection _____ Paragraph _____

Article _____ Section _____ Subsection _____ Paragraph _____

Article _____ Section _____ Subsection _____ Paragraph _____

It is an appeal for an interpretation of the Ordinance or map.

It is a Special Exception to the Ordinance on which the Zoning Hearing Board is required to pass.

It is a request for a variance relating to the; Use Area Frontage Yard

Or _____ provisions of the Ordinance.

(State, if request is for purpose other than enumerated)

The description of the property involved in this appeal is as follows:

Location: 1019-1021 Newark Road Tax parcel number: 60-3-60 & 60-3-61

Zoning District: R-1 Lot size: >5 acres Present use(s): Junkyard

Present improvements upon the land: See enclosed Addendum.

Proposed Use: Same as existing/no change in use Cost of work involved: \$ T/B/D

I (we) believe that the Board **(should)** (should not) approve this request because: See enclosed Addendum.

Cite pertinent provisions of the Ordinance: See enclosed Addendum.

Has any previous application or appeal been filed in connection with these premises?

No Yes

What is the applicant's interest in the premises affected? Property owner

Following are the names and addresses of owners of every property within 500 feet of the property which is the subject of this application. The applicant is required to provide this information for the application to be complete. If the space provided is not sufficient please attach list.

NAME

MAILING ADDRESS

See enclosed list of property owners.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NOTE: This application must be filled out in quadruplicate and submitted with the filing fee and twenty (20) copies of plans deposited with the Zoning Officer.

Included with this application is a copy of Article XX from the New Garden Township Zoning Ordinance which provides information about the function of the Zoning Hearing Board and processing of applications for relief. Also included is information published by the Pennsylvania Department of Community and Economic Development which explains Special Exceptions, Conditional Uses and Variances. This information is provided for general reference and to assist you in preparing your application and presentation to the Zoning Haring Board.

**ADDENDUM TO NEW GARDEN TOWNSHIP
ZONING HEARING BOARD APPLICATION
1019-1021 Newark Road**

Applicants, Thomas W. Blittersdorf III and Erica A. Blittersdorf (collectively the “Applicants”), are the legal owners of real property having a mailing address of 1019-1021 Newark Road, which is comprised of two tax parcels, identified as Uniform Tax Parcel Numbers 60-3-60 and 60-3-61 (collectively the “Property”), which are approximately 5.085 acres when combined. The Property is in the R-1 Low Density Residential Zoning District of New Garden Township.

The Applicants operate a junkyard from the Property, which is a legal nonconforming use in the R-1 Zoning District and has been operating in the Township since 1984. The use is also dimensionally nonconforming with certain area and bulk restrictions specifically applicable to junkyard uses. Specifically, section 200-125.A(1) of the New Garden Zoning Ordinance requires that a 100-foot setback, with screening, be provided between a junkyard and adjacent residential uses or residential zoning districts.¹ Here, that 100-foot setback applies because the Applicants’ junkyard is bordered by residential zoning districts on all sides; however, the junkyard is currently enclosed by a fence located approximately 23.6 feet from the Property’s southern and western property lines and approximately 20.9 feet from the northern property line.

The Applicants propose to construct an approximately 7,200 square foot pole barn on the Property, within the existing fence line, which would be used as indoor storage for materials that are currently stored outdoors. The barn is proposed for an area that is already used as junkyard storage and would not increase the impervious or lot coverages of the Property. The purpose of the barn is to provide an indoor storage area for certain items that are currently stored outdoors and is not proposed to increase the volume or intensity of the legally nonconforming junkyard use. The pole barn also would not increase the existing legal dimensional nonconforming setback of the junkyard, as the barn is proposed for an area of the Property that is already part of the junkyard.

Pursuant to Section 200-137.A of the New Garden Zoning Ordinance, the Applicants are requesting a determination that the pole barn is permitted as a continuation of the legally nonconforming junkyard use and of the junkyard’s legally nonconforming dimensions. Under the Applicants proposal, the volume of the junkyard’s use would not increase, and the junkyard would remain 23.6 feet from the Property’s southern and western property lines and 20.9 feet from its northern property line.

It is the Applicant’s position that the “setback” restrictions for a junkyard, which are defined in Section 200-125.A of the Ordinance, regulate the distance between property boundaries and the junkyard use itself, including outdoor storage areas, and not just the structures that are

¹ The Property is also legally nonconforming with respect to the minimum lot area for junkyards and certain design regulations but none of those conditions are being change by the proposed barn and, therefore, we do not believe relief is required from those design standards.

associated with the use. This position is supported by the definition of “Junkyard” under the Zoning Ordinance, which describes outdoor storage as part of a junkyard use and even contemplates a junkyard that does not have buildings. Specifically, the use is defined, in relevant part, as “An area of land *with or without buildings* use for *outside storage* of used or discarded materials . . .” See Zoning Ordinance Section 200-9.

In the alternative, if this Zoning Hearing Board determines that the setbacks outlined in Section 200-125.A for a junkyard use regulate the distance between lot lines and any junkyard buildings or structures, as opposed to the use itself, then Applicants’ request dimensional variance relief be granted from Section 200-125.A(1), to allow the proposed pole barn to be located 26.1 feet from the southern property line and 93.6 feet from the western property line, where 100 feet is required. Applicant also seeks to the extent necessary, any other interpretations and/or variances ultimately deemed necessary.

The Property is uniquely shaped and nonconforming in lot size for a junkyard use under the Zoning Ordinance. The minimum lot size for a junkyard use under the current Zoning Ordinance is 25 acres, and the setback restrictions defined in Section 200-125.A were drafted with a 25-acre property in mind. When applied to a smaller 5-acre property, like the property here, strict compliance with the junkyard setback restrictions results in an unreasonably small buildable/use area. These unique property characteristics are natural property features that were not caused by the Applicants.

If granted, a variance to allow the construction of a pole barn within the required setback area of the Property, which would be used to store junk that is currently stored outdoors, would not have an adverse impact on the essential character of the neighborhood or substantially or permanently impair the appropriate use or development of adjacent property. Instead, the proposal is expected to improve the existing property conditions. Finally, the requested variance is the minimum necessary to afford relief.

Additional evidence and testimony in support of the Application will be provided at the time of the public hearing.

Parcels within 500' of UPIs 60-3-60 and 60-3-61:

UPI	OWNER	PROPERTY ADDRESS	MAILING ADDRESS
60-3-122	Jose Hernandez Maria Ortega DeHernandez	1000 Newark Road	1000 Newark Road Toughkenamon, PA 19374
60-3-123	Chester Water Authority	1004 Newark Road	P.O. Box 467 Chester, PA 19013
60-3-124	William V. Losito Susan R. Losito	1008 Newark Road	P.O. Box 417 Toughkenamon, PA 19374
60-3-125	Vincent Edward Leo II Jacquelyne A. Leo	1030 Newark Road	1069 Newark Road Toughkenamon, PA 19374
60-3-125.1	Edward Leo	1026 Newark Road	1069 Newark Road Toughkenamon, PA 19374
60-3-125.2	Vincent Edward Leo	1018 Newark Road	1069 Newark Road Toughkenamon, PA 19374
60-3-126.1	Joseph F. Vallorani, Jr. Steven A. Vallorani	1040 Newark Road	201 Gregg Lane Avondale, PA 19311
60-3-127.1	Avery D. Allen Grace V. Allen	132 Maple Lane	P.O. Box 86 Toughkenamon, PA 19374
60-3-54	Matthew Calvarese Marion J. Calarese	125-133 Pine Street	P.O. Box 4 Toughkenamon, PA 19374
60-3-55	Warren E. Reynolds	137 Pine Street	P.O. Box 808 Avondale, PA 19311
60-3-56	Judy Thompson Kenneth S. Thompson	1051 Newark Road	P.O. Box 344 Toughkenamon, PA 19374
60-3-56.1	Vincent Edward Leo II Jacquelyne A. Leo	1069 Newark Road	1069 Newark Road Toughkenamon, PA 19374
60-3-56.2	Artemio V. Camacho Elvira L. Camacho	1053 Newark Road	1053 Newark Road Toughkenamon, PA 19374
60-3-58	Joseph F. Vallorani, Jr. Steven A. Vallorani	1037 Newark Road	1042 Newark Road Toughkenamon, PA 19374
60-3-58.1	Joseph F. Vallorani, Jr. Steven A. Vallorani	1035 Newark Road	1042 Newark Road Toughkenamon, PA 19374
60-3-59	Joseph F. Vallorani, Jr. Steven A. Vallorani	1033 Newark Road	1042 Newark Road Toughkenamon, PA 19374
60-3-59.1	Bright Care Enterprises, LLC	1027 Newark Road	P.O. Box 281 Oxford, PA 19363
60-3-59.2	Steven E. Cole, Jr. Nichole B. Cole	1031 Newark Road	1031 Newark Road Toughkenamon, PA 19374
60-3-62	Wilmington Trust Co., GDN Jacklen E. Powell, GDN, et al	1015 Newark Road	c/o Trust Real Estate Dept. P.O. Box 1596 Baltimore, MD 21203
60-3-64	M A Y Farm, Inc.	1005 Newark Road	P.O. Box 797 Avondale, PA 19311
60-3-64.1	Miguel Angel Vilchis Nava	1011 Newark Road	1011 Newark Road Toughkenamon, PA 19374

60-3-65	Michael Cutone	1003 Newark Road	334 Mourning Dove Drive Newark, DE
60-3-66	Mauricio Herrera Cortez Rocio Herrera DeHerrera	1001 Newark Road	1001 Newark Road Toughkenamon, PA 19374
60-3-67	M A Y Farm, Inc.	1005 Newark Road	P.O. Box 797 Avondale, PA 19311
60-3C-11.1	Betterment Holding Co., LLC	145 Pine Street	P.O. Box 131 Toughkenamon, PA 19374
	Pablo Mondragon	125 Pine Street	125 Pine Street Toughkenamon, PA 19374
	Corina Sosa		P.O. Box 128 Toughkenamon, PA 19374
60-3D-323	Baehr Acres LLC		174 Maple Lane Toughkenamon, PA 19374

* THIS IS A TRANSFER FROM FATHER TO SON & DAUGHTER-IN-LAW

UPI No. 60-3-60 ✓

This Indenture, made the 31st day of December, 2002,

Between

WILLIAM T. BLITTERSDORF,

(hereinafter called the Grantor), of the one part, and

W. THOMAS BLITTERSDORF, III and ERICA A. BLITTERSDORF, husband and wife

(hereinafter called the Grantees), of the other part,

Witnesseth that the said Grantor, for and in consideration of the sum of Four Hundred Thousand Dollars (\$400,000.00), lawful money of the United States of America, well and truly paid by the Grantees at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, the said Grantor has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantees, their heirs and assigns as tenants by the entireties,

ALL THAT CERTAIN tract of ground and improvements situate in New Garden Township, Chester County, Pennsylvania, bounded and described according to a survey made by George E. Register, Jr., R. S., dated June 1945, as follows:

KB

BEGINNING at an iron pin set in the middle of the Doe Run Road and Newark Road, said pin being also in the center line of a twenty (20) feet wide avenue, and also a corner of land now or late of Peter Leo; thence extending along the center line of said twenty (20) feet wide avenue, South 81 degrees, 23 minutes West 700.82 feet to an iron pin, a corner of land of Achille Ciarrocchi, North 8 degrees, 31 minutes West 268.2 feet to a point, a corner of land now or late of Tersicore Leo; thence along land now or late of said Leo, passing over an iron pin on the West bank of road, North 81 degrees, 29 minutes East 673.12 feet to a point in the middle of the first mentioned Doe Run and Newark Road; thence along the middle of said road by land now or late of Tersicore Leo and others, the next two (2) remaining courses and distances, to wit: South 12 degrees 7 minutes East 146.46 feet to an iron pin; thence South 17 degrees, 0 minutes East 123.28 feet to the first mentioned point and place of beginning.

CONTAINING 4.211 acres of land, be the same more or less.

This Document Recorded 01/15/2003 State RTT: 0.00 02:38PM Local RTT: 0.00 Doc Code: DEE Chester County, Recorder of Deeds Office Doc Id: 10175913 Receipt #: 80524 Rec Fee: 48.50

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IMPROVEMENTS consist of two (2) stucco building containing a total of five (5) apartments, and greenhouses.

BEING the same premises which the **UNITED STATES OF AMERICA**, acting through the **SMALL BUSINESS ADMINISTRATION** by its **ADMINISTRATOR**, by Deed dated April 26, 1984, and recorded in Chester County Deed Book H 63, Page 259 granted and conveyed unto **WILLIAM T. BLITTERSDORF**, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said Grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that she, the said Grantor, and her heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against her, the said Grantor, and her heirs and against all and every other person and persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Warrant and Forever Defend.

In Witness Whereof, the party of the first part has hereunto set her hand and seal. Dated the day and year first above written.

**SEALED AND DELIVERED
IN THE PRESENCE OF US:**

 {SEAL}
WILLIAM T. BLITTERSDORF



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Commonwealth of Pennsylvania
County of Chester

ss:

On this, the 31st day of December, 2002, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the said County and State the undersigned Officer, personally appeared **WILLIAM T. BLITTERSDORF**, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

I hereunto set my hand and official seal.

Virginia A. Sharpless

Notary Public

* The address of the above-named Grantees is:
293 North Guernsey Road
West Grove, PA 19390

NOTARIAL SEAL
Virginia A. Sharpless, Notary Public
Kennett Square Boro, Chester Co. PA
My Commission Expires October 25, 2003

On behalf of the Grantees

Record and return to:
Larmore, Scarlett, Myers & Temple
P. O. Box 384
Kennett Square, PA 19348

James Farrell
RECORDER OF DEEDS



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Investment Income Brief

April 22nd, 2024



Investment Income Overview

Overview

In total as of year-end FY2023, the Township has **\$33,019,715.82** in net cash, of which ~70% is from the remaining proceeds of the Sewer Sale (\$22.1M).

The remaining amount (\$10.2M) is stratified out across several fund balance cash accounts, with \$5.7M being unrestricted (General Fund, Capital, & Capital Reserve), and the remaining \$4.5M as restricted (Open Space, Airport, Sewer, etc.).

While these funds are purposely obligated to support various Township services, the total balances aren't leveraged throughout the year, meaning a deliberate investment policy can return additional revenue to supplement the Township's primary tax revenues which eases the burden on future increases for residents and businesses in the community.

Investment Strategy Guidelines

The primary objectives for the Township's investment activities, in priority order, are:

1. **Legality** – Ensuring that all invested funds are per Pennsylvania laws and the Second-Class Township Code
2. **Safety** – Ensuring the safety of the principal, preservation of capital in the portfolio of investments, and mitigating credit and interest rate risk
3. **Liquidity** – Ensuring that expected maturities are concurrent with the scheduled use of funds to meet all anticipated operating requirements
4. **Yield** – Ensuring that investment balances attain a market-average rate of return, taking into account, investment risk constraints and cash flow requirements

Who provides the Township's investment services?

Overview

- Pennsylvania Local Government Investment Trust (PLGIT) is the Township's resource for all investment services, as well as the purchase card (P-Card) program. PLGIT is member-owned by the participating local governments, school districts, municipal authorities, and other governmental agencies throughout PA, with the Trust members sitting on the board, providing input on establishing investment goals and developing new services.
- PLGIT invests in short-term U.S. debt securities including obligations of the United States and its Federal Agencies, bank deposits, either insured or appropriately collateralized, obligations of the Commonwealth of Pennsylvania, state-level agencies, or political subdivisions, and repurchase agreements.



Net Cash Position – FY21-23

Cash Fund Account	Year End Cash Position (FY21-23)				2 Year Net Change	
	12/31/2021	12/31/2022	12/31/2023			
General Fund	\$ 3,847,431.80	\$ 3,511,949.92	\$ 2,586,094.38	\$	(1,261,337.42)	
Capital Improvement	\$ 5,290,985.79	\$ 4,475,601.52	\$ 2,647,635.30	\$	(2,643,350.49)	
	Capital Reserve	\$ 40,259.21	\$ 228,590.53	\$ 472,804.80	\$	432,545.59
Enterprise Funds (Restricted)						
	Airport Fund	\$ 156,998.78	\$ 106,378.71	\$ 376,078.63	\$	219,079.85
	Airport Capital	\$ 37,078.09	\$ 15,529.68	\$ 19,863.67	\$	(17,214.42)
	Open Space Fund	\$ 433,871.58	\$ 845,766.85	\$ 1,699,268.87	\$	1,265,397.29
	Hydrant Fund	\$ 362,843.42	\$ 340,477.36	\$ 391,845.72	\$	29,002.30
Misc Restricted Funds						
	State Checking - Liquid Fuels	\$ 139,164.78	\$ 103,103.24	\$ 104,977.18	\$	(34,187.60)
	ARPA Funds	\$ 515,146.83	\$ 696,525.09	\$ 495,648.12	\$	(19,498.71)
Misc Restricted Funds (Closed)						
	Recreation Fund	\$ 50,901.62	\$ 35,288.06	\$ 98,830.31	\$	47,928.69
	Phase 2 Park Expansion Grant	\$ 110,500.52	\$ 110,701.32	Account Closed	\$	-
	New Garden Hills	\$ 138,150.65	\$ 52,214.40	\$ 93,280.40	\$	(44,870.25)
	Sewer Fund	\$ 449,438.94	\$ 652,047.73	\$ 618,297.22	\$	168,858.28
Investment Funds						
	PLGIT - Term (Sewer Sale Fund)	\$ 22,011,412.65	\$ 22,000,000.00	\$ 22,854,742.70	\$	843,330.05
	PLGIT - Class	\$ 105,445.04	\$ 106,966.67	\$ 112,270.08	\$	6,825.04
	PLGIT - Reserve	\$ 106,185.86	\$ 107,813.36	\$ 113,284.46	\$	7,098.60
	PLGIT - Class	\$ -	\$ 12.26	\$ 20,883.92	\$	20,883.92
	PLGIT - Prime	\$ -	\$ 66,639.19	\$ 77,910.06	\$	77,910.06
	PLGIT - CD Program	\$ -	\$ -	\$ 236,000.00	\$	236,000.00
Total	\$ 33,795,815.56	\$ 33,455,605.89	\$ 33,019,715.82	\$	(776,099.74)	
Total (less Sewer Sale Fund)	\$ 11,784,402.91	\$ 11,455,605.89	\$ 10,164,973.12	\$	(1,619,429.79)	
Total Liquid Funds (less Sewer Sale Fund)	\$ 9,178,676.80	\$ 8,216,141.97	\$ 5,706,534.48	\$	(3,472,142.32)	



FY24 Investment Plans – General Fund

Without an established Fund Balance reserve policy combined with the historical use of General Fund cash to fund operations due to insufficient revenues, the Township has not implemented a General Fund investment strategy for the amount of \$2,586,094.38.

However, if stabilized, the Township recommends establishing a percentage of the total balance (80%) within the PLGIT Class & PLGIT Reserve Class, which would yield ~\$103.4K (\$2.5M x 0.8 x .05), based on the following current nominal balances that have a projected total yield of ~\$11.4K

PLGIT Class - General Fund					PLGIT Reserve Class - General Fund						
Month	Beginning Balance	Interest	Additions	Ending Balance	Interest Rate	Month	Beginning Balance	Interest	Additions	Ending Balance	Interest Rate
January	112,270.08	490.78	-	112,760.86	5.17%	January	113,284.46	505.74	-	113,790.20	5.28%
February	112,760.86	458.11	-	113,218.97	5.13%	February	113,790.20	472.32	-	114,262.52	5.25%
March	113,218.97	491.07	-	113,710.04	5.12%	March	114,262.52	505.80	-	114,768.32	5.23%
April	113,710.04	474.41	-	114,184.45	5.09%	April	114,768.32	489.18	-	115,257.50	5.20%
May	114,184.45	487.44	-	114,671.89	5.04%	May	115,257.50	502.76	-	115,760.26	5.15%
June	114,671.89	473.73	-	115,145.62	5.04%	June	115,760.26	488.66	-	116,248.92	5.15%
July	115,145.62	481.79	-	115,627.41	4.94%	July	116,248.92	497.23	-	116,746.15	5.05%
August	115,627.41	483.80	-	116,111.21	4.94%	August	116,746.15	499.36	-	117,245.51	5.05%
September	116,111.21	460.64	-	116,571.85	4.84%	September	117,245.51	475.71	-	117,721.22	4.95%
October	116,571.85	472.94	-	117,044.79	4.79%	October	117,721.22	488.58	-	118,209.80	4.90%
November	117,044.79	449.95	-	117,494.74	4.69%	November	118,209.80	465.09	-	118,674.89	4.80%
December	117,494.74	466.74	-	117,961.48	4.69%	December	118,674.89	482.48	-	119,157.37	4.80%
	5,691.40		-		Projected Rate			5,872.91	-		Projected Rate

FY24 Investment Plans – Capital Fund

The Township Capital Fund consists of a more liquid cash balance utilized to fund projects, with the primary amount consisting of \$2,647,635.30, a reserve amount of \$472,804.80, and the entirety of the remaining balance of the Sewer Sale funds (\$22.1M) that generates additional interest (estimated at ~\$1.12M for FY24).

There is an opportunity to generate interest (similar to GF), which depends on the projected use of cash that is constrained by low annual transfer amounts of the Township’s annual revenues (\$243,000.00 in FY24) to replenish the fund.

If the annual transfer is increased, the Township can invest a higher percentage of the static Capital fund cash, with the projected returns based on the Sewer Sale funds

Settlement Date	Maturity Date	# of Days	Total Invested	Principal	PLGIT Term - Capital Fund		Interest on Principal	Interest on Reinvested	Interest Earned 2024	Interest Carryover 2023	Total Interest
					Interest Reinvested	Interest Rate					
11/3/2023	4/2/2024	151	3,211,306.14	3,100,000.00	111,306.14	5.69%	72,772.92	2,612.93	75,385.85	111,306.14	186,691.99
12/5/2023	6/3/2024	181	7,150,166.14	6,900,000.00	250,166.14	5.52%	188,358.69	6,829.13	195,187.81	250,166.14	445,353.95
12/29/2023	5/8/2024	131	8,493,270.42	8,100,000.00	393,270.42	5.41%	156,845.66	7,615.16	164,460.81	393,270.42	557,731.23
2/20/2024	8/18/2024	180	4,207,728.22	4,000,000.00	207,728.22	5.33%	104,852.46	5,445.20	110,297.66	207,728.22	318,025.88
4/8/2024	10/4/2024	179	3,100,000.00	3,100,000.00	-	5.41%	82,022.10	-	82,022.10	-	82,022.10
5/9/2024	11/5/2024	180	8,100,000.00	8,100,000.00	-	5.30%	211,131.15	-	211,131.15	-	211,131.15
6/4/2024	12/1/2024	180	6,900,000.00	6,900,000.00	-	5.25%	178,155.74	-	178,155.74	-	178,155.74
8/18/2024	12/16/2024	120	4,000,000.00	4,000,000.00	-	5.00%	65,573.77	-	65,573.77	-	65,573.77
10/4/2024	12/31/2024	88	3,100,000.00	3,100,000.00	-	5.00%	37,267.76	-	37,267.76	-	37,267.76
					Projected Rate		1,096,980.25	22,502.41	1,119,482.66	962,470.92	2,081,953.58

FY24 Investment Plans – Other Funds

The Township's restricted funds can also be invested; however, there is limited guidance on the general use of earned interest from earmarked revenues:

- Open Space Fund - \$1,699,268.87
- Sewer Fund - \$618,297.22
- Airport Fund - \$376,078.63
- Hydrant Fund - \$391,845.72

In FY24, the Township invested 80% of the Open Space fund balance due to non-forecasted needs for conservation projects, that will generate ~\$83.3K, with the intent to supplement the added revenue back into the Open Space fund balance.

PLGIT Term - Open Space

Settlement Date	Maturity Date	# of Days	Principal	Interest	Interest Rate
10/10/2023	7/1/2024	265	1,200,000.00	51,001.64	5.87%
7/2/2024	12/29/2024	180	1,251,001.64	32,300.45	Projected Rate



FY24 Investment Plans – Other Funds

In the current rate environment, the Township is or can generate the following investment income revenue given all implemented fiscal policies and balancing of the budget:

Unrestricted Funds – Total of \$1,333,261.33

Current

- Sewer Sale Investment Fund - \$22,854,742.70 - \$1,105,000.00
 - Split (80/20) between the General Fund and Capital Fund in FY24

Opportunity

- General Fund - \$2,586,094.38 - \$103,443.76
- Capital Fund - \$2,647,635.30 - \$105,905.41
- Capital Reserve Fund - \$472,804.00 - \$18,912.16

Restricted Funds - Total of \$123,419.56

Current

- Open Space Fund - \$1,699,268.87 - \$67,970.72

Opportunity

- Sewer Fund - \$618,297.22 - \$24,731.89
- Airport Fund - \$376,078.63 - \$15,043.12
- Hydrant Fund - \$391,845.72 - \$15,673.83

The additional revenue generated by investable cash balances creates the capacity to:

- Lessen the burden of future cost-of-service increases
- Fund new positions
- Fund capital projects
- Replenish fund balances

However, the Township must remain disciplined in preserving each underlying fund balance to sustain this practice

Questions?



NEW GARDEN TOWNSHIP - STAFF REPORT/RECOMMENDATION

REQUESTING DEPARTMENT: Township Manager

MEETING DATE: April 22nd, 2024

SUBJECT/TOPIC: Town Hall Roof Replacement Project

BACKGROUND: On July 11, 2023, Pennoni and LHL Consulting (a roofing sub-consultant) conducted an on-site assessment to analyze the structural roofing conditions of New Garden Town Hall. The result of the analysis revealed that several shingles have been replaced over the years due to high winds, with most repairs not performed correctly, leaving shingles non-staggered and in a weakened condition, allowing for leaks and damage to the decking material within the building as well as significant “pitting” of the copper material that comprises ~50% of the roof. The overall assessment of the roof was that it has reached the end of its useful life with the recommendation to do a complete removal utilizing a single material.

The overall project was adopted as part of the FY24 Budget as part of the 5-year Capital Improvement Plan; however, the Township’s surplus FY23 interest income revenue presented an opportunity to fully fund the roof project without the use of financing. By leveraging a flexible bidding process utilizing Omnia to determine the best wholesale general contracting option, staff identified the following cost differentiation between the two recommended options:

- Asphalt shingle – \$292,123.00
 - Does not include insulation
 - Price p/ square foot insulation - \$6.27 (~10,500 sq/ft) - ~\$65,800
 - Price for siding - \$2,214.00
 - Total cost - \$360,137.00
- Metal standing seam – \$1,149,224.00
 - Includes insulation

Based on the return on investment (cost, longevity, value-add, resiliency, depreciation), Township staff recommends approving the asphalt shingle option bid from Jottan, Inc. at a cost not to exceed \$292,123.00, with an additional estimated budget of \$68,014 for insulation and siding.

FINANCIAL IMPACT: Total: • FY24 CIP – \$360,137.00	Budgeted:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
	Amount Budgeted:	\$360,137.00
	Amount Spent:	\$0.00
	Amount Requested:	\$360,137.00
	Budget Line Item:	30-409-702 Capital Purchases - Facilities

STAFF RECOMMENDATION: That the Board of Supervisors authorizes the Township Manager to approve the bid from Jottan, Inc. at a cost not to exceed \$292,123.00, with an additional estimated budget of \$68,014 for insulation and siding for the New Garden Town Hall roof project.

TOWNSHIP MANAGER APPROVAL: Required: <input checked="" type="checkbox"/> Not Required: <input type="checkbox"/>	 <hr/> <i>Christopher Himes, Township Manager</i>
TOWNSHIP SOLICITOR APPROVAL: Required: <input type="checkbox"/> Not Required: <input checked="" type="checkbox"/>	<hr/> <i>Winifred Sebastian, Township Solicitor</i>

ATTACHMENTS:

- 1) *OMNIA Roofing Material and Services Proposal*
- 2) *Township Building Roof Material Comparison – Pennoni Engineering*
- 3) *Town Hall Roof Replacement Brief*



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

New Garden Township
Town Hall
299 Star Road
Landenberg, PA 19350

Date Submitted: 04/04/2024
Proposal #: 25-PA-240456
MICPA # PW1925

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities). Garland/DBS, Inc. administered an informal competitive process for obtaining quotes for the project with the hopes of providing a lower market-adjusted price whenever possible.

Scope of Work: METAL ROOF REPLACEMENT - .040 KYNAR COATED ALUMINUM R-MER SPAN ROOF SYSTEM

1. Perform pre-construction job site safety analysis, stage scaffolding, fall protection, job fencing, and other safety items as required.
2. Remove existing roof and underlayment down to roof deck.
3. Verify that the deck is dry, sound, clean and smooth. It shall be free of any depressions, waves, and projections. Cover all holes over 1 inch (25 mm) in diameter, cracks over 1/2 inch (12 mm) in width, loose knots and excessively resinous areas with sheet metal.
4. Replace damaged deck with new materials.
5. Mechanically attach 1/2" securerock coverboard to the deck with one fastener every 4 sq. ft. Stagger all joints in two directions
6. Install R-Mer Seal high temperature self adhering underlayment over the insulation.
7. On the day the metal panels are to be installed, attach 18GA Hat Channels through underlayment and coverboard and attach to wood deck in the pattern shown on the shop drawings but no less than 12" on center staggered pattern
8. All details will be shown on manufacturer's shop drawings to successful bidder; install roofing and flashings in accordance with approved shop drawings and manufacturer's product data, within specified erection tolerances
9. Attach the 24 gauge hat channel through the substrate and into the deck a minimum of 1". Do not penetrate the roof deck with any fasteners. All hat sections shall be fastened 12" on center in a staggered patten. A fastener is required on the top and bottom of both ends of the hat section.

10. Attach the 16 gauge one piece panel clips into the hat section with two fasteners per clip.
11. Installation of Roof Panels: Roof panels can be installed by starting from either end and working towards the opposite end. Due to the symmetrical design of the specified panel system, it is also acceptable to start from the middle of the roof and work toward each end.
 - a. stainless steel pop rivet shall be secured through the anchor reveal of the panel leg and extend into the arms of the panel clip located at the ridge of the system. This is done at each arm of the clip along the ridge. The panel is then anchored at all three tabs of the clip.
 - b. The seam caps are shipped with two rolls of factory applied hot melt sealant located inside the caps. To install the caps, hook one side of the cap over the panel edge and rotate over the opposite panel leg. For ease of installation, start at one end of the panel and work toward the opposite end
12. Seal laps and joints in accordance with roofing system manufacturer's product data
13. Coordinate flashing and sheet metal work to provide weathertight conditions at roof terminations. Fabricate and install in accordance with standards of SMACNA Manual
14. Install S-5! Clamps and snow retention assembly according to manufacturer's specification.
15. Includes 30 year manufacturers warranty.

Scope of Work: ASPHALT SHINGLE ROOF REPLACEMENT WITH FULL ICE AND WATER SHIELD

1. Perform pre-construction job site safety analysis, stage scaffolding, fall protection, job fencing, and other safety items as required.
2. Remove existing roof and underlayment down to roof deck.
3. Verify that the deck is dry, sound, clean and smooth. It shall be free of any depressions, waves, and projections. Cover all holes over 1 inch (25 mm) in diameter, cracks over 1/2 inch (12 mm) in width, loose knots and excessively resinous areas with sheet metal.
4. Replace damaged deck with new materials. Clean deck surfaces thoroughly. Fill knotholes and cracks with latex filler.
5. Install R-Mer Seal high temperature self adhering underlayment to entire wood decking.
6. Install GAF Timberline shingles to underlayment. GAF to provide a 50 year material warranty.
7. Install new valley metal, sill/counterflashing and step flashing metal, vent and pipe collars and perimeter metal flashings.
8. Install new pre-finished aluminum external gutter and downspouts where existing. Color and size to metal existing.
9. Provide 2 year workmanship warranty.

Scope of Work: SIDING REPAIR

1. Reattach missing siding board on West-facing Wall.

Garland/DBS Price Based Upon Local Market Competition: Metal Roof

1 Jottan, Inc.	\$ 1,149,224
2 Garvey Roark	\$ 1,171,337

Garland/DBS Price Based Upon Local Market Competition: Shingle Roof

1 Jottan, Inc.	\$ 292,123
2 Garvey Roark	\$ 334,942

Garland/DBS Price Based Upon Local Market Competition: Siding Repair

1 Jottan, Inc.	\$ 2,214
2 Garvey Roark	\$ 57,054

Contractor Name - Unforeseen Site Conditions:

Wood Blocking (Nailer) Replacement	\$	11.40	per Ln. Ft.
Additional Insulation Replacement	\$	6.27	per Sq. Ft.
Decking Replacement	\$	10.26	per Sq. Ft.

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers.

Please Note – The construction industry is experiencing unprecedented global pricing and availability pressures for many key building components. Specifically, the roofing industry is currently experiencing long lead times and significant price increases with roofing insulation and roofing fasteners. Therefore, this proposal can only be held for 30 days. DBS greatly values your business, and we are working diligently with our long-term suppliers to minimize price increases and project delays which could effect your project. Thank you for your understanding and cooperation.

Clarifications/Exclusions:

1. Permits are excluded. If permits are required this will be addressed via change order.
2. Plumbing, Mechanical, Electrical work is excluded.
3. Interior Temporary protection is excluded.
4. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

John Petersen

John Petersen
Garland/DBS, Inc.
216-302-3777

Memorandum

TO: Chris Himes, Township Manager

FROM: Nate Cline, P.E, Township Engineer

DATE: February 13, 2024

SUBJECT: Township Building Roof Material Comparison

As requested, please see below and the attached table for a more detailed breakdown of the various attributes of the two roof replacement options:

Metal Standing Seam Roof:

1. Insulation – Rigid insulation would be installed above the roofing deck prior to the installation of the standing seam roof. This is required and included in the cost to perform this work. The insulation value is R-30 and all work is performed from the exterior.
2. Wind – This material will provide excellent performance against the windy conditions present on this site.
3. Sound – Sound within the building is a major consideration. The required R-30 insulation below the metal roof will dampen the sound from volumes currently experienced with the existing copper roof; but noise from the roof will still be present.
4. Future Solar - This roofing system provides major benefits for future consideration of solar panel installation. Solar panels would be installed onto the metal standing seam via a clamping system. The panels are raised above the metal roof, so drainage is never compromised. If a solar panel needs repair, it will not comprise the roofing system. There are no penetrations into the roofing system.
5. Warranty – 30-year unlimited warranty. The agricultural environment in which the Township Building is located will not affect the performance of the aluminum roofing material.
6. Cost – Probable construction cost: \$900,000 - \$975,000.

Architectural Asphalt Shingle Roof:

1. Insulation – does not factor in the cost or installation of new insulation. Insulation would need to be installed separately in the attic space from within the building.
2. Wind – Performance of a shingled roof in wind is not as robust as a metal roof. We will design to a greater than required wind factor, but over time, shingles will be blown off the roof.
3. Sound – A shingled roof provides better acoustical performance inside the building than a metal roof. Noise inside the building could further be decreased by the installation of insulation in the attic.
4. Future Solar – A separate design for solar panel installation would be required at the time of installation taking into account new drainage on the roof, support for the panels, mounting points, and hardware. Penetrations into the roofing system would be required to install the mounting hardware.
7. Warranty – 20-year limited warranty. The agricultural environment in which the Township Building is located will not affect the performance of the asphalt shingle material.
5. Cost – Probable construction cost: \$525,000 - \$600,000

TOWNSHIP BUILDING ROOFING MATERIAL COMPARISON

	Metal Standing Seam Roof	Architectural Shingle Roof
Insulation	<p>R-30 insulation included and required by code</p> <p>Installed on the exterior of the roof decking</p>	<p>Insulation not included</p> <p>Would need to be installed separately from inside the building</p>
Wind	<p>Strong performance against wind conditions</p> <p>Will typically perform better than a shingle roof</p>	<p>Over time, shingles will blow off due to inherent properties of the roof</p> <p>We can design to a greater than necessary wind factor to improve performance</p>
Sound	<p>Sound will be a consideration inside the building</p> <p>Sound will be dampened from current levels due to the rigid insulation under the metal roof</p>	<p>Better acoustical performance than a metal roof</p> <p>Sound could be improved further by improvements to attic insulation</p>
Future Solar	<p>Installs directly onto the standing seams</p> <p>No drainage concerns</p> <p>No penetration into roofing system</p>	<p>Will require design for panel support and drainage</p> <p>Will require penetrations into roofing system</p>
Warranty	<p>30-year unlimited warranty</p>	<p>For commercial properties, a max 20-year limited warranty (regardless of marketing)</p>
Cost	<p>Probable construction cost:</p> <p>\$900,000 - \$975,000</p>	<p>Probable construction cost:</p> <p>\$525,000 - \$600,000</p>

Town Hall Roof

April 22nd, 2024



Town Hall Roof

New Garden Town Hall is a two-story structure built in 2003 with a partially below-grade first floor and features a framed balcony and terrace at the rear of the building. The roof is comprised of asphalt shingles and copper metal roofing systems as identified below, with the copper metal roofing being approximately 12,000 square feet and the asphalt shingles being approximately 13,000 square feet.



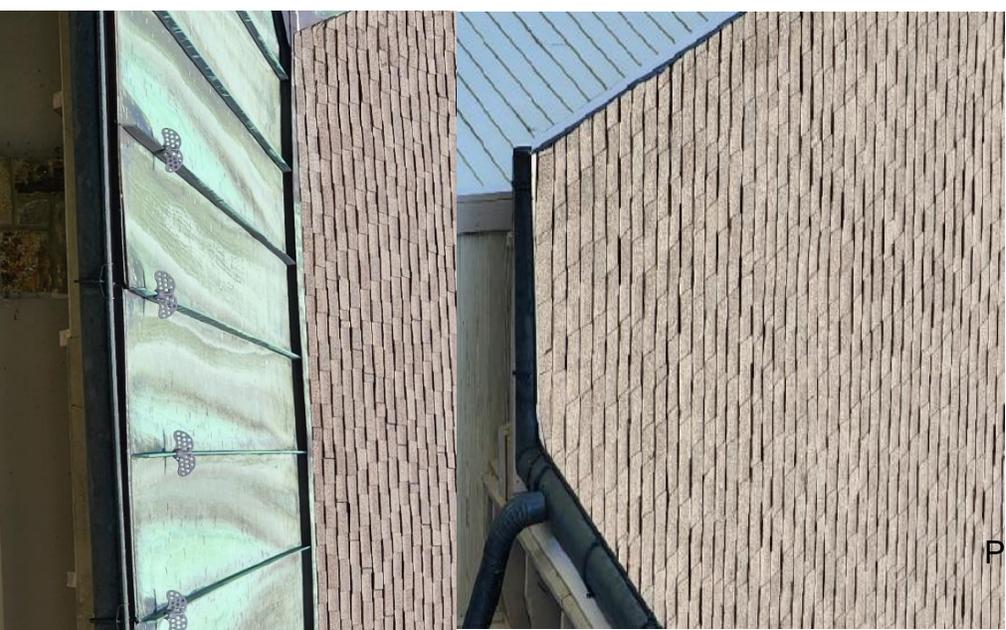
Town Hall Roof Observations

On July 11, 2023, Pennoni and LHL Consulting (a roofing sub-consultant) conducted an on-site assessment to analyze the structural roofing conditions of New Garden Town Hall.

Observations were made from ground level and from above using a 45-foot articulating boom lift in addition to architectural drawings originally prepared by HSA (Hooper Shiles Architects) and dated May 2003.

Summary of Findings

- Several shingles have been replaced over the years due to high winds, leaving shingles non-staggered
 - Non-staggered shingles are weaker, although these were repaired, the repair was not performed correctly
 - Repair shingles need to be feathered so that a stagger on the shingles remains
- Shingles are curled in many areas
- Shingles have a “wavy” look to them on the structure
 - The “wavy” look on a roof, is caused by leaks. While some leaks will show up within the building some do not. The water will seep through the shingles and pools beneath the underlayment for a long period of time. Over time, the water will make its way through the decking and into the building. While the water is trapped it could also damage the roof decking
- Lots of pitting of the copper and deteriorated edge
 - Copper oxidizes over time giving the patina look. However, the pitting of the copper is an indication that heat and acid compounds have caused corrosion. The corrosion forms pits which over time will create holes in the copper



Town Hall Roof Recommendations

Pennoni Recommendation

“The roof is at the end of its useful life. Although two roofing systems are permitted on a structure per the PA International Building Code, it would be our recommendation to do a complete removal. By doing a complete removal, it will permit the Engineer to inspect the decking from above and replace any boards that are damaged. As far as material to go back with, it would be our recommendation to install metal standing seam or shingles. Bring the ventilation up to today’s codes, by installing soffit vents if required.”

* *No recommendation for continued use of copper*

Options Summary

Metal standing seam roof

- Longer warranty
- Durability (strong winds, sheeting rain, H2S if sealed)
- Capacity for solar
- Poor sound dampening (w/o added insulation)
- More expensive

Asphalt shingles

- Shorter warranty (10 years less)
- Less durable
- Limited solar capacity without compromising weather seal
- Better sound dampening
- Less expensive

	Metal Standing Seam Roof	Architectural Shingle Roof
Insulation	R-30 insulation included and required by code Installed on the exterior of the roof decking	Insulation not included Would need to be installed separately from inside the building
Wind	Strong performance against wind conditions Will typically perform better than a shingle roof	Over time, shingles will blow off due to inherent properties of the roof We can design to a greater than necessary wind factor to improve performance
Sound	Sound will be a consideration inside the building Sound will be dampened from current levels due to the rigid insulation under the metal roof	Better acoustical performance than a metal roof Sound could be improved further by improvements to attic insulation
Future Solar	Installs directly onto the standing seams No drainage concerns No penetration into roofing system	Will require design for panel support and drainage Will require penetrations into roofing system
Warranty	30-year unlimited warranty	For commercial properties, a max 20-year limited warranty (regardless of marketing)
Cost	Probable construction cost: \$900,000 - \$975,000	Probable construction cost: \$525,000 - \$600,000

Town Hall Roof Financing

As part of the adopted FY24 Capital Planning Budget, the Town Hall Roof project was estimated at \$600,000.00, with a projected financing payment model of 5 years @ 7.5%

	FY 2024 Planned	FY 2025 Planned	FY 2026 Planned	FY 2027 Planned	FY 2028 Planned	Total
Principal	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 600,000.00
Interest (7.5%)	\$ 28,298.83	\$ 28,298.83	\$ 28,298.83	\$ 28,298.83	\$ 28,298.83	\$ 141,494.16
Total Cost	\$ 148,298.83	\$ 741,494.16				

However, the Township generated an FY23 interest income surplus of \$962,470.92 due to deferred/discontinued capital projects, meaning there is an opportunity to fund FY24 capital without having to finance the projects, pending the final projected cost of each project.

Updated Town Hall Roof Costs

The final Omnia bid resulted in a larger cost differentiation between the two roof options, as follows:

- Asphalt shingle – \$292,123.00
 - Does not include insulation
 - Price p/ square foot insulation - \$6.27 (~10,500 sq/ft) - ~\$65,800
 - Price for siding - \$2,214.00
 - Total cost - \$360,137.00
- Metal standing seam – \$1,149,224.00
 - Includes insulation



Town Hall Roof Recommendation

After review, staff recommends the **Asphalt option** at a total cost of \$360,137.00 (roof w/ insulation & siding) for the following reasons:

- **Cost**
 - Metal option is \$791,266.00 in additional cost which equates to two additional Asphalt roof projects, meaning there is less long-term ROI of the Metal option compared to the Asphalt option
- **Environmental resilience**
 - The sealed aluminum material for the Metal option scored high in resistance to certain chemical compounds, but not to the extent of the prevalence of the local New Garden conditions, meaning there is no assessable certainty
 - The recommended roofing vendor provided a 50-year warranty for the shingle roof option for material defects, not for environmental issues such as wind exposure/storm damage
- **Solar viability**
 - A rough estimate of the cost to install solar panels on the south-facing roof of Town Hall is approximately \$75,000-\$105,000. The Federal Inflation Reduction Act provides a 30% reimbursement for solar in the form of a direct check back to the Township, reducing the realized cost to approximately \$52,500-\$73,500
 - The rooftop solar system would generate approximately 40,500 kWh/hrs per year
 - Electricity from the solar panels would be sold back to PECO. The revenue to the Township would be 40,500 times the current electricity rate. This is estimated to be approximately \$4,000-\$5,000 in annual revenue to the Township.
 - The Township would also receive annual revenue from Solar Renewable Energy Credits (SREC) at the rate of \$30.40 per SREC. This system would qualify for approximately 40 credits, totaling approximately \$1,400 per year.
 - Given implementation cost and projected reimbursements, the Township estimates ~10 years to get to a net positive position for solar energy, which still only provides ~15% of the Town Hall energy demand
- **Maximizing interest income to fund multiple capital priorities**
 - The Metal option would require ALL interest income surplus plus \$186,753.08 in additional Capital cash to fund the project without the use of financing
 - The Asphalt option is fully funded with surplus, with a remaining amount of \$602,333.92 to maximize the FY24 Paving Program

FY24 CIP Impact Summary

- **Total interest surplus (FY23 rollover) - \$962,470.92**
- **Total Asphalt option (w/ insulation) - \$360,137.00**
- **Total interest surplus remaining - \$602,333.92**
- **FY 24 Paving Program**
 - Total Budgeted Revenues - \$864,890.56
 - CIP Interest Income - \$304,237.00
 - CIP Fund Balance Cash - \$160,653.56
 - Reminder, the Township used 75% of the total FY24 interest income to balance the General Fund operating budget
 - Liquid Fuels Revenue - \$400,000.00
 - Current Budgeted Revenue - \$704,237.00 (w/ no use of cash)
 - Adjusted Budgeted Revenue - \$1,308,749.92 (w/ surplus interest)
 - Total Budgeted Expenditures - \$864,890.56
 - CIP Expenditures - \$464,890.56
 - *Starr Rd - \$364,045.00*
 - *McCue - \$39,245.56*
 - *Yeatman - \$61,600.00*
 - Liquid Fuels Expenditures - \$400,000.00
 - *Starr - \$118,705.00*
 - *Kelleher - \$106,925.00*
 - *Bevin - \$26,320.00*
 - *Ronway - \$120,085.00*
 - *Delaware - \$27,965.00*
- Staff recommendation is to leverage the remaining **\$602,333.92** to fully fund the FY25 Pemberton Rd paving project (**\$567,519.75**), leaving **\$34,814.17** as a contingency for other FY24 priority CIP projects
 - Final Paving Program cost
 - Mercer Mill Rd – \$225,000.00
 - New Garden Hills Stormwater BMP – \$390,000.00
 - Public Works Fuel Farm (ARPA funded) – \$230,000.00

FY24 CIP Impact Summary

Other Benefits

- Increase future Capital capacity
 - Reduction of future budgeted expenditures
 - Ability to plan and fund deferred Capital projects (i.e. stormwater)
- Increase future Capital flexibility
 - Potential to fund and complete the entirety of Hillendale Rd in two years (FY25-26) versus three (FY25-27)
 - Would require deferring other projects to FY27+ that are a priority, but not as critical
 - Reduce the stress on the Township to leverage projected “in-year” interest income revenue to fund the GF and CIP
 - Reduce the future risk of increasing costs for Capital projects
- Reflect the Township’s commitment to fund infrastructure to the maximum extent possible, leveraging the use of surplus non-reoccurring revenue



Questions?



NEW GARDEN TOWNSHIP - STAFF REPORT/RECOMMENDATION

REQUESTING DEPARTMENT: Parks & Open Space

MEETING DATE: April 22, 2024

SUBJECT/TOPIC: Resolution 24-001 - Carry In, Carry Out Trash Policy

BACKGROUND: Staff spend an average of 1.5 hours a day removing trash from New Garden Park. It’s estimated that this burden will grow as high as 20 hours per week if trash collection services are also provided at New Garden Hills and Smedley Preserve and requires an additional allocation of \$8,280.00 in labor costs that could be otherwise leveraged toward supporting park maintenance and programming initiatives.

Keeping trash cans empty at New Garden Park is a constant battle. When emptied, most of the trash cans are full of garbage that came from outside of normal park use – bedding, household items, piles of dirty diapers, workout equipment, etc. Implementing this policy will improve the overall appearance of the park, redirect park labor to other important park functions and projects, and reduce costs of trash removal services and fuel costs for staff-led trash collection efforts.

FINANCIAL IMPACT: Total: N/A	Budgeted:	YES ___ NO <u>X</u>
	Amount Budgeted:	\$0
	Amount Spent:	\$0
	Amount Requested:	\$0
	Budget Line Item:	N/A

STAFF RECOMMENDATION: That the Board of Supervisors adopt Resolution 2024-001, pending final review by the Township Solicitor.

TOWNSHIP MANAGER APPROVAL: Required: <u>X</u> Not Required: _____	 _____ Christopher Himes, Township Manager
TOWNSHIP SOLICITOR APPROVAL: Required: <u>X</u> Not Required: _____	_____ Winifred Sebastian, Township Solicitor

ATTACHMENTS:

1. Ordinance 24-001 – Carry In, Carry Out Policy
2. Notice of Ordinance Adoption

ORDINANCE NO. 2024-

**NEW GARDEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

AN ORDINANCE OF NEW GARDEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING PART II, GENERAL LEGISLATION, CHAPTER 127 PARKS AND RECREATION AREAS, SECTION 127-3 DEFINITIONS AND 127-5 RULES AND REGULATIONS OF PARK LANDS, REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF IN CONFLICT THEREWITH; AND PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, New Garden Township, Chester County, Pennsylvania, hereinafter (the “Township”) is a Township of the Second Class, organized and existing under the laws of the Commonwealth of Pennsylvania; and

WHEREAS, The Pennsylvania Second Class Township Code, 53 P.S. §67203, grants the Board of Supervisors the authority to enact ordinances and regulations relating to park and recreation grounds owned by the Township; and

WHEREAS, Chapter 127 of the New Garden Township Code of Ordinances (the “Code”) established definitions, rules and regulations and violation and penalties for actions on New Garden Township park lands; and

WHEREAS, the New Garden Township Board of Supervisors has determined that amendments to the exiting Ordinance are required;

NOW, THEREFORE, be it and it is hereby ORDAINED and ENACTED by the Board of Supervisors of New Garden Township, Chester County, Pennsylvania as follows:

SECTION I. AMENDMENT OF PART II, CHAPTER 127, SECTION 127-3
DEFINITIONS

Part II, Chapter 127, Section 127-3 Definitions is hereby amended to add the following new definitions:

CARRY-IN CARRY-OUT

All park users are required to carry out the refuse they carry in and/or generally generate and dispose of it properly at home or at another appropriate destination.

LEAVE NO TRACE

A set of principles set in place by the National Park Service to protect National parks not all of which apply to local parks but all of which show good stewardship of parkland. The seven principles consist of: 1. Plan ahead and prepare. 2. Travel and camp on durable surfaces. 3.

Dispose of waste properly. 4. Leave what you find. 5. Minimize campfire impacts (be careful with fire). 6. Respect wildlife. 7. Be considerate of other visitors.

PET WASTE

That material generated by a pet who must be on a leash in the park which shall be placed in a proper disposal bag and taken out of the park by the person responsible for bringing the animal into the park. It shall be properly disposed of outside the park boundaries.

TRASH

Garbage, rubbish, waste, paper, bottles, cans, litter, oil, solvent, liquid waste or other discarded material of any kind.

SECTION 127-5 RULES AND REGULATIONS OF PARK LANDS

Q. Littering, Dumping and Pollution shall be removed in its entirety and replaced with the following:

Littering, Dumping, Pollution.

- (1) It shall be unlawful for any person to throw, leave, deposit, dump or place, debris, garbage, litter, rubbish or trash as defined herein in any park within New Garden Township.
- (2) All trash as herein defined or any item brought into the park shall be removed from the park by the person who brought it into the park.
- (3) Visitors shall carry out the refuse they generate and dispose of it properly at home or in another appropriate destination.
- (4) All park visitors are encouraged to help maintain clean parks reducing solid waste within the park and embrace the ideas of reduce, reuse and recycle.
- (5) It shall be unlawful to bring any glass bottles or glass containers onto park property.
- (6) All debris, garbage, litter, rubbish, trash and refuse shall be carried away from the park by the person responsible for its presence and properly disposed of. It shall be unlawful for any person to cast, throw, sift, deposit, place, leave or dump in any manner any debris, garbage, litter, rubbish or refuse on park property.

SECTION II.

The terms, conditions and provisions of this Ordinance are hereby declared to be severable and should any portion, part or provision of this Ordinance be found by a court of competent jurisdiction to be invalid, unenforceable or unconstitutional, the New Garden Township Board of Supervisors hereby declares its intent that the Ordinance shall have been enacted without regard to the invalid, unenforceable or unconstitutional portion, part or provision of this Ordinance.

SECTION III. REPEALER.

Any and all other Ordinances, or parts of Ordinances in conflict with the terms, conditions and provisions of this Ordinance are hereby repealed to the extent that such irreconcilable conflict permits.

SECTION IV. EFFECTIVE DATE.

This Ordinance shall be effective five (5) days after enactment.

ENACTED and **ORDAINED** this _____ day of _____, 2024 by the New Garden Township Board of Supervisors.

ATTEST:

NEW GARDEN TOWNSHIP
BOARD OF SUPERVISORS

Christopher Himes, Township Secretary

David Unger, Chair

Ted Gallivan, Vice Chair

Stephen E. Allaband

Kristie Brodowski

Troy Wildrick

NEW GARDEN TOWNSHIP
NOTICE OF ORDINANCE ADOPTION

The Board of Supervisors of New Garden Township, Chester County, Pennsylvania will consider and thereafter adopt the following ordinance:

An Ordinance of New Garden Township, Chester County, Pennsylvania, Amending Part II, General Legislation, Chapter 127 Parks and Recreation Areas, Section 127-3 Definitions and 127-5 Rules and Regulations of Parklands, Repealing all Inconsistent Ordinances or Parts Thereof in Conflict Therewith; and Providing for a Severability Clause and an Effective Date.

Adding definitions for carry in carry out, leave no trace, pet waste and trash, Section 127-5 amends Littering, Dumping and Pollution section to provide that all trash or any item brought into the park shall be removed by the person who brought it into the park, establishing a Carry In Carry Out and Leave No Trace policy for the park. Copies of the full text of the ordinance are available at the office of this newspaper and the New Garden Township Office for review during normal business hours. Copies may be obtained at a cost no greater than that of the Township.

If you are a person with a disability and wish to attend the public meeting scheduled above and require an auxiliary aide, service, or other accommodation to participate in the proceedings, please contact New Garden Township at (610) 268-2915 to discuss how the Township may best accommodate your needs

WINIFRED MORAN SEBASTIAN, ESQUIRE
LAMB MCERLANE PC
SOLICITOR
NEW GARDEN TOWNSHIP

NEW GARDEN TOWNSHIP - STAFF REPORT/RECOMMENDATION

REQUESTING DEPARTMENT: Township Manager

MEETING DATE: April 22nd, 2024

SUBJECT/TOPIC: Budget Software - ClearGov

BACKGROUND: The Township Financial System (Caselle ERP) does not include a comprehensive budget management module that permits staff to systematically execute the creation and collaboration of the annual budget nor perform daily operational budget management processes. Currently, budget management processes are a blend of Excel spreadsheets, AP/AR to GL reconciliations, and quarterly manual tracking of actuals, which requires a heavy emphasis on internal communications and controls.

Another missing component is the ability to efficiently construct the annual Budget Book, which is a significant portion of the Township’s financial transparency obligation. After discussions with Dallas Data, the Township’s ERP provider, their recommendation was integrating ClearGov as an extension of Caselle to consolidate the ad hoc pieces of the Township’s budget processes, with the following modules and cost breakdown:

- Operational Budgeting
- Personnel Budgeting
- Capital Budgeting
- Digital Budget Book
- Transparency

- Year 1 Costs (FY24 ARPA Funded)
 - Prorated subscription cost - \$13,333.33
 - Implementation - \$4,500.00
 - Year 1 Total - \$17,833.33
- Year 2 (FY25+) – Annual subscription - \$20,000.00

The Township had a previous subscription to ClearGov (Transparency & Capital); however, the modules were not integrated and were non-optimized without the Operational component of the system which led to a heavy emphasis on manual staff inputs and the inability to auto-update information within the Transparency module as it was processed in the financial system.

FINANCIAL IMPACT: Total: • FY24 CIP (ARPA) – \$17,833.33	Budgeted:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
	Amount Budgeted:	\$32,400.00 (FY23 Rollover)
	Amount Spent:	\$16,491.00
	Amount Requested:	\$17,833.33
	Budget Line Item:	Other Gen Govt Administration 30-406-701 Capital Purchases - ARPA

STAFF RECOMMENDATION: That the Board of Supervisors authorizes the Township Manager to approve the quote from ClearGov at a cost not to exceed \$17,833.33.

TOWNSHIP MANAGER APPROVAL: Required: <input checked="" type="checkbox"/> Not Required: <input type="checkbox"/>	 _____ <i>Christopher Himes, Township Manager</i>
TOWNSHIP SOLICITOR APPROVAL: Required: <input type="checkbox"/> Not Required: <input checked="" type="checkbox"/>	_____ <i>Winifred Sebastian, Township Solicitor</i>

ATTACHMENTS:

- 1) *ClearGov Quote*

Created by	Gabby Yetten
Created for	New Garden, PA

Prepared on	Mar 27, 2024
Pricing Valid Until	Apr 30, 2024

Subscription Option# 1: BCM		
One-Time Setup Fee	Tier	Quote
ClearGov Setup: Includes activation, onboarding and training for ClearGov solutions. (Net Setup Fee)	Tier 1	\$ 9,000.00
Bundle Discount: Discount for bundled solutions	Tier 1	\$ (4,500.00)
Total ClearGov Setup Service Fee - Billed ONE-TIME		\$ 4,500.00
Subscription Services	Tier	Quote
ClearGov BCM Operational Budgeting	Tier 1	\$ 9,600.00
ClearGov BCM Personnel Budgeting	Tier 1	\$ 8,800.00
ClearGov BCM Capital Budgeting	Tier 1	\$ 6,600.00
ClearGov BCM Digital Budget Book	Tier 1	\$ 5,500.00
ClearGov BCM Transparency	Tier 1	\$ 4,800.00
Bundle Discount: Discount for bundled solutions	Tier 1	\$ (15,300.00)
Total Annual Subscription		\$ 20,000.00
Notes: 8 Month Pro-Rata Subscription Fee = \$13,333.33		

Subscription Option #2: OB, PB, CB & DBB		
One-Time Setup Fee	Tier	Quote
ClearGov Setup: Includes activation, onboarding and training for ClearGov solutions. (Net Setup Fee)	Tier 1	\$ 7,200.00
Bundle Discount: Discount for bundled solutions	Tier 1	\$ (3,600.00)
Total ClearGov Setup Service Fee - Billed ONE-TIME		\$ 3,600.00
Subscription Services	Tier	Quote
ClearGov BCM Operational Budgeting	Tier 1	\$ 9,600.00
ClearGov BCM Personnel Budgeting	Tier 1	\$ 8,800.00
ClearGov BCM Capital Budgeting	Tier 1	\$ 6,600.00
ClearGov BCM Digital Budget Book	Tier 1	\$ 5,500.00
Bundle Discount: Discount for bundled solutions	Tier 1	\$ (10,675.00)
Total Annual Subscription		\$ 19,825.00
Notes: 8 Month Pro-Rata Subscription Fee = \$13,216.67		

NEW GARDEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

RESOLUTION NO. 2024-007

AND NOW THIS 22nd day of April, 2024, it is hereby Resolved by the Board of Supervisors of New Garden Township, Chester County, Pennsylvania that the final land development plan approval granted to Modern Mushroom Farms, Inc., owner, and Rouse Chamberlin Limited, applicant, by the Board of Supervisors on March 18, 2024 by its Resolution No. 2024-006 to develop the property with the construction of 98 town home units, associated roads, parking, stormwater management, landscaping and lighting, located on the east side of Bancroft Road approximately 1500 feet south of the intersection with Pemberton Road and further identified as UPI No. 60-1-87 and 60-1-88 consisting of approximately 26.1 gross acres more or less is hereby extended by an additional 130 days for the purpose of the applicant securing financial security and meeting other conditions of the approval. This extension is subject to the following:

1. Any items required to be obtained, submitted or completed pursuant to the original approval Resolution No. 2024-006 are satisfied.

The final plans as approved by Resolution No. 2024-006 as extended by this Resolution shall be released for recording only after all the conditions herein and therein have been met and financial security satisfactory to the Township has been placed.

This Resolution adopted this _____ day of _____, 2024, by the Board of Supervisors.

ATTEST:

SUPERVISORS:

David Unger, Chairman

Ted Gallivan, Vice Chairman

Stephen Allaband, Member

Kristie Brodowski, Member

Troy Wildrick, Member

ALYSON M. ZARRO
alyson@rrhc.com
extension 202



April 16, 2024

via e-mail and first class mail

Christopher Himes, Township Manager
New Garden Township
299 Starr Road
Landenberg, PA 19350
chimes@newgarden.org

Re: Rouse/Chamberlin – 157 and 162 Bancroft Road

Dear Chris,

As you know, this firm represents Rouse/Chamberlin, Ltd. (“Applicant”) in connection with the above referenced property. As you know, the Board of Supervisors granted the Applicant final plan approval on March 18, 2024, pursuant to Resolution Number 2024-006 (“Approval”). Condition Number 10 of the Approval requires the posting of financial security within ninety (90) days of the date of the Approval unless a written extension is granted by New Garden Township. The time frame in which Applicant has to post financial security currently expires on June 16, 2024. Although Applicant desires to satisfy all post Approval conditions and third party permitting such that construction could commence this summer, Applicant does not believe it will be in a position for this to occur within the initial ninety (90) day period. Accordingly, through this correspondence, Applicant is requesting a one hundred twenty (120) day extension of time of the time period in which to post financial security such that the new expiration date would be October 14, 2024.

Kindly provide this extension request to the Board of Supervisors for consideration at its next available meeting. Please feel free to contact me with any questions. Thank you for your attention to this matter.

Very truly yours,

Alyson M. Zarro

ALYSON M. ZARRO

AMZ/kdj

cc: Winifred M. Sebastian, Esquire (*via email*)
Robert Weer, Director of Community Development and Safety (*via email*)
Jonathan Penders, President, Rouse/Chamberlin, Ltd. (*via email*)
Logan Zysk, Project Manager, Rouse/Chamberlin, Ltd. (*via email*)