



**NEW GARDEN TOWNSHIP
BOARD OF SUPERVISORS
BUSINESS MEETING AGENDA
July 21, 2025
New Garden Twp. Board Room
299 Starr Rd.
Landenberg, PA 19350**

Helpful Links

Public Meeting Livecast (YouTube) - <https://www.youtube.com/@NewGardenTownship/streams>
Subscribe to Receive Township Email Notifications - <https://www.newgarden.org/list.aspx>

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 (Starting @ 6:00 PM)** – Transportation Impact Fee Advisory Committee (TIFAC)
 - a. Act 209 Transportation Capital Improvement Plan (TCIP)
7. **RECOGNITIONS**
8. **PRESENTATIONS**
9. **MINUTES**
 - a. Approval of Meeting Minutes from 6-16-25.
10. **TREASURER’S REPORT**
 - a. Approval of paid invoices \$804,894.58 and unpaid invoices \$702,577.65 totaling \$1,507,472.23.
11. **PUBLIC SAFETY REPORT**
 - a. Avondale Fire Company – 2nd Qtr. 2025 Report
 - b. Southern Chester County Region Police – 2nd Qtr. 2025 Report
12. **MONTHLY DEPARTMENT REPORT**
 - a. Monthly Manager Department Report – June 2025
13. **UNFINISHED BUSINESS**
14. **NEW BUSINESS**

- a. **White Clay Point Development Proposal** – presentation by Stonewall Capital of the proposed land development plan for the property located at 9070 Gap Newport Pike (“White Clay Point”).
- b. **New Garden Park Air Quality Monitor** – consideration to approve the recommended location for the Landenberg air quality monitor as briefed and authorize the Township Manager to sign the Landenberg air quality monitor lease agreement, pending final review by the Township Solicitor.
- c. **AFC & SCCEMS FY25 3rd QTR. Appropriation** – consideration to approve the FY25 Q3 appropriation to AFC and SCCEMS in the amount of \$297,811.75.
- d. **FY25 Non-profit Organization Appropriations** – consideration to approve the FY25 appropriation in the total amount of \$128,068.56 to the approved non-profit organizations.
- e. **Act 209 Transportation Capital Improvement Plan (TCIP) Resolution** – consideration to approve Resolution No. 2025-015, accepting the Act 209 Transportation Capital Improvement Plan (TCIP).
- f. **Thompson Escrow Release No. 4** – consideration for a reduction of secured funds for the Thompson Tract (Longwood at Stonebridge) in the amount of \$231,077.09, leaving a balance of \$2,943,260.34.
- g. **Copperleaf Ridge Escrow Release No.4** – consideration for a reduction of secured funds for Copperleaf Ridge (formerly Rouse Chamberlain) in the amount of \$279,371.74, leaving a balance of \$1,768,239.24.
- h. **147 Maple Ln Land Development Fee Waiver Request** – consideration to waive the interim Act 209 Transportation Impact Fee and the Community Recreation Area Fee-In-Lieu in the amount of \$90,250.00 for 147 Maple Ln.

15. MANAGER’S REPORT

16. LEGISLATION

- a. Resolution #2025-015 – Act 209 Transportation Capital Improvement Plan (TCIP)

NOTICES:

July 23, 2025	7:00 p.m. – Planning Commission Meeting
July 29, 2025	6:00 p.m. – 8:00 p.m. Rhythm & Brews
August 6, 2025	7:30 p.m. – Historical Commission Meeting
August 12, 2025	5:30 p.m. – Park and Recreation Board Meeting
	7:00 p.m. – Open Space Review Board
August 14, 2025	7:00 p.m. – Public Safety Commission
August 15, 2025	6:00 – 11:00 p.m. – Family Fun Movie Night
August 18, 2025	7:00 p.m. – Board of Supervisors Meeting
August 23-24, 2025	2:00 p.m. & 10:00 a.m. – 2025 Festival of Flight (NGFF)
August 26, 2025	6:00-8:00 p.m. – Rhythm & Brews

NEW GARDEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

RESOLUTION NO. 2025-015

**A RESOLUTION OF THE TOWNSHIP OF NEW GARDEN, CHESTER COUNTY,
PENNSYLVANIA APPROVING THE CAPITAL IMPROVEMENTS PLAN SUBMITTED
TO THE NEW GARDEN TOWNSHIP IMPACT FEE ADVISORY COMMITTEE**

WHEREAS, New Garden Township passed Resolution No. 2024-003 creating the Impact Fee Advisory Committee pursuant to Act 209 of 1990; and

WHEREAS, the Impact Fee Advisory Committee has submitted a Capital Improvements Plan to New Garden Township for the implementation of impact fees for capital improvements; and

WHEREAS, New Garden Township desires to take action on the Capital Improvements Plan;

NOW, THEREFORE, New Garden Township does hereby resolve as follows:

1. The Capital Improvements Plan dated May 14 , 2025 by Bowman Consulting Group LTD as modified by Bowman Consulting Group LTD, and prepared for the New Garden Township Impact Fee Advisory Committee is hereby approved.
2. This Resolution is enacted in order to comply with the requirements of the Pennsylvania Municipalities Planning Code, and in particular, Section 504-A(c)(1) of the Code.

RESOLVED this _____ day of _____, 2025, by the Board of Supervisors.

ATTEST:

SUPERVISORS:

Ted Gallivan, Chairman

Stephen Allaband, Vice Chairman

David Unger, Member

Kristie Brodowski, Member

Troy Wildrick, Member



**NEW GARDEN
TOWNSHIP**

Bowman

Pennsylvania Act 209 Transportation Capital Improvements Plan

New Garden Township, Chester County, PA



Prepared by

Bowman Consulting Group, Ltd.

835 Springdale Drive, Suite 200

Exton, PA 19341

610.594.9995

Prepared for

New Garden Township

May 14, 2025

Bowman Project Number: 313674-01-001

DRAFT REPORT FOR PUBLIC REVIEW PRIOR
TO ADOPTION BY THE NEW GARDEN
TOWNSHIP BOARD OF SUPERVISORS

TABLE OF CONTENTS

Transportation Capital Improvement Plan.....	1
Existing Transportation Capital Improvement Program.....	1
Future Pass-Through Transportation Capital Improvement Program.....	1
Future Development Transportation Capital Improvement Program	1
Transportation Impact Fee.....	2

Transportation Capital Improvement Plan

As part of the Pennsylvania Act 209 process, New Garden Township has completed and adopted the *Land Use Assumptions Report*, dated April 2025 and the *Roadway Sufficiency Analysis*, dated May 14, 2025. The final step in the Act 209 process is the completion of the *Transportation Capital Improvement Plan*, which is based on the analysis outlined in the *Roadway Sufficiency Analysis* and identifies the improvements necessary to achieve the preferred levels-of-service. In accordance with Act 209, the following requirements were met in completion of the *Transportation Capital Improvement Plan*:

1. Public notice of a public hearing on the *Transportation Capital Improvement Plan* was published two successive weeks, between seven and thirty days from the date of the hearing, in the _____, on ____, 2025 and _____, 2025.
2. The *Transportation Capital Improvement Plan* was available for public inspection at the Township building and posted to the Township website at least ten working days prior to the hearing.
3. The public hearing was held on _____, 2025 to receive public comments on the *Transportation Capital Improvement Plan*.

Following the public hearing, the *Transportation Capital Improvement Plan* was adopted by the Township Board of Supervisors by resolution on _____, 2025 with modifications as indicated below. It is noted that the Board of Supervisors also adopted the *Roadway Sufficiency Analysis* by resolution on _____, 2025.

The *Transportation Capital Improvements Plan* is described in detail below for the Existing, Future Pass-Through, and Future Development conditions.

Existing Transportation Capital Improvement Program

The Existing Transportation Capital Improvement Program is summarized in **Table 1** and details the improvements necessary to achieve the preferred levels-of-service under existing traffic conditions. Table 1 also provides a cost allocation of the improvements indicating the portions of the total cost for which PennDOT and the Township are responsible. **The total cost of the Existing Transportation Capital Improvement Program is approximately \$1,203,000** and is allocated to PennDOT (approximately 29 percent), and to the Township (approximately 71 percent). The anticipated completion year for each of the improvements is also included in Table 1.

Future Pass-Through Transportation Capital Improvement Program

The Future Pass-Through Transportation Capital Improvement Program is summarized in **Table 2** and details the improvements necessary to achieve the preferred levels-of-service under future 2035 pass-through traffic conditions. Table 2 also provides a cost allocation of the improvements indicating the portions of the total cost for which PennDOT and the Township are responsible. **The total cost of the Future Pass-Through Transportation Capital Improvement Program is approximately \$25,775,000** and is allocated to PennDOT (approximately 95 percent), and to the Township (approximately five percent). The anticipated completion year for each of the improvements is also included in Table 2.

Future Development Transportation Capital Improvement Program

The Future Development Transportation Capital Improvement Program is summarized in **Table 3** and details the improvements necessary to achieve the preferred levels of service under future 2035 development traffic conditions. Table 3 also provides a cost allocation of the improvements indicating the portions of the total cost for which PennDOT and future development are responsible. **The total cost of the Future Development Transportation Capital Improvement Program is**

approximately **\$32,605,000** and is allocated to PennDOT and others (approximately 61 percent), and to development (approximately 39 percent). The anticipated completion year for each of the improvements is also included in Table 3. It is noted that the Act 209 legislation only allows development to be assessed 50 percent of the costs for developer-required improvements along State Roads, and this limit has been applied to the cost allocations.

Transportation Impact Fee

The transportation impact fee calculations for development improvements are summarized in **Table 4**.

Table 4 – Transportation Impact Fee

Development Capital Improvement Costs	Development Trips	Impact Fee ^{1, 2, 3}
\$12,499,518	3,394	\$3,682

(1) – To be assessed on a per weekday afternoon peak hour new trip basis.

(2) – Development capital improvement costs divided by new development trips (rounded down to nearest dollar).

(3) – Includes developers pro-rata share of the cost of the Roadway Sufficiency Analysis (\$10,185)

Table 1. Existing Transportation Capital Improvement Program

Int. No.	Intersection	Improvements Required	Total Project Cost ⁽¹⁾	Allocated Funding			Construction Completion
				PennDOT Costs	Others Costs	Township Costs	
6	Baltimore Pike and Chambers Road	Modify existing signal timings.	\$8,000	\$2,667	\$0	\$5,333	2035
15	Route 41 and New Garden Road (East)	Install a traffic signal.	\$520,000	\$173,333	\$0	\$346,667	2035
16	Route 41 and Starr Road/Brittany Drive	Install a traffic signal.	\$675,000	\$168,750	\$0	\$506,250	2035
Total Costs			\$1,203,000	\$344,750	\$0	\$858,250	

1 - Estimated costs include engineering, right-of-way, and construction. Construction costs based on recent bid prices for area projects. Future costs should be periodically reviewed and adjusted, as permitted by Act 209 legislation.

Table 2. Pass-Through Transportation Capital Improvement Program

Int. No.	Intersection	Improvements Required	Total Project Cost ⁽¹⁾	Allocated Funding			Construction Completion	
				PennDOT Costs	Others Costs	Township Costs		
1	Newark Road and US Route 1 Westbound Ramp	Install a single lane roundabout. This improvement is proposed by PennDOT	\$4,080,000	\$4,080,000	2	\$0	\$0	2030
2	Newark Road and US Route 1 Eastbound Ramp	Install a single lane roundabout. This improvement is proposed by PennDOT	\$4,080,000	\$4,080,000	2	\$0	\$0	2030
4	Baltimore Pike and Newark Road	Modify traffic signal timings and install an eastbound Baltimore Pike left turn lane, westbound Baltimore Pike left and right turn lanes, northbound Newark Road left and right turn lanes, and a southbound Newark Road left turn lane. This improvement is proposed by PennDOT	\$15,000,000	\$15,000,000	2	\$0	\$0	2030
5	Baltimore Pike and Bancroft Road	Install a traffic signal.	\$530,000	\$176,667		\$0	\$353,333	2035
17	Route 41 and Sunny Dell Road/Driveway	Install a traffic signal and provide PA Route 41 westbound left turn lane.	\$2,085,000	\$1,042,500		\$0	\$1,042,500	2035
Total Costs			\$25,775,000	\$24,379,167		\$0	\$1,395,833	

1 - Estimated costs include engineering, right-of-way, and construction. Construction costs based on recent bid prices for area projects. Future costs should be periodically reviewed and adjusted, as permitted by Act 209 legislation.

2 - This project is currently planned and funded by PennDOT.

Table 3. Development Transportation Capital Improvement Program

Int. No.	Intersection	Improvements Required	Total Project Cost ⁽¹⁾	PennDOT Costs	Allocated Funding Others Costs	Development Costs	Construction Completion
3	Baltimore Pike and Penn Green Road	Install a traffic signal.	\$330,000	\$176,667	\$0	\$353,333	2035
4	Baltimore Pike and Newark Road	Provide a dedicated eastbound Baltimore Pike right turn lane.	\$1,135,000	\$567,500	\$0	\$567,500	2035
5	Baltimore Pike and Bancroft Road	Provide an eastbound Baltimore Pike left turn lane.	\$1,630,000	\$543,333	\$0	\$1,086,667	2035
6	Baltimore Pike and Chambers Road	Provide an eastbound Baltimore Pike right turn lane and northbound Chambers Road right turn lane.	\$825,000	\$275,000	\$0	\$550,000	2035
9	Newark Road and Hillendale Road	Install a traffic signal.	\$500,000	\$166,667	\$0	\$333,333	2035
10	Newark Road and New Garden Road	Realign Buck Toe Road and install a traffic signal at the Newark Road/New Garden Road four-leg intersection.	\$1,575,000	\$315,000	\$0	\$1,260,000	2035
11	New Garden Road and Buck Toe Road						
13	Route 41 and New Garden Road (West)	Provide an eastbound PA Route 41 left turn lane.	\$725,000	\$0	\$725,000 ⁽²⁾	\$0	2035
14	Route 41 and Newark Road	Provide a second eastbound PA Route 41 through lane, a westbound PA Route 41 right-turn lane and a second through lane, and a second southbound Newark Road left turn lane.	\$4,425,000	\$2,212,500	\$885,000 ⁽³⁾	\$1,327,500	2035
15	Route 41 and New Garden Road (East)	Provide an eastbound PA Route 41 left turn lane and a second through lane, and a westbound PA Route 41 left turn lane.	\$2,230,000	\$0	\$2,230,000 ⁽²⁾	\$0	2035
16	Route 41 and Starr Road/Brittany Drive	Provide a second eastbound PA Route 41 through lane.	\$1,610,000	\$402,500	\$322,000 ⁽³⁾	\$885,500	2035
17	Route 41 and Sunny Dell Road/Driveway	Provide an eastbound PA Route 41 left turn lane, right turn lane, and second through lane, and northbound Sunny Dell Road right turn lane.	\$2,910,000	\$1,455,000	\$582,000 ⁽³⁾	\$873,000	2035
18	Route 41 and Sharp Road	Realign Sharp Road to connect to Sheehan Road to create a continuous roadway, and remove its intersection with PA Route 41.	\$7,350,000	\$0	\$7,350,000 ⁽⁴⁾	\$0	2035
19	Sharp Road and Sheehan Road	Install a new signalized intersection opposite of the proposed White Clay Point Access with a left turn lane, a second through lane, and shared thru/right lane in both the eastbound and westbound directions along PA Route 41.					
20	Limestone Road and Route 41 Eastbound Ramps	Install a traffic signal.	\$470,000	\$235,000	\$0	\$235,000	2035
22	Limestone Road/Kaolin Road/Ewart Road	Install a single lane roundabout.	\$6,065,000	\$1,516,250	\$0	\$4,548,750	2035
24	Newark Road and Starr Road	Install a traffic signal.	\$625,000	\$156,250	\$0	\$468,750	2035
Total Costs			\$32,605,000	\$8,021,667	\$12,094,000	\$12,489,333	

1 - Estimated costs include engineering, right-of-way, and construction. Construction costs based on recent bid prices for area projects. Future costs should be periodically reviewed and adjusted, as permitted by Act 209 legislation.

2 - These improvements are not required to achieve the preferred level-of-service. However, due to the improvements necessary at adjacent closely spaced the recommendations of the Route 41 Planning Study, the improvements have been included in the Capital Improvements Plan. The construction costs for these improvements have been tabulated separately, and do not effect the Transportation Impact Fee.

3 - Due to the close spacing of the intersections along Route 41, the improvements at these intersections include a continuous eastbound Route 41 through lane between Newark Road and the Route 41/Limestone Road interchange. The scope of these improvements will require a comprehensive corridor improvement project, with significant PennDOT funding an involvement. As such, it is assumed that 20% of the cost of the Route 41 improvements will be a joint funding effort between PennDOT and the Township.

4 - These improvements are necessary primarily to serve the site access for an assumed development. As such, these improvements will be the responsibility of the developer of this property, and are not included as part of the Transportation Impact Fee calculation.

NEW GARDEN TOWNSHIP
NOTICE OF HEARING

NOTICE OF PUBLIC HEARING OF THE IMPACT FEE ADVISORY COMMITTEE (CAPITAL IMPROVEMENTS PLAN) Please take notice that the Impact Fee Advisory Committee of New Garden Township shall hold a public hearing in accordance with the Pennsylvania Municipalities Planning Code Act of 1968, P.L. 805, No. 247, as amended (53 P.A. 10101 et seq.). The purpose of the hearing shall be to gather public comment concerning the proposed Capital Improvements Plan for the implementation of impact fees for transportation improvements. The hearing will be held on Monday, July 21, 2025 at 6:00 p.m. at the Township Building at 299 Starr Road, Landenberg, PA 19350. Copies of the proposed Capital Improvements Plan shall be available for public inspection at least ten working days prior to the public hearing and may be examined without charge or obtained for a charge not greater than the cost thereof from New Garden Township at the Municipal Building.

If you are a person with a disability and wish to attend the public 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.

Lamb McErlane PC
Winifred Moran Sebastian, Esquire
Solicitor for New Garden Township



**NEW GARDEN TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
June 16, 2025**

**ATTENDING
BOARD OF SUPERVISORS**

Ted Gallivan, Chairman
Stephen Allaband
David Unger
Kristie Brodowski
Troy Wildrick

TOWNSHIP PERSONNEL

Chris Himes – Township Manager
John Gibson - Codes
Robert Weer – Dir. Community Dev. & Safety
Kristina Molnar – Asst. Finance Dir.
Kenny Reed – Public Works Dir.
Winifred Sebastian - Solicitor

1. CALLED TO ORDER

Chairman Ted Gallivan called the meeting to order at 7:02 p.m.

2. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited.

3. ANNOUNCEMENT –

- a. An Executive Session was held to discuss real estate matters and personnel.

4. PUBLIC COMMENT (3 minute time limit) –

- Patricia Barbera – Brittany Hills voiced discontent with possible construction of stadium/arena at the White Clay Point location.
- Michael Lowenstein – Pemberton HOA Board – solicitors from Green Pest Management would not leave neighborhood even though there is a “No Solicitation” sign.

5. PUBLIC COMMENT ON AGENDA ITEMS:

6. PUBLIC HEARING

7. MINUTES - Approval of 5-19-2025 BOS Meeting Minutes.

Action: *motion to approve minutes made by Mr. Allaband, seconded by Ms. Brodowski. No discussion. All Ayes.*

8. TREASURER’S REPORT

- Approval of paid and unpaid invoices totaling \$379,174.48.

Action: *Motion to approve made by Mr. Unger, seconded by Ms. Brodowski. Mr. Allaband recused from approving invoices submitted by Crossan, Inc. No discussion. All Ayes.*

9. RECOGNITIONS & APPOINTMENTS

10. **PRESENTATIONS** – Act 209 – Summary overview, Roadway Sufficiency Analysis (RSA), Transportation Capital Improvement Program (TCIP), and Traffic Impact Fee. Presentation made by John Yurick of Bowman Engineering.

11. **PUBLIC SAFETY REPORTS (Quarterly Report)**

- a. Avondale Fire Co. Quarterly Report – N/A
- b. Southern Chester County Regional Police Quarterly Report – N/A

12. **MONTHLY MANAGER’S REPORT** – Monthly Department Report made by Township Manager.

13. **UNFINISHED BUSINESS**

14. **NEW BUSINESS**

- a. **Act 209 Roadway Sufficiency Analysis (RSA) Resolution 2025-012** –*consideration to approve Resolution No. 2025-012, accepting the Act 209 Roadway Sufficiency Analysis (RSA).*
Action – *Motion to approve Resolution 2025-012 accepting the Act 209 Roadway Sufficiency Analysis (RSA) made by Mr. Unger, seconded by Mr. Allaband. No discussion. All Ayes.*
- b. **Act 209 Transportation Impact Fee Ordinance Advertisement** – *consideration to authorize the advertisement for adoption of the Act 209 Transportation Impact Fee Ordinance.*
Action: *Motion to approve the advertisement for adoption of the Act 209 Transportation Impact Fee Ordinance made by Ms. Brodowski, seconded by Mr. Allaband. No discussion. All Ayes*
- c. **DE Storage Avondale Escrow Release No. 3** – *consideration for a reduction of secured funds for Delaware Storage Avondale LLC in the amount of \$44,311.44, leaving a balance of \$0.00.*
Action: *Motion to approve a reduction of secured funds for DE Storage Avondale LLC in the amount of \$44,311.44 leaving a balance of \$0.00 made by Mr. Unger, seconded by Ms. Brodowski. No discussion. All Ayes.*
- d. **Thompson Ecrow Release No. 2**– *consideration for a reduction of secured funds for the Thompson Tract (Longwood at Stonebridge) in the amount of \$512,065.39, leaving a balance of \$3,174,337.43.*
Action: *Motion to approve the reduction of secured funds for the Thompson Tract (Longwood at Stonebridge) in the amount of \$512,065.39 leaving a balance of \$3,174.337.43 made by Mr. Allaband, seconded by Ms. Brodowski. No discussion. All Ayes.*
- e. **Pleasantville Farms Escrow Release No. 1** – *consideration for a reduction of secured funds for Pleasantville Farms in the amount of \$6,654.50 leaving a balance of \$86,781.61.*
Action: *Motion to approve the reduction of secured funds for Pleasantville Farms in the amount of \$6,654.50 leaving a balance of \$86,781.61 made by Ms. Brodowski, seconded by Mr. Unger. No discussion. All Ayes.*
- f. **Kaolin Starr Rd. Extension** – *consideration to approve Resolution #25-013 to extend approval of land development for the property located at Kaolin Starr Rd.*
Action: *Motion to extend land development plan approval until September 16, 2025 for Kaolin Starr Rd. via Resolution #25-013 made by Mr. Allaband, seconded by Mr.*

Wildrick.. Board requested an explanation for multiple extension requests. All Ayes.

- g. **Land Development – 147 Maple Ln.** – consideration to approve the subdivision and land development application for the property located at 147 Maple Ln. (UPI #60-3-131).
Action: Motion to approve application for 147 Maple Ln. with 5 waivers. Historic resource screening to be recorded in deed and implemented should property be sold to non-family member made by Mr. Allaband, seconded by Mr. Unger. No discussion. All Ayes.
- h. **Zoning Hearing Board Application – 132 Main St.** –consideration of the Zoning Hearing Board application for the property located at 132 Main St. (UPI #60-1R-21).
Action: Motion to support the Zoning Hearing Board application for the property located at 132 Main St. (UPI#60-1R-21) made by Mr. Allaband, seconded by Mr. Unger. No discussion. All Ayes.
- i. **Zoning Hearing Board Application – 927 Penn Green Rd. -** consideration of the Zoning Hearing Board application for the property located at 927 Penn Green Rd. (UPI#60-3-40).
Action: Motion to authorize Solicitor to attend the ZHB Meeting for 927 Penn Green Rd. made by Mr. Wildrick, seconded by Ms. Brodowski. No discussion. All Ayes.
- j. **Zoning Hearing Board Alternate Member** – consideration to appoint Anthony Bamonte as a Zoning Hearing Board Alternate member for a three-year term effective immediately, with the term expiring on January 1, 2028.
Action: Motion to approve the appointment of Anthony Bamonte as an alternate member of the Zoning Hearing Board for a three-year term effective immediately with the term expiring on 1/1/2028 made by Mr. Allaband, seconded by Mr. Unger. No discussion. All Ayes.
- k. **Road Bank Mower Financing** – consideration to approve Resolution 2025-014 to secure financing with Fidelity Bank for the Public Works Road Bank Mower.
Action: Motion to approve Road Bank mower financing via Resolution #2025-014 made by Ms. Brodowski, seconded by Mr. Wildrick. No discussion. All Ayes.

15. MANAGER’S REPORT –

- a. Baltimore Pike/Newark Rd. Intersection Traffic Light
- b. No Solicitation Ordinance
- c. FY26 Budget Priorities
- d. Bi-monthly Blood Drive – Blood Bank of Delmarva

16. LEGISLATION:

1) Resolution 2025-012	Act 209 Roadway Sufficiency	Approved
2) Resolution 2025-013	Kaolin Extension	Approved
3) Resolution 2025-014	Road Bank Mower Financing	Approved

ADJOURNMENT – motion to adjourn meeting @ 9:18 p.m. made by Mr. Wildrick, seconded by Ms. Brodowski.

The next Board of Supervisor’s Meeting will be held on Monday, July 21 @ 7:00 p.m.

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

July 21,2025

FUND	UNPAID INVOICES TOTALS	PAID INVOICES TOTALS	INVOICES TOTALS
01 - GENERAL	\$546,204.89	\$26,848.44	\$573,053.33
03 - FIRE	\$13,405.74	\$0.00	\$13,405.74
04 - PARK & RECREATION	\$0.00	\$0.00	\$0.00
05 - ST ANTHONY'S IN THE HILLS	\$0.00	\$0.00	\$0.00
08 - SEWER	\$0.00	\$0.00	\$0.00
09 - AIRPORT	\$82,662.64	\$89,236.43	\$171,899.07
30 - CAPITAL	\$18,780.88	\$700.00	\$19,480.88
31 - OPEN SPACE	\$14,439.32	\$0.00	\$14,439.32
33 - AIRPORT CAPITAL FUND	\$27,084.18	\$688,109.71	\$715,193.89
34 - CAPITAL RESERVE FUND	\$0.00	\$0.00	\$0.00
35 - STATE LIQUID FUELS	\$0.00	\$0.00	\$0.00
TOTALS	\$702,577.65	\$804,894.58	\$1,507,472.23

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		062025-09	N8326D/STK - Screws 832	148	06/27/2025	158.29	.00	158.29	6202509	07/15/2025
		062025-09	Parts shipping	149	06/27/2025	72.18	.00	72.18	6202509	07/15/2025
		062025-09	IFR 6000 Calibration	150	06/27/2025	870.00	.00	870.00	6202509	07/15/2025
		062025-09	N3636A - GCO 14 Kit	151	06/27/2025	411.75	.00	411.75	6202509	07/15/2025
		062025-09	N716DS - GCO14 Kit	152	06/27/2025	411.75	.00	411.75	6202509	07/15/2025
		062025-09	N9167C - Altitude encoder	153	06/27/2025	260.25	.00	260.25	6202509	07/15/2025
		062025-09	N8887J - GCO 14 Standar	154	06/27/2025	411.75	.00	411.75	6202509	07/15/2025
		062025-09	N57020 - GSB 15	155	06/27/2025	337.50	.00	337.50	6202509	07/15/2025
		062025-09	N57020- GI275 Kit	156	06/27/2025	7,008.75	.00	7,008.75	6202509	07/15/2025
		062025-09	N57020 - Garmin Equip or	157	06/27/2025	22,518.75	.00	22,518.75	6202509	07/15/2025
		062025-09	N4306B - Garmin equip	158	06/27/2025	9,101.25	.00	9,101.25	6202509	07/15/2025
		062025-09	N716DS - D2 Mach 1 Wate	159	06/27/2025	974.99	.00	974.99	6202509	07/15/2025
		062025-09	N8326D/stk - Smart Glide s	160	06/27/2025	262.50	.00	262.50	6202509	07/15/2025
		062025-09	N4306B - GSB15	161	06/27/2025	337.50	.00	337.50	6202509	07/15/2025
		062025-09	Microfiber shop towels 200	162	06/27/2025	37.08	.00	37.08	6202509	07/15/2025
		062025-09	Shop Nitrile gloves XL	163	06/27/2025	72.65	.00	72.65	6202509	07/15/2025
		062025-09	shop rags (8bx)	164	06/27/2025	115.81	.00	115.81	6202509	07/15/2025
		062025-09	Scotch Brite scuffing pads	165	06/27/2025	51.74	.00	51.74	6202509	07/15/2025
		062025-09	Shop microfiber towels	166	06/27/2025	20.12	.00	20.12	6202509	07/15/2025
		062025-09	Carbon activated replacem	167	06/27/2025	120.72	.00	120.72	6202509	07/15/2025
		062025-09	Monthly parts cleaner servi	168	06/27/2025	220.46	.00	220.46	6202509	07/15/2025
		062025-09	Connor Flynn - Oshkosh w	169	06/27/2025	153.00	.00	153.00	6202509	07/15/2025
		062025-31	Utility sink for Hiles laundry	1	06/27/2025	179.00	.00	179.00	6202531	07/15/2025
		062025-31	supplies to secure Hiles ya	2	06/27/2025	9.98	.00	9.98	6202531	07/15/2025
Total 10140:						97,305.37	.00	97,305.37		
10245	CashFlow Lease	06242025	Lease closing fees - John	1	06/24/2025	350.00	.00	350.00	32000	06/24/2025
		07162025	Lease closing fees - Mower	1	07/16/2025	350.00	.00	350.00	1537	07/16/2025
Total 10245:						700.00	.00	700.00		
10290	DiRocco Bros, Inc.	C920003659	RFR#5 - Pay App#1	1	06/10/2025	383,072.69	.00	383,072.69	1373	07/15/2025
		C920003659	RFR#5 - Pay App#2	2	06/10/2025	305,737.02	.00	305,737.02	1373	07/15/2025
Total 10290:						688,809.71	.00	688,809.71		
Grand Totals:						804,894.58	.00	804,894.58		

Report Criteria:
 Detail report type printed

Report Criteria:
 Detail report type printed

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
7210	SAFEGUARD BUSINESS	9007410101-	General Fund Checks, Env	1	04/01/2025	705.80	.00	705.80	Multiple	Multiple
Total 7210:						705.80	.00	705.80		
9312	Deerfield Mowing & Proper	2386	Mowing & Trimming NGT bl	1	06/24/2025	2,883.33	.00	2,883.33	32001	06/24/2025
		2386	Mowing & Trimming Police	2	06/24/2025	2,883.33	.00	2,883.33	32001	06/24/2025
		2386	Mowing & Trimming NGP 5	3	06/24/2025	2,883.34	.00	2,883.34	32001	06/24/2025
		2386	Trimming NGP	4	06/24/2025	695.00	.00	695.00	32001	06/24/2025
		2386	Trimming NGT bldg basin	5	06/24/2025	1,200.00	.00	1,200.00	32001	06/24/2025
		2386	Trimming NGT bldg-bank	6	06/24/2025	800.00	.00	800.00	32001	06/24/2025
		2386	Flowers planting NGT bldg	7	06/24/2025	708.00	.00	708.00	32001	06/24/2025
		2386	Flowers planting park twp s	8	06/24/2025	708.00	.00	708.00	32001	06/24/2025
		2386	Mowing & Trimming of path	9	06/24/2025	850.00	.00	850.00	32001	06/24/2025
Total 9312:						13,611.00	.00	13,611.00		
9627	U.S. Bank Equipment Fina	557193059	Contract #500-0639672-00	1	07/08/2025	452.54	.00	452.54	32004	07/15/2025
		559354147	Contract #500-0639672-00	1	07/09/2025	895.41	.00	895.41	32004	07/15/2025
Total 9627:						1,347.95	.00	1,347.95		
9669	Tony's Emergency Service	1415	Warning lights on 2015 F-3	1	05/16/2025	595.00	.00	595.00	32003	06/25/2025
Total 9669:						595.00	.00	595.00		
9714	Molnar, Raleigh	06252025	Office assistant/filing - 11 h	1	06/25/2025	176.00	.00	176.00	32002	06/25/2025
Total 9714:						176.00	.00	176.00		
10063	Blue Raster LLC	9412	Contract: SOW 1	1	06/11/2025	1,643.75	.00	1,643.75	61825	06/18/2025
Total 10063:						1,643.75	.00	1,643.75		
10140	BMO Spend Dynamics	062025-01	Box of dial hand soap for a	1	06/27/2025	18.88	.00	18.88	32005	07/15/2025
		062025-01	Closed session food - June	2	06/27/2025	52.75	.00	52.75	32005	07/15/2025
		062025-01	Parking expense	3	06/27/2025	3.75	.00	3.75	32005	07/15/2025
		062025-01	2025 ICMA Annual Confere	4	06/27/2025	890.00	.00	890.00	32005	07/15/2025
		062025-01	SHRM conference - airport	5	06/27/2025	12.71	.00	12.71	32005	07/15/2025
		062025-01	SHRM conference - airport	6	06/27/2025	4.23	.00	4.23	32005	07/15/2025
		062025-01	SHRM Conference - airport	7	06/27/2025	6.35	.00	6.35	32005	07/15/2025
		062025-01	DVPLT Conference - break	8	06/27/2025	8.99	.00	8.99	32005	07/15/2025
		062025-01	DVPLT conference - coffee	9	06/27/2025	7.29	.00	7.29	32005	07/15/2025
		062025-01	SHRM Conference- flight c	10	06/27/2025	8.99	.00	8.99	32005	07/15/2025
		062025-01	Downpayment for 2025 Ch	11	06/27/2025	1,500.00	.00	1,500.00	32005	07/15/2025
		062025-01	Website domain renewal	12	06/27/2025	359.40	.00	359.40	32005	07/15/2025
		062025-01	Primo inv. 6/9/2025	13	06/27/2025	90.00	.00	90.00	32005	07/15/2025
		062025-01	Replacement lock for bathr	14	06/27/2025	14.07	.00	14.07	32005	07/15/2025
		062025-01	Label maker tape	15	06/27/2025	54.03	.00	54.03	32005	07/15/2025
		062025-01	Monthly storage fees	16	06/27/2025	.99	.00	.99	32005	07/15/2025
		062025-01	Plasma cutter tips	17	06/27/2025	172.50	.00	172.50	32005	07/15/2025
		062025-01	Misc. tool storage trays	18	06/27/2025	181.05	.00	181.05	32005	07/15/2025
		062025-01	Angle grinder	19	06/27/2025	349.00	.00	349.00	32005	07/15/2025
		062025-01	Storage capacity fees	20	06/27/2025	91.00	.00	91.00	32005	07/15/2025
		062025-01	Work gloves	21	06/27/2025	189.44	.00	189.44	32005	07/15/2025

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		062025-01	Safety glasses	22	06/27/2025	58.21	.00	58.21	32005	07/15/2025
		062025-01	Hardware for Candlewyck li	23	06/27/2025	165.66	.00	165.66	32005	07/15/2025
		062025-01	Hardware for damaged ligh	24	06/27/2025	101.86	.00	101.86	32005	07/15/2025
		062025-01	Rotary hammer, bits, stora	25	06/27/2025	808.85	.00	808.85	32005	07/15/2025
		062025-01	Bags of concrete for Hillen	26	06/27/2025	77.94	.00	77.94	32005	07/15/2025
		062025-01	Flags and paint for mark ou	27	06/27/2025	301.39	.00	301.39	32005	07/15/2025
		062025-01	Refund for returned push	28	06/27/2025	439.99-	.00	439.99-	32005	07/15/2025
		062025-01	Large fan for R&B Event	29	06/27/2025	159.99	.00	159.99	32005	07/15/2025
		062025-01	Push mower for rain garde	30	06/27/2025	439.99	.00	439.99	32005	07/15/2025
		062025-01	hardware	31	06/27/2025	5.15	.00	5.15	32005	07/15/2025
		062025-01	Hardware return	32	06/27/2025	5.15-	.00	5.15-	32005	07/15/2025
		062025-01	Marking paint and 2 cases	33	06/27/2025	25.97	.00	25.97	32005	07/15/2025
		062025-01	Vehicle washing supplies	34	06/27/2025	77.96	.00	77.96	32005	07/15/2025
		062025-01	Shelves for Quonset Hut	35	06/27/2025	227.94	.00	227.94	32005	07/15/2025
		062025-01	Lights for parks & rec eveni	36	06/27/2025	126.94	.00	126.94	32005	07/15/2025
		062025-01	Supplies for NGP bathroom	37	06/27/2025	26.98	.00	26.98	32005	07/15/2025
		062025-01	Purchased through the wro	38	06/27/2025	35.99	.00	35.99	32005	07/15/2025
		062025-01	wood putty for bathroom pil	39	06/27/2025	5.49	.00	5.49	32005	07/15/2025
		062025-01	Ice for Family Fun Night	40	06/27/2025	13.58	.00	13.58	32005	07/15/2025
		062025-01	Order purchased by Mike B	41	06/27/2025	271.48	.00	271.48	32005	07/15/2025
		062025-01	Movie Night Supplies	42	06/27/2025	98.68	.00	98.68	32005	07/15/2025
		062025-01	Parks & Recreation supplie	43	06/27/2025	152.13	.00	152.13	32005	07/15/2025
		062025-01	Staff for July 11 FFN event	44	06/27/2025	500.00	.00	500.00	32005	07/15/2025
		062025-01	Family Fun Night Bounce	45	06/27/2025	627.50	.00	627.50	32005	07/15/2025
		062025-09	gaterade supplies	1	06/27/2025	27.96	.00	27.96	6202509	07/15/2025
		062025-09	cleaning supplies	2	06/27/2025	31.11	.00	31.11	6202509	07/15/2025
		062025-09	coffee creamers	3	06/27/2025	12.34	.00	12.34	6202509	07/15/2025
		062025-09	Electrolytes drink mix pack	4	06/27/2025	63.59	.00	63.59	6202509	07/15/2025
		062025-09	Gatorade sports drinks for	5	06/27/2025	58.75	.00	58.75	6202509	07/15/2025
		062025-09	Dixie coffee cups	6	06/27/2025	80.03	.00	80.03	6202509	07/15/2025
		062025-09	replacement water filter car	7	06/27/2025	84.14	.00	84.14	6202509	07/15/2025
		062025-09	under cabinet towel holder	8	06/27/2025	10.59	.00	10.59	6202509	07/15/2025
		062025-09	toner, divider tabs and post	9	06/27/2025	287.62	.00	287.62	6202509	07/15/2025
		062025-09	cleaning supplies	10	06/27/2025	60.24	.00	60.24	6202509	07/15/2025
		062025-09	Bathroom tissues	11	06/27/2025	71.96	.00	71.96	6202509	07/15/2025
		062025-09	Wall plug for USB-C cables	12	06/27/2025	5.84	.00	5.84	6202509	07/15/2025
		062025-09	Adhesive silicone card hold	13	06/27/2025	37.87	.00	37.87	6202509	07/15/2025
		062025-09	Night Owl FTD4 2way audi	14	06/27/2025	12.93	.00	12.93	6202509	07/15/2025
		062025-09	Tall Trash bags	15	06/27/2025	29.94	.00	29.94	6202509	07/15/2025
		062025-09	cordless vacuum for office	16	06/27/2025	148.39	.00	148.39	6202509	07/15/2025
		062025-09	Nissan fuel	17	06/27/2025	31.05	.00	31.05	6202509	07/15/2025
		062025-09	gas for Nissan	18	06/27/2025	50.50	.00	50.50	6202509	07/15/2025
		062025-09	Airport - office phones	19	06/27/2025	234.78	.00	234.78	6202509	07/15/2025
		062025-09	Airport Internet by Hangar	20	06/27/2025	104.90	.00	104.90	6202509	07/15/2025
		062025-09	Airport FBO indoor and out	21	06/27/2025	293.22	.00	293.22	6202509	07/15/2025
		062025-09	Jon Uber transaction but c	22	06/27/2025	16.93	.00	16.93	6202509	07/15/2025
		062025-09	Runway lights EMIS-L 24in	23	06/27/2025	803.47	.00	803.47	6202509	07/15/2025
		062025-09	monthly subscription	24	06/27/2025	63.59	.00	63.59	6202509	07/15/2025
		062025-09	Monthly subscribers plan	25	06/27/2025	116.00	.00	116.00	6202509	07/15/2025
		062025-09	auto payment for trash pick	26	06/27/2025	762.67	.00	762.67	6202509	07/15/2025
		062025-09	monthly floor mat service	27	06/27/2025	70.61	.00	70.61	6202509	07/15/2025
		062025-09	weekly trash services	28	06/27/2025	362.67	.00	362.67	6202509	07/15/2025
		062025-09	May cutting grass + flowers	29	06/27/2025	4,760.71	.00	4,760.71	6202509	07/15/2025
		062025-09	Tree work/trimming	30	06/27/2025	1,365.00	.00	1,365.00	6202509	07/15/2025
		062025-09	camp supplies - sponges, b	31	06/27/2025	94.87	.00	94.87	6202509	07/15/2025
		062025-09	camp supplies - plastic dis	32	06/27/2025	54.45	.00	54.45	6202509	07/15/2025
		062025-09	colored name tags and wri	33	06/27/2025	20.64	.00	20.64	6202509	07/15/2025

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		062025-09	foam bowls	34	06/27/2025	34.01	.00	34.01	6202509	07/15/2025
		062025-09	Camp supplies	35	06/27/2025	196.86	.00	196.86	6202509	07/15/2025
		062025-09	A8-3 Engines 24pk (6)	36	06/27/2025	837.33	.00	837.33	6202509	07/15/2025
		062025-09	CAMP - Wizard Rockets 12	37	06/27/2025	702.27	.00	702.27	6202509	07/15/2025
		062025-09	camp supplies - wire harne	38	06/27/2025	55.51	.00	55.51	6202509	07/15/2025
		062025-09	Camp supplies	39	06/27/2025	55.80	.00	55.80	6202509	07/15/2025
		062025-09	camp supplies	40	06/27/2025	59.20	.00	59.20	6202509	07/15/2025
		062025-09	Camp supplies	41	06/27/2025	673.02	.00	673.02	6202509	07/15/2025
		062025-09	camp supplies	42	06/27/2025	90.96	.00	90.96	6202509	07/15/2025
		062025-09	July Camp Bus trip to UdVa	43	06/27/2025	4,638.00	.00	4,638.00	6202509	07/15/2025
		062025-09	CAMP - 11.1V 2200mAh 3	44	06/27/2025	143.10	.00	143.10	6202509	07/15/2025
		062025-09	Camp Counselor meeting -	45	06/27/2025	70.40	.00	70.40	6202509	07/15/2025
		062025-09	Golf cart rentals	46	06/27/2025	1,901.38	.00	1,901.38	6202509	07/15/2025
		062025-09	Oversized Cedar Folding A	47	06/27/2025	349.78	.00	349.78	6202509	07/15/2025
		062025-09	Airport Unicom radio	48	06/27/2025	2,413.00	.00	2,413.00	6202509	07/15/2025
		062025-09	Tami - standup desk conve	49	06/27/2025	140.97	.00	140.97	6202509	07/15/2025
		062025-09	Night Owl FTD4 2way audi	50	06/27/2025	137.78	.00	137.78	6202509	07/15/2025
		062025-09	sectional charts	51	06/27/2025	61.84	.00	61.84	6202509	07/15/2025
		062025-09	Adhesive silicone card hold	52	06/27/2025	5.58	.00	5.58	6202509	07/15/2025
		062025-09	N9167C - S1880-3 Cessna	53	06/27/2025	166.94	.00	166.94	6202509	07/15/2025
		062025-09	SAF-air oil drain valve	54	06/27/2025	112.62	.00	112.62	6202509	07/15/2025
		062025-09	N3869Q - Elbow Assy	55	06/27/2025	1,397.86	.00	1,397.86	6202509	07/15/2025
		062025-09	N3869Q - S6250 Oil drain	56	06/27/2025	112.62	.00	112.62	6202509	07/15/2025
		062025-09	N9167C Epoxy	57	06/27/2025	327.51	.00	327.51	6202509	07/15/2025
		062025-09	Flight School aircraft insura	58	06/27/2025	2,164.21	.00	2,164.21	6202509	07/15/2025
		062025-09	card fee	59	06/27/2025	64.93	.00	64.93	6202509	07/15/2025
		062025-09	Flight school suite resource	60	06/27/2025	382.50	.00	382.50	6202509	07/15/2025
		062025-09	6/23 Flight and ground instr	61	06/27/2025	133.00	.00	133.00	6202509	07/15/2025
		062025-09	Night flight + ground with C	62	06/27/2025	280.00	.00	280.00	6202509	07/15/2025
		062025-09	ground instruction w/ Curist	63	06/27/2025	427.00	.00	427.00	6202509	07/15/2025
		062025-09	Flight and ground instructio	64	06/27/2025	273.00	.00	273.00	6202509	07/15/2025
		062025-09	ground school instruction o	65	06/27/2025	100.00	.00	100.00	6202509	07/15/2025
		062025-09	ground instruction w/ Curtis	66	06/27/2025	70.00	.00	70.00	6202509	07/15/2025
		062025-09	Intro Flight	67	06/27/2025	30.00	.00	30.00	6202509	07/15/2025
		062025-09	Flight/ground instruction w/	68	06/27/2025	126.00	.00	126.00	6202509	07/15/2025
		062025-09	Flight/ground instruction -	69	06/27/2025	119.00	.00	119.00	6202509	07/15/2025
		062025-09	Flight/Ground w/ Max Hille	70	06/27/2025	119.00	.00	119.00	6202509	07/15/2025
		062025-09	Flight group instruction w/	71	06/27/2025	112.00	.00	112.00	6202509	07/15/2025
		062025-09	ground training with Curtis	72	06/27/2025	70.00	.00	70.00	6202509	07/15/2025
		062025-09	Flight/Ground instruction w/	73	06/27/2025	119.00	.00	119.00	6202509	07/15/2025
		062025-09	Solo prep with Richard Wilt	74	06/27/2025	70.00	.00	70.00	6202509	07/15/2025
		062025-09	Patrick Lyon - (2) intro flight	75	06/27/2025	70.00	.00	70.00	6202509	07/15/2025
		062025-09	Flight training and ground	76	06/27/2025	189.00	.00	189.00	6202509	07/15/2025
		062025-09	Ground school - communic	77	06/27/2025	140.00	.00	140.00	6202509	07/15/2025
		062025-09	Flight/ground instruction wit	78	06/27/2025	126.00	.00	126.00	6202509	07/15/2025
		062025-09	Ground instruction w/ Scho	79	06/27/2025	70.00	.00	70.00	6202509	07/15/2025
		062025-09	2x intro flights 1x ground sc	80	06/27/2025	270.00	.00	270.00	6202509	07/15/2025
		062025-09	ground instruction w/ Cutri	81	06/27/2025	70.00	.00	70.00	6202509	07/15/2025
		062025-09	Flight/ground instruction w/	82	06/27/2025	119.00	.00	119.00	6202509	07/15/2025
		062025-09	2 way 4in drill press	83	06/27/2025	63.59	.00	63.59	6202509	07/15/2025
		062025-09	4"" Vise Jaw pads 5-13mm	84	06/27/2025	29.55	.00	29.55	6202509	07/15/2025
		062025-09	Powerade Sports Freezer	85	06/27/2025	20.69	.00	20.69	6202509	07/15/2025
		062025-09	N22RL - ELT battery	86	06/27/2025	133.85	.00	133.85	6202509	07/15/2025
		062025-09	N22RL - aircraft Nose Land	87	06/27/2025	40.69	.00	40.69	6202509	07/15/2025
		062025-09	69Q/Schulte - T1A9-1, Was	88	06/27/2025	233.82	.00	233.82	6202509	07/15/2025
		062025-09	Fairchild - Fillister screws S	89	06/27/2025	65.99	.00	65.99	6202509	07/15/2025
		062025-09	STK - Brass couples, AN fit	90	06/27/2025	829.90	.00	829.90	6202509	07/15/2025

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		062025-09	N8644M - Fuel flow transd	91	06/27/2025	236.30	.00	236.30	6202509	07/15/2025
		062025-09	Restoration shop supplies -	92	06/27/2025	98.44	.00	98.44	6202509	07/15/2025
		062025-09	Fairchild - Piano Hinge	93	06/27/2025	31.06	.00	31.06	6202509	07/15/2025
		062025-09	Blk Nylon Cable Ties 4" - 2	94	06/27/2025	59.27	.00	59.27	6202509	07/15/2025
		062025-09	parts shipping	95	06/27/2025	59.71	.00	59.71	6202509	07/15/2025
		062025-09	Shank - CAPSTRIP 1/2"x3	96	06/27/2025	108.83	.00	108.83	6202509	07/15/2025
		062025-09	Fleet - Brass deco screws	97	06/27/2025	34.17	.00	34.17	6202509	07/15/2025
		062025-09	STK - Terminal tongue , Tin	98	06/27/2025	50.73	.00	50.73	6202509	07/15/2025
		062025-09	Shank - 5606A Hyd. Fluid	99	06/27/2025	29.22	.00	29.22	6202509	07/15/2025
		062025-09	N453TC - 304 stainless ste	100	06/27/2025	18.24	.00	18.24	6202509	07/15/2025
		062025-09	Clear Lexan & Mayfair Whit	101	06/27/2025	67.80	.00	67.80	6202509	07/15/2025
		062025-09	Restoration - Poly fiber fabr	102	06/27/2025	424.06	.00	424.06	6202509	07/15/2025
		062025-09	Fleet - Decor Round head	103	06/27/2025	49.39	.00	49.39	6202509	07/15/2025
		062025-09	Stk/69Q - AN Fittings, Aero	104	06/27/2025	935.88	.00	935.88	6202509	07/15/2025
		062025-09	shipping charges	105	06/27/2025	389.08	.00	389.08	6202509	07/15/2025
		062025-09	STK - M39029/57-354, M3	106	06/27/2025	41.43	.00	41.43	6202509	07/15/2025
		062025-09	Stk - Oil, 20W50 (5cs) & Vi	107	06/27/2025	855.10	.00	855.10	6202509	07/15/2025
		062025-09	CAP - Artex Transmitter An	108	06/27/2025	403.76	.00	403.76	6202509	07/15/2025
		062025-09	STK - Sheet metal screws,	109	06/27/2025	480.30	.00	480.30	6202509	07/15/2025
		062025-09	N174RS Fuel Flow opt Ele	110	06/27/2025	530.90	.00	530.90	6202509	07/15/2025
		062025-09	STK - 538-03-06-7023 & -1	111	06/27/2025	17.32	.00	17.32	6202509	07/15/2025
		062025-09	Avionics stock - TNC Conn	112	06/27/2025	624.33	.00	624.33	6202509	07/15/2025
		062025-09	Fleet - Sheet metal screws	113	06/27/2025	14.18	.00	14.18	6202509	07/15/2025
		062025-09	Stk - Solenoid 12V X61-00	114	06/27/2025	159.85	.00	159.85	6202509	07/15/2025
		062025-09	Fairchild Epoxy Varnish kit	115	06/27/2025	117.13	.00	117.13	6202509	07/15/2025
		062025-09	AN2 - DEmE XPDR Ant.; U	116	06/27/2025	2,066.84	.00	2,066.84	6202509	07/15/2025
		062025-09	N413SL Oil report	117	06/27/2025	40.00	.00	40.00	6202509	07/15/2025
		062025-09	replacement Acrylic sheets	118	06/27/2025	110.20	.00	110.20	6202509	07/15/2025
		062025-09	AN2 - 316 SS Flat screw	119	06/27/2025	20.78	.00	20.78	6202509	07/15/2025
		062025-09	N10924 - RG-25XC	120	06/27/2025	550.73	.00	550.73	6202509	07/15/2025
		062025-09	Blue shop towel box (3), Br	121	06/27/2025	209.78	.00	209.78	6202509	07/15/2025
		062025-09	parts shipping	122	06/27/2025	324.22	.00	324.22	6202509	07/15/2025
		062025-09	sandpaper sheets	123	06/27/2025	113.29	.00	113.29	6202509	07/15/2025
		062025-09	Intercom 4-pl w/ jacks (Ray	124	06/27/2025	178.30	.00	178.30	6202509	07/15/2025
		062025-09	524/Stk - RG-533355 oil fill	125	06/27/2025	25.38	.00	25.38	6202509	07/15/2025
		062025-09	Fleet - Acrylic clear sheets	126	06/27/2025	110.20	.00	110.20	6202509	07/15/2025
		062025-09	Skt - 18-8 SS Cap Nut 6-32	127	06/27/2025	50.28	.00	50.28	6202509	07/15/2025
		062025-09	N9167C - AWI RH Tailpipe,	128	06/27/2025	221.27	.00	221.27	6202509	07/15/2025
		062025-09	524/Stk - RG-533355 oil fill	129	06/27/2025	3.48	.00	3.48	6202509	07/15/2025
		062025-09	Fleet - flared fittings and N	130	06/27/2025	77.75	.00	77.75	6202509	07/15/2025
		062025-09	N783PT - Goodyear 6.50-8	131	06/27/2025	963.86	.00	963.86	6202509	07/15/2025
		062025-09	Shop - E-Z 1/2pint mix cup	132	06/27/2025	104.54	.00	104.54	6202509	07/15/2025
		062025-09	2EM Pro Series Diff Cyl pre	133	06/27/2025	141.74	.00	141.74	6202509	07/15/2025
		062025-09	Epoxy Primer White GL &	134	06/27/2025	291.83	.00	291.83	6202509	07/15/2025
		062025-09	shop supplies - scotch blue	135	06/27/2025	308.48	.00	308.48	6202509	07/15/2025
		062025-09	PPBMC82 Mast Cylinder B	136	06/27/2025	35.15	.00	35.15	6202509	07/15/2025
		062025-09	parts shipping	137	06/27/2025	68.49	.00	68.49	6202509	07/15/2025
		062025-09	N93FR - RG-35AXC N386	138	06/27/2025	552.26	.00	552.26	6202509	07/15/2025
		062025-09	Fleet - Acrylic .060 2'x4' (2)	139	06/27/2025	110.20	.00	110.20	6202509	07/15/2025
		062025-09	Shop - threaded shank bit	140	06/27/2025	41.76	.00	41.76	6202509	07/15/2025
		062025-09	N8326D - Radio Rack	141	06/27/2025	260.00	.00	260.00	6202509	07/15/2025
		062025-09	N8326D/stk - Terminal ring	142	06/27/2025	177.26	.00	177.26	6202509	07/15/2025
		062025-09	shop/restoration 3/8" Asph	143	06/27/2025	50.89	.00	50.89	6202509	07/15/2025
		062025-09	Shop - red rosin paper & 4-	144	06/27/2025	91.63	.00	91.63	6202509	07/15/2025
		062025-09	Stk - rubbers caps 1/4" O	145	06/27/2025	13.48	.00	13.48	6202509	07/15/2025
		062025-09	Restoration Shop - Dow Co	146	06/27/2025	39.63	.00	39.63	6202509	07/15/2025
		062025-09	shop supplies - cleaner - AI	147	06/27/2025	72.04	.00	72.04	6202509	07/15/2025

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									
10293 Brodowski, Kristie									
109649	1	PSATS reimbursement: mileage:136 mil	Invoice	07/09/2025	07/21/2025	1,096.49		1,096.49	01-400-460
2001 Delaware Valley Health Trust									
29481A	1	Medical/Rx & Dental - Manager	Invoice	07/01/2025	08/01/2025	1,973.00		1,973.00	01-401-156
8165 The Hartford									
6694683202	1	LIFE; AD&D; STD; LTD - Admin	Invoice	07/01/2025	08/01/2025	97.02		97.02	01-401-158
2001 Delaware Valley Health Trust									
29481A	2	Medical/Rx & Dental - Finance	Invoice	07/01/2025	08/01/2025	2,450.00		2,450.00	01-402-156
8165 The Hartford									
6694683202	3	LIFE; AD&D; STD; LTD - Finance	Invoice	07/01/2025	08/01/2025	210.35		210.35	01-402-158
9670 Molnar, Kristina									
07172025	1	SHRM - BWI (135 RT x 2), Tolls 41.65	Invoice	07/17/2025	08/17/2025	230.65		230.65	01-402-460
217-2025	1	Mileage to Skytop/DVPLT Conference	Invoice	07/01/2025	07/21/2025	217.00		217.00	01-402-460
9268 Berkheimer Tax Administrator									
063025	1	Amusement Tax	Invoice	07/15/2025	07/21/2025	105.23		105.23	01-403-450
4495 Lamb McErlane, PC									
786175	1	Acct #130174-0001 General Administra	Invoice	07/09/2025	07/21/2025	7,021.25		7,021.25	01-404-314
786175	2	Acct #130174-0267 NGH - Splash	Invoice	07/09/2025	07/21/2025	840.50		840.50	01-404-314
2001 Delaware Valley Health Trust									
29481A	4	Medical/Rx & Dental - General	Invoice	07/01/2025	08/01/2025	3,525.00		3,525.00	01-406-156
8165 The Hartford									
6694683202	7	LIFE; AD&D; STD; LTD - General	Invoice	07/01/2025	08/01/2025	124.09		124.09	01-406-158
9599 Amazon Capital Services									
3295	1	IPad chargers, mouse & keyboard set	Invoice	07/10/2025	07/21/2025	32.95		32.95	01-406-210
9341 FedEx									
8-909-31288	1	Shipping Costs	Invoice	07/16/2025	07/21/2025	120.16		120.16	01-406-325
1950 21st Century Media									
68970	1	A# 2732351 - Notice Of Ordinance Ado	Invoice	07/16/2025	07/21/2025	129.32		129.32	01-406-341
68970	2	A# 2732245 - Notice Of Ordinance Ado	Invoice	07/16/2025	07/21/2025	132.02		132.02	01-406-341
68970	3	Aging Balance	Invoice	07/16/2025	07/21/2025	428.36		428.36	01-406-341
1680 COMCAST CABLE									
00-10022915	1	Admin Business Voice Acct 708888302	Invoice	07/09/2025	07/21/2025	690.21		690.21	01-407-321
0010023140	1	Admin Business Voice Acct 708892019	Invoice	07/10/2025	07/21/2025	82.90		82.90	01-407-321
1683 Comcast Business Voice									
8491013601	1	Acct 8499101360172206 Public Works	Invoice	07/09/2025	07/21/2025	238.56		238.56	01-407-321
9707 AT&T Mobility, LLC									
06092025	1	Foundation Account - 60915817	Invoice	07/09/2025	07/21/2025	466.83		466.83	01-407-324
7092025	1	Foundation Account - 60915817	Invoice	07/14/2025	07/21/2025	466.83		466.83	01-407-324
1683 Comcast Business Voice									
8499101360	1	acct 8499 10 136 0060732	Invoice	07/02/2025	07/21/2025	370.99		370.99	01-407-325
7010 PC Solutions, Inc.									
328581	1	CW123412 Maintenance Agreement 07	Invoice	07/15/2025	07/21/2025	695.00		695.00	01-407-452
328581	2	CW123469 Microsoft 365	Invoice	07/15/2025	07/21/2025	431.80		431.80	01-407-452
328581	3	CW123359 SOPHOS	Invoice	07/15/2025	07/21/2025	376.41		376.41	01-407-452
328581	4	CW123113 Maintenance Agreement -0	Invoice	07/15/2025	07/21/2025	695.00		695.00	01-407-452
328581	5	CW123171 Maintenance Agreement-03	Invoice	07/15/2025	07/21/2025	431.80		431.80	01-407-452
328581	7	CW122890 Maintenance Agreement-03	Invoice	07/15/2025	07/21/2025	431.80		431.80	01-407-452
10063 Blue Raster LLC									
9510	1	Contract: SOW 1	Invoice	07/09/2025	07/21/2025	681.25		681.25	01-407-454
4975 Bowman Consulting Group, Ltd									
1699843	2	Project 310010-25-001 Limestone Rd (Invoice	07/09/2025	07/21/2025	3,790.00		3,790.00	01-408-312

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
1699843	4	Project 310337-01-001 Thompson Tract	Invoice	07/09/2025	07/21/2025	1,512.50		1,512.50	01-408-312
1699843	5	Project 313674-01-001 Act 209 Study	Invoice	07/09/2025	07/21/2025	1,264.68		1,264.68	01-408-312
9281 Pennoni Associates, Inc									
1449800	2	NGTWP00158 Copperleaf Ridge	Invoice	07/08/2025	07/21/2025	2,965.25		2,965.25	01-408-312
1449800	3	NGTWP00163 Stonebridge at Longwoo	Invoice	07/08/2025	07/21/2025	5,108.50		5,108.50	01-408-312
1449800	4	NGTWP00170 Pleasantville Farm	Invoice	07/08/2025	07/21/2025	1,975.00		1,975.00	01-408-312
1449800	5	NGTWP00174 New Garden Elementar	Invoice	07/08/2025	07/21/2025	988.25		988.25	01-408-312
1449800	6	NGTWP07010 Laurel Valley Farms Exp	Invoice	07/08/2025	07/21/2025	312.50		312.50	01-408-312
1449800	7	NGTWP07017 Dooley, 1227 Newark R	Invoice	07/08/2025	07/21/2025	168.00		168.00	01-408-312
1449800	8	NGTWP07022 Rand, 209 Evergreen C	Invoice	07/08/2025	07/21/2025	216.00		216.00	01-408-312
1449800	9	NGTWP07024 Qfix, 420 Church Road	Invoice	07/08/2025	07/21/2025	168.00		168.00	01-408-312
1449800	10	NGTWP07025 Giunta, 8997 Gap Newp	Invoice	07/08/2025	07/21/2025	210.00		210.00	01-408-312
4975 Bowman Consulting Group, Ltd									
1699843	1	Project 310010-01-001	Invoice	07/09/2025	07/21/2025	3,411.25		3,411.25	01-408-313
1699843	3	Project 310010-25-002 Truck Restrictio	Invoice	07/09/2025	07/21/2025	7,020.00		7,020.00	01-408-313
9281 Pennoni Associates, Inc									
1449800	1	NGTWP0000 General	Invoice	07/08/2025	07/21/2025	168.00		168.00	01-408-313
6090 PECO ENERGY CO.									
06302025	3	1843918000-NGT	Invoice	07/16/2025	07/21/2025	438.12		438.12	01-409-360
06302025	7	3527657000 Sign Shop	Invoice	07/16/2025	07/21/2025	13.49		13.49	01-409-360
06302025	16	8742762222 Garage	Invoice	07/16/2025	07/21/2025	341.20		341.20	01-409-360
06302025	2	1678601111-8934 Park 2	Invoice	07/16/2025	07/21/2025	79.36		79.36	01-409-361
06302025	6	3075856000-8934 Gap Newport Pike T	Invoice	07/16/2025	07/21/2025	73.49		73.49	01-409-361
06302025	8	4515992000 NG Pavilion	Invoice	07/16/2025	07/21/2025	7.23		7.23	01-409-361
06302025	9	4618038000 Quonset Hut	Invoice	07/16/2025	07/21/2025	.84		.84	01-409-361
06302025	11	5737084000 Barn	Invoice	07/16/2025	07/21/2025	45.31		45.31	01-409-361
06302025	17	9435935000 NG Park Restrooms	Invoice	07/16/2025	07/21/2025	89.95		89.95	01-409-361
06302025	18	9519743000 NG Park Lites	Invoice	07/16/2025	07/21/2025	40.38		40.38	01-409-361
06302025	12	5871166000 Lites	Invoice	07/16/2025	07/21/2025	817.71		817.71	01-409-362
06302025	13	7300822000 Traffic Lights	Invoice	07/16/2025	07/21/2025	240.49		240.49	01-409-362
317 Aqua Pennsylvania									
1500259,150	1	Acct #002658243 1500256 - 299 Starr	Invoice	07/09/2025	07/21/2025	254.64		254.64	01-409-364
1500259,150	2	Acct #002658261 1500259 - 8938 Gap	Invoice	07/09/2025	07/21/2025	229.74		229.74	01-409-364
1510 Chester Water Authority									
234131-0720	1	Acct #02575078989 8938 Gap Newport	Invoice	07/16/2025	07/21/2025	563.20		563.20	01-409-366
35769	1	Acct #02580000299 - 299 Starr Road	Invoice	07/16/2025	07/21/2025	76.20		76.20	01-409-366
35769	2	Acct #02580079055 299 Starr Road Fir	Invoice	07/16/2025	07/21/2025	281.49		281.49	01-409-366
5150 Mike Singleton's Superior									
JULY-2025	1	Vole & Pest Township Bldng July 2025	Invoice	07/01/2025	07/21/2025	180.00		180.00	01-409-451
9312 Deerfield Mowing & Propery Mnt									
77700-0425	1	Mowing & Trimming NGT bldg 4/4,4/11,/	Invoice	07/16/2025	07/21/2025	2,306.66		2,306.66	01-409-452
77700-0425	4	Mowing & Trimming of path at Smedley	Invoice	07/16/2025	07/21/2025	850.00		850.00	01-409-452
92950,06202	2	Mowing & Trimming NGT bldg 6/6,6/13,	Invoice	07/15/2025	07/21/2025	2,306.66		2,306.66	01-409-452
92950,06202	4	Mowing & Trimming of path at Smedley	Invoice	07/15/2025	07/21/2025	850.00		850.00	01-409-452
92950,06202	5	Trimming NGT bldg basin mowing sprin	Invoice	07/15/2025	07/21/2025	1,200.00		1,200.00	01-409-452
92950,06202	6	Roadside mowing at Smedley Preserve	Invoice	07/15/2025	07/21/2025	325.00		325.00	01-409-452
1490 Brandywine Valley SPCA									
JUN15	1	Chesco Activity Fee	Invoice	07/10/2025	07/21/2025	67.60		67.60	01-410-452
JUN15	2	Chesco Dog Acquisition	Invoice	07/10/2025	07/21/2025	416.00		416.00	01-410-452
JUN15	3	Chesco Cat Acquisition	Invoice	07/10/2025	07/21/2025	208.00		208.00	01-410-452
9312 Deerfield Mowing & Propery Mnt									
77700-0425	3	Mowing & Trimming Police bldg 4/4,4/1	Invoice	07/16/2025	07/21/2025	2,306.67		2,306.67	01-410-452
92950,06202	3	Mowing & Trimming Police bldg 6/6,6/1	Invoice	07/15/2025	07/21/2025	2,306.67		2,306.67	01-410-452
480 Avondale Fire Company									
JULY-2025	1	Contribution - 3rd Quarter 2025	Invoice	07/09/2025	07/21/2025	98,217.50		98,217.50	01-411-501
490 Avondale Fire Company - EMS Division									
JULY-2025	1	Contribution - 3rd Quarter 2025	Invoice	07/09/2025	07/21/2025	174,772.25		174,772.25	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									
JULY-2025	1	Contribution - 3rd Quarter 2025	Invoice	07/09/2025	07/21/2025	24,822.00		24,822.00	01-412-503
2001 Delaware Valley Health Trust									
29481A	3	Medical/Rx & Dental - Codes	Invoice	07/01/2025	08/01/2025	3,000.00		3,000.00	01-413-156
8165 The Hartford									
6694683202	2	LIFE; AD&D; STD; LTD - Codes	Invoice	07/01/2025	08/01/2025	212.89		212.89	01-413-158
1950 21st Century Media									
2722346	1	Ad #2722346 - Zoning Hearing Board	Invoice	07/09/2025	07/21/2025	428.36		428.36	01-413-341
6650 PSATS CDL PROGRAM									
174099-Z8T3	2	CDL Drug Non-DOT-Weer,Robert	Invoice	07/10/2025	07/21/2025	80.00		80.00	01-413-450
174099-Z8T3	3	CDL Drug Non-DOT-Fontaine,Keyera	Invoice	07/10/2025	07/21/2025	80.00		80.00	01-413-450
1120 Building Inspection									
16900	1	Inv 011540: Building Inspections	Invoice	07/10/2025	07/21/2025	1,690.00		1,690.00	01-413-451
188500	1	Inv 0114420: Building Inspections	Invoice	07/01/2025	07/21/2025	1,885.00		1,885.00	01-413-451
622300	1	Inv 011531: Building Inspections	Invoice	07/01/2025	07/21/2025	4,163.00		4,163.00	01-413-451
622300	2	Inv 011530: Mechanical Inspections	Invoice	07/01/2025	07/21/2025	770.00		770.00	01-413-451
622300	3	Inv 011532: Plumbing Inspections	Invoice	07/01/2025	07/21/2025	260.00		260.00	01-413-451
622300	4	Inv 011528: Fire Inspections	Invoice	07/01/2025	07/21/2025	270.00		270.00	01-413-451
622300	5	Inv 011529: Electrical Inspections	Invoice	07/01/2025	07/21/2025	760.00		760.00	01-413-451
85800	1	Inv 011372: Building Inspections	Invoice	07/01/2025	07/21/2025	360.00		360.00	01-413-451
85800	2	Inv 011373: Mechanical Inspections	Invoice	07/01/2025	07/21/2025	950.00		950.00	01-413-451
85800	3	Inv 011374: Fire Inspections	Invoice	07/01/2025	07/21/2025	240.00		240.00	01-413-451
85800	4	Inv 011375: Electrical Inspections	Invoice	07/01/2025	07/21/2025	6,650.00		6,650.00	01-413-451
85800	5	Inv 011376: Plumbing Inspections	Invoice	07/01/2025	07/21/2025	380.00		380.00	01-413-451
943300	1	Inv 011450: Building Inspections	Invoice	07/01/2025	07/21/2025	4,483.00		4,483.00	01-413-451
943300	2	Inv 011448: Mechanical Inspections	Invoice	07/01/2025	07/21/2025	1,890.00		1,890.00	01-413-451
943300	3	Inv 011449: Plumbing Inspections	Invoice	07/01/2025	07/21/2025	860.00		860.00	01-413-451
943300	4	Inv 011451: Electrical Inspections	Invoice	07/01/2025	07/21/2025	1,770.00		1,770.00	01-413-451
943300	5	Inv 011452: Fire Inspections	Invoice	07/01/2025	07/21/2025	430.00		430.00	01-413-451
1950 21st Century Media									
47696	1	Ad #2730756 - Zoning Hearing Board	Invoice	07/16/2025	07/21/2025	476.96		476.96	01-414-341
10073 Michael Baker International									
1254830	1	Project #207263 NGT SALDO Update	Invoice	07/14/2025	07/21/2025	3,555.25		3,555.25	01-414-450
181 Republic Services #319									
0319-001110	1	Refuse Twp Bldng	Invoice	07/09/2025	07/21/2025	30.88		30.88	01-426-450
0319-001110	2	Recycling Twp Bldng	Invoice	07/09/2025	07/21/2025	26.17		26.17	01-426-450
0319-001110	3	Refuse PW	Invoice	07/09/2025	07/21/2025	160.00		160.00	01-426-450
0319-001110	4	Recycling PW	Invoice	07/09/2025	07/21/2025	342.93		342.93	01-426-450
2001 Delaware Valley Health Trust									
29481A	6	Medical/Rx & Dental - Public Works	Invoice	07/01/2025	08/01/2025	8,930.42		8,930.42	01-430-156
8165 The Hartford									
6694683202	5	LIFE; AD&D; STD; LTD - Public Works	Invoice	07/01/2025	08/01/2025	462.05		462.05	01-430-158
2217 Dixie Land Energy, LLC									
928620,9295	1	2,000 gallons of gasoline	Invoice	07/01/2025	07/21/2025	4,687.74		4,687.74	01-430-235
928620,9295	2	1,440 gallons of diesel fuel	Invoice	07/01/2025	07/21/2025	3,683.69		3,683.69	01-430-235
940108,9401	1	1,400 gallons of Gasoline	Invoice	07/01/2025	07/21/2025	3,303.40		3,303.40	01-430-235
940108,9401	2	1,036.7 gallons of Diesel Fuel	Invoice	07/01/2025	07/21/2025	2,805.85		2,805.85	01-430-235
4710 Lowe's									
972139	1	TruFuel for weed eaters and chain saws	Invoice	07/01/2025	07/21/2025	140.07		140.07	01-430-235
992635,9927	2	TruFuel for chainsaws	Invoice	07/01/2025	07/21/2025	45.56		45.56	01-430-235
5540 CINTAS CORPORATION #100									
4233638196	1	Weekly uniforms (6-12)	Invoice	07/01/2025	07/21/2025	276.61		276.61	01-430-238
4234308707,	1	Weekly uniforms (6-19)	Invoice	07/01/2025	07/21/2025	282.81		282.81	01-430-238
4234308707,	2	Weekly uniforms (6-26)	Invoice	07/01/2025	07/21/2025	282.81		282.81	01-430-238
4235891595,	1	Weekly uniforms (7-03)	Invoice	07/16/2025	07/21/2025	309.95		309.95	01-430-238
4235891595,	2	Weekly uniforms (7-10)	Invoice	07/16/2025	07/21/2025	322.76		322.76	01-430-238

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
2885 G & E Welding Supply									
239196	1	Tank Rental (June)	Invoice	07/16/2025	07/21/2025	33.75		33.75	01-430-250
4290 NAPA AUTO PARTS									
OC-2531329	1	Finance charges	Invoice	07/01/2025	07/21/2025	.31		.31	01-430-250
4474 L & L Carquest									
9577-182323	1	Parts cleaner solvent	Invoice	07/01/2025	07/21/2025	95.00		95.00	01-430-250
9577-183160	1	Front pads and rotors for 2018 F-150	Invoice	07/16/2025	07/21/2025	200.00		200.00	01-430-250
8925 Wilhelm's Service Center									
89061	1	Repairs for 2010 F-550	Invoice	07/01/2025	07/21/2025	1,254.35		1,254.35	01-430-250
10311 Bullet Proof Heating & Air LLC									
1735	1	Thermostat replacement in shop office	Invoice	07/17/2025	07/21/2025	375.00		375.00	01-430-373
4474 L & L Carquest									
9577-182859	1	Never-seize and lug nuts for trailers	Invoice	07/01/2025	07/21/2025	50.58		50.58	01-430-374
7710 SEI Corporate Headquarters									
W0042408	1	Wiring repair for backhoe	Invoice	07/01/2025	07/21/2025	1,039.82		1,039.82	01-430-374
2150 Denney Electric Supply									
S102430629.	1	Socket for light pole in Candlewyck	Invoice	07/01/2025	07/21/2025	11.93		11.93	01-432-245
2519 Established Traffic Control									
24617	1	(8) "No Parking Anytime" signs, (20) Del	Invoice	07/01/2025	07/21/2025	959.00		959.00	01-433-245
4474 L & L Carquest									
9577-182323	2	TruFuel for generators	Invoice	07/01/2025	07/21/2025	249.98		249.98	01-433-374
1310 Charles A. Higgins & Sons									
62505	1	Replacement for street light on Hillenda	Invoice	07/01/2025	07/21/2025	465.60		465.60	01-433-450
62918	1	Traffic signal repair - Newark Rd & Balti	Invoice	07/01/2025	07/21/2025	58,129.35		58,129.35	01-433-450
62999,63020	1	Traffic signal repair - Baltimore Pike an	Invoice	07/01/2025	07/21/2025	337.50		337.50	01-433-450
62999,63020	2	Traffic signal repair - Baltimore Pike an	Invoice	07/01/2025	07/21/2025	251.08		251.08	01-433-450
4710 Lowe's									
974617,9749	1	Wood for Hillendale headwall	Invoice	07/17/2025	07/21/2025	87.90		87.90	01-436-245
974617,9749	2	Plywood for Hillendale headwall	Invoice	07/17/2025	07/21/2025	76.92		76.92	01-436-245
974617,9749	3	Concrete, screws, and tape for Hillenda	Invoice	07/17/2025	07/21/2025	281.24		281.24	01-436-245
993261	1	Grass seed	Invoice	07/01/2025	07/21/2025	56.98		56.98	01-436-245
6310 PETER LUMBER CO.									
2506-210720	1	Grass seed for inlet repair	Invoice	07/01/2025	07/21/2025	111.38		111.38	01-436-245
2507-218641	1	Grass seed for inlet repair	Invoice	07/16/2025	07/21/2025	55.69		55.69	01-436-245
5824 PA One Call System Inc.									
1109960	1	Monthly notifications (June)	Invoice	07/15/2025	07/21/2025	85.09		85.09	01-436-450
4710 Lowe's									
992635,9927	1	Propane tank exchange	Invoice	07/01/2025	07/21/2025	20.88		20.88	01-438-245
9312 Deerfield Mowing & Propery Mnt									
2401	1	Vegetation control Hillendale and Newa	Invoice	07/01/2025	07/21/2025	570.00		570.00	01-438-245
9463 Highway Materials, Inc.									
468138	1	3.54 tons of hot mix for White Clay curb	Invoice	07/01/2025	07/21/2025	260.19		260.19	01-438-245
8863 Weaver's Hardware									
325611	1	NGP restroom paper supplies	Invoice	07/15/2025	07/21/2025	217.47		217.47	01-454-245
1810 Cook's Service Company, Inc									
117454	1	NGP outlet repairs	Invoice	07/15/2025	07/21/2025	284.50		284.50	01-454-374
6990 R. M. CROSSAN INC. (SERVICE NOT FUEL)									
164086	1	NGP Hydrant repair at restroom	Invoice	07/15/2025	07/21/2025	419.52		419.52	01-454-374
7470 SHERWIN WILLIAMS									
4774-7,6980-	1	Painting supplies for NGP restrooms	Invoice	07/15/2025	07/21/2025	263.08		263.08	01-454-374
4774-7,6980-	2	Painting supplies for NGP restrooms	Invoice	07/15/2025	07/21/2025	58.45		58.45	01-454-374
9529 Solitude Lake Management LLC									
PS1185084	1	NGH July pond maintenance	Invoice	07/15/2025	07/21/2025	482.25		482.25	01-454-375
9304 Farina, Bruce									
150	1	July R&B Band Coin	Invoice	07/08/2025	07/21/2025	420.00		420.00	01-454-451
9755 Audio Firm LLC									
AF2723	1	August FFN Movie AV	Invoice	07/15/2025	07/21/2025	450.00		450.00	01-454-451

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
9312 Deerfield Mowing & Property Mnt									
77700-0425	2	Mowing & Trimming NGP 4/4,4/11,4/18,	Invoice	07/16/2025	07/21/2025	2,306.67		2,306.67	01-454-453
92950,06202	1	Mowing & Trimming NGP 6/6,6/13,6/20	Invoice	07/15/2025	07/21/2025	2,306.67		2,306.67	01-454-453
10186 DMD Forms & Printing, INC									
31714	1	Yard signs and banners for Community	Invoice	07/15/2025	07/21/2025	805.60		805.60	01-454-455
7015 Rickerman, Dave									
16300	1	Hazard tree removal at NGP	Invoice	07/16/2025	07/21/2025	2,119.00		2,119.00	01-454-720
9611 Delaware Valley Property&Liability Trust									
PREM25NG	1	General Liability Insurance	Invoice	07/01/2025	08/01/2025	33,473.00		33,473.00	01-486-352
1998 Delaware Valley Workers Comp. Trust									
0701WCPRE	3	WC Quarterly - NGT Personnel	Invoice	07/01/2025	08/01/2025	7,002.45		7,002.45	01-486-354
Total 01:						546,204.89	.00	546,204.89	
03									
4395 Keystone Collection Group									
560124	1	Hydrant postage fee	Invoice	07/10/2025	07/21/2025	1,483.74		1,483.74	03-448-363
1510 Chester Water Authority									
780450-07	1	02821078400- Public Fire Hydrants	Invoice	07/16/2025	07/21/2025	7,804.50		7,804.50	03-448-383
4395 Keystone Collection Group									
560124	2	Fire Hydrant Tax Invoice 2025	Invoice	07/10/2025	07/21/2025	4,117.50		4,117.50	03-448-451
Total 03:						13,405.74	.00	13,405.74	
09									
2001 Delaware Valley Health Trust									
29481A	7	Medical/Rx & Dental - Airport Admin	Invoice	07/01/2025	08/01/2025	3,420.00		3,420.00	09-440-156
365 Ascent Aviation Group, Inc.									
11236691	1	Inv 1126691 - 100LL AvGas delivery 84	Invoice	07/16/2025	07/21/2025	37,453.99		37,453.99	09-440-233
M325751	1	Inv M325751 - Avgas Refueled truck re	Invoice	07/07/2025	07/21/2025	700.00		700.00	09-440-233
6783 QT POD									
0979-SP-202	1	Inv 0979-SP2025 Base Access Plan 1yr	Invoice	07/14/2025	07/22/2025	1,675.00		1,675.00	09-440-233
1998 Delaware Valley Workers Comp. Trust									
0701WCPRE	1	WC Quarterly - Airport	Invoice	07/01/2025	08/01/2025	2,464.00		2,464.00	09-440-354
1510 Chester Water Authority									
3101	1	Inv 4753716 - Base Charge + water con	Invoice	07/15/2025	07/21/2025	31.01		31.01	09-440-360
1810 Cook's Service Company, Inc									
245000	1	Inv 117056 - removed runway light feed	Invoice	07/16/2025	07/21/2025	165.00		165.00	09-440-370
245000	2	Inv 117253 - Hook up generator to 240v	Invoice	07/16/2025	07/21/2025	220.00		220.00	09-440-370
245000	3	Inv 117329 - tripped breaker caused by	Invoice	07/16/2025	07/21/2025	565.00		565.00	09-440-370
245000	4	Inv 117461 - Hangar 900 (Roberto Uph	Invoice	07/16/2025	07/21/2025	1,500.00		1,500.00	09-440-370
2409 EcoClean By Design									
1729	1	Inv 1729 - Airport FBO cleaning weekly	Invoice	07/15/2025	07/21/2025	725.00		725.00	09-440-450
5150 Mike Singleton's Superior									
62620255	1	Inv 6/26/25 - Pest control service for Ju	Invoice	07/15/2025	07/21/2025	230.00		230.00	09-440-450
6650 PSATS CDL PROGRAM									
174099-Z8T3	1	CDL Drug Non-DOT-Conner,Orville W	Invoice	07/10/2025	07/21/2025	80.00		80.00	09-440-450
9643 Burns, Riley									
4880	1	July 2025 Camp Counselor	Invoice	07/15/2025	07/21/2025	500.00		500.00	09-440-454
9718 Liberace, Tristan									
4879	1	July 2025 Camp Counselor	Invoice	07/15/2025	07/21/2025	500.00		500.00	09-440-454
9729 Gastaldello, Grant									
4870	1	July 2025 Camp Counselor	Invoice	07/16/2025	07/21/2025	500.00		500.00	09-440-454
9730 Gastaldello, Foster									
4882	1	July 2025 Camp Counselor	Invoice	07/08/2025	07/21/2025	500.00		500.00	09-440-454
9921 Hirtzel, Cole									
4881	1	July 2025 Camp Counselor	Invoice	07/15/2025	07/21/2025	500.00		500.00	09-440-454

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
9922 Pollock, Christopher									
4869	1	July Camp Counselor	Invoice	07/15/2025	07/21/2025	500.00		500.00	09-440-454
9924 Stewart, Ally									
4877	1	July 2025 Camp Counselor	Invoice	07/07/2025	07/21/2025	500.00		500.00	09-440-454
9940 Goodall, Alice									
4874	1	July 2025 Camp Counselor	Invoice	07/17/2025	07/21/2025	500.00		500.00	09-440-454
9944 Pledger, Justin P.									
4876	1	July 2025 Camp Counselor	Invoice	07/15/2025	07/21/2025	400.00		400.00	09-440-454
10143 Von Koch, Katrina									
4871	1	July 2024 Camp Counselor	Invoice	07/16/2025	07/21/2025	500.00		500.00	09-440-454
10144 Von Koch, Alexandra									
4872	1	July 2025 Camp Counselor	Invoice	07/16/2025	07/21/2025	500.00		500.00	09-440-454
10146 Reed, Elliot									
4878	1	July 2025 Camp Counselor	Invoice	07/14/2025	07/21/2025	500.00		500.00	09-440-454
10147 Everhart, Emily									
4873	1	July 2025 Camp Counselor	Invoice	07/17/2025	07/21/2025	500.00		500.00	09-440-454
10152 Guzman, Nicolas									
4875	1	July 2025 Camp Counselor	Invoice	07/17/2025	07/21/2025	500.00		500.00	09-440-454
10312 Max Panica									
4905	1	July 2025 Camp Counselor	Invoice	07/15/2025	07/22/2025	400.00		400.00	09-440-454
10313 Laile Gross									
4904	1	July 2025 Camp Counselor	Invoice	07/07/2025	07/22/2025	400.00		400.00	09-440-454
10314 Lauren Bierlein									
4908	1	July 2025 Camp Counselor	Invoice	07/16/2025	07/21/2025	400.00		400.00	09-440-454
10315 Jeffrey Lux									
4901	1	July 2025 Camp Counselor	Invoice	07/16/2025	07/21/2025	400.00		400.00	09-440-454
10316 Eamon Schmidt									
4903	1	July 2025 Camp Counselor	Invoice	07/14/2025	07/21/2025	400.00		400.00	09-440-454
10317 Madalyn Browne									
4902	1	July 2025 Camp Counselor	Invoice	07/15/2025	07/21/2025	400.00		400.00	09-440-454
95 Aero Performance									
18331	1	Inv 5842454 - (N3869Q) TCM Studs qty	Invoice	07/14/2025	07/21/2025	109.64		109.64	09-441-250
10110 Alan Fox									
06302025	1	N20420 Leaseback agreement for June	Invoice	07/08/2025	07/21/2025	13,748.09		13,748.09	09-441-450
2325 Dunn, Courtland									
AUG.2025	1	Flight School Transfer Installment - Aug	Invoice	07/10/2025	07/21/2025	2,700.00		2,700.00	09-441-451
2001 Delaware Valley Health Trust									
29481A	8	Medical/Rx & Dental - Airport Maint	Invoice	07/01/2025	08/01/2025	3,450.00		3,450.00	09-447-156
8165 The Hartford									
6694683202	6	LIFE; AD&D; STD; LTD - Airport Maint	Invoice	07/01/2025	08/01/2025	467.92		467.92	09-447-158
95 Aero Performance									
18331	2	Inv 7771889 - 3M Scotch-Weld 1300L A	Invoice	07/14/2025	07/21/2025	73.67		73.67	09-447-251
7771889	1	Inv 7771889 - 3M Scotch-Weld 1300L A	Invoice	07/16/2025	07/21/2025	73.67		73.67	09-447-251
9851 Flightline Drug Testing									
25006198	1	Inv 25006198 - DOT drug testing for rep	Invoice	07/16/2025	07/21/2025	41.65		41.65	09-447-252
25007231	1	Inv 25007231 - Annual membership & a	Invoice	07/15/2025	07/21/2025	275.70		275.70	09-447-252
1998 Delaware Valley Workers Comp. Trust									
0701WCPRE	2	WC Quarterly - Airport Maintenance	Invoice	07/01/2025	08/01/2025	3,193.30		3,193.30	09-447-354
Total 09:						82,662.64	.00	82,662.64	
30									
10073 Michael Baker International									
703838	1	Project #200703 NGT Zoning Update	Invoice	07/07/2025	07/21/2025	7,038.38		7,038.38	30-406-700
7010 PC Solutions, Inc.									
328581	6	CW123303 Viewsonic 24" Monitor	Invoice	07/15/2025	07/21/2025	224.00		224.00	30-407-701

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
9440 Premium Power Services, LLC									
41382	1	Additional costs for sealed permit/engin	Invoice	07/01/2025	07/21/2025	9,300.00		9,300.00	30-409-702
9281 Pennoni Associates, Inc									
1449800	12	NGTWP21018 Mercer Mill Road SWM	Invoice	07/08/2025	07/21/2025	448.50		448.50	30-446-700
1449800	11	NGTWP21013 Quonset Hut Restoratio	Invoice	07/08/2025	07/21/2025	1,770.00		1,770.00	30-454-700
Total 30:						18,780.88	.00	18,780.88	
31									
85 A.J. Blosenski, Inc.									
2524380W36	1	Trash removal at NGH	Invoice	07/08/2025	07/21/2025	110.00		110.00	31-461-451
2001 Delaware Valley Health Trust									
29481A	5	Medical/Rx & Dental - Parks	Invoice	07/01/2025	08/01/2025	1,650.00		1,650.00	31-461-451
6990 R. M. CROSSAN INC. (SERVICE NOT FUEL)									
130205	1	White House heater service	Invoice	07/16/2025	07/21/2025	290.00		290.00	31-461-451
130205	2	White House duct repairs and filter repl	Invoice	07/16/2025	07/21/2025	479.05		479.05	31-461-451
130205	3	White House blower motor repair	Invoice	07/16/2025	07/21/2025	533.00		533.00	31-461-451
164241	1	Hiles HVAC diagnostics & materials	Invoice	07/15/2025	07/21/2025	192.61		192.61	31-461-451
164389	1	AC replacement at Hiles	Invoice	07/16/2025	07/21/2025	8,576.00		8,576.00	31-461-451
8165 The Hartford									
6694683202	4	LIFE; AD&D; STD; LTD - Parks	Invoice	07/01/2025	08/01/2025	176.11		176.11	31-461-451
9312 Deerfield Mowing & Propery Mnt									
2423	1	NGH supplemental mowing	Invoice	07/15/2025	07/21/2025	1,665.00		1,665.00	31-461-451
6090 PECO ENERGY CO.									
06302025	1	1643497000-Shop Avondale	Invoice	07/16/2025	07/21/2025	93.83		93.83	31-461-452
06302025	4	1879281222-AMPT Avondale	Invoice	07/16/2025	07/21/2025	81.03		81.03	31-461-452
06302025	5	1880815000-Barn	Invoice	07/16/2025	07/21/2025	262.65		262.65	31-461-452
06302025	10	5620985000 Pool	Invoice	07/16/2025	07/21/2025	95.27		95.27	31-461-452
06302025	14	7644501111 McCue Road	Invoice	07/16/2025	07/21/2025	109.82		109.82	31-461-452
06302025	15	7677741222 Lambourne House	Invoice	07/16/2025	07/21/2025	124.95		124.95	31-461-452
Total 31:						14,439.32	.00	14,439.32	
33									
9154 GFT									
0004898741	1	INV-0004898741 East Parallel TW PH II	Invoice	07/09/2025	07/21/2025	27,084.18		27,084.18	33-440-606
Total 33:						27,084.18	.00	27,084.18	
Total :						702,577.65	.00	702,577.65	
Grand Totals:						702,577.65	.00	702,577.65	

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
01-400-460	1,096.49	.00	1,096.49
01-401-156	1,973.00	.00	1,973.00
01-401-158	97.02	.00	97.02
01-402-156	2,450.00	.00	2,450.00
01-402-158	210.35	.00	210.35
01-402-460	447.65	.00	447.65
01-403-450	105.23	.00	105.23

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
01-404-314	7,861.75	.00	7,861.75
01-406-156	3,525.00	.00	3,525.00
01-406-158	124.09	.00	124.09
01-406-210	32.95	.00	32.95
01-406-325	120.16	.00	120.16
01-406-341	689.70	.00	689.70
01-407-321	1,011.67	.00	1,011.67
01-407-324	933.66	.00	933.66
01-407-325	370.99	.00	370.99
01-407-452	3,061.81	.00	3,061.81
01-407-454	681.25	.00	681.25
01-408-312	18,678.68	.00	18,678.68
01-408-313	10,599.25	.00	10,599.25
01-409-360	792.81	.00	792.81
01-409-361	336.56	.00	336.56
01-409-362	1,058.20	.00	1,058.20
01-409-364	484.38	.00	484.38
01-409-366	920.89	.00	920.89
01-409-451	180.00	.00	180.00
01-409-452	7,838.32	.00	7,838.32
01-410-452	5,304.94	.00	5,304.94
01-411-501	98,217.50	.00	98,217.50
01-412-501	174,772.25	.00	174,772.25
01-412-503	24,822.00	.00	24,822.00
01-413-156	3,000.00	.00	3,000.00
01-413-158	212.89	.00	212.89
01-413-341	428.36	.00	428.36
01-413-450	160.00	.00	160.00
01-413-451	27,811.00	.00	27,811.00
01-414-341	476.96	.00	476.96
01-414-450	3,555.25	.00	3,555.25
01-426-450	559.98	.00	559.98
01-430-156	8,930.42	.00	8,930.42
01-430-158	462.05	.00	462.05
01-430-235	14,666.31	.00	14,666.31
01-430-238	1,474.94	.00	1,474.94
01-430-250	1,583.41	.00	1,583.41
01-430-373	375.00	.00	375.00
01-430-374	1,090.40	.00	1,090.40
01-432-245	11.93	.00	11.93
01-433-245	959.00	.00	959.00
01-433-374	249.98	.00	249.98
01-433-450	59,183.53	.00	59,183.53
01-436-245	670.11	.00	670.11
01-436-450	85.09	.00	85.09
01-438-245	851.07	.00	851.07
01-454-245	217.47	.00	217.47
01-454-374	1,025.55	.00	1,025.55
01-454-375	482.25	.00	482.25
01-454-451	870.00	.00	870.00
01-454-453	4,613.34	.00	4,613.34
01-454-455	805.60	.00	805.60
01-454-720	2,119.00	.00	2,119.00
01-486-352	33,473.00	.00	33,473.00
01-486-354	7,002.45	.00	7,002.45

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
03-448-363	1,483.74	.00	1,483.74
03-448-383	7,804.50	.00	7,804.50
03-448-451	4,117.50	.00	4,117.50
09-440-156	3,420.00	.00	3,420.00
09-440-233	39,828.99	.00	39,828.99
09-440-354	2,464.00	.00	2,464.00
09-440-360	31.01	.00	31.01
09-440-370	2,450.00	.00	2,450.00
09-440-450	1,035.00	.00	1,035.00
09-440-454	9,300.00	.00	9,300.00
09-441-250	109.64	.00	109.64
09-441-450	13,748.09	.00	13,748.09
09-441-451	2,700.00	.00	2,700.00
09-447-156	3,450.00	.00	3,450.00
09-447-158	467.92	.00	467.92
09-447-251	147.34	.00	147.34
09-447-252	317.35	.00	317.35
09-447-354	3,193.30	.00	3,193.30
30-406-700	7,038.38	.00	7,038.38
30-407-701	224.00	.00	224.00
30-409-702	9,300.00	.00	9,300.00
30-446-700	448.50	.00	448.50
30-454-700	1,770.00	.00	1,770.00
31-461-451	13,671.77	.00	13,671.77
31-461-452	767.55	.00	767.55
33-440-606	27,084.18	.00	27,084.18
Grand Totals:	702,577.65	.00	702,577.65

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
07/25	702,577.65	.00	702,577.65
Grand Totals:	702,577.65	.00	702,577.65

Report Criteria:

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



Avondale Fire Company FY25 Q2 Report

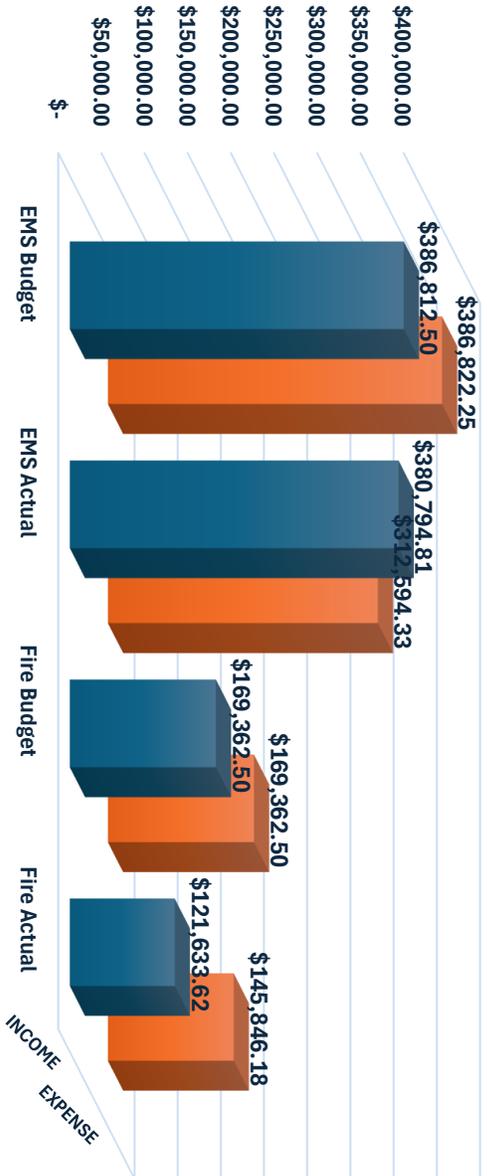
July 21, 2025





Avondale Fire Company Q2 Financials

AFC Fire & EMS – FY25 Q2 Budget to Actuals





Avondale Fire Company Q2 Financials

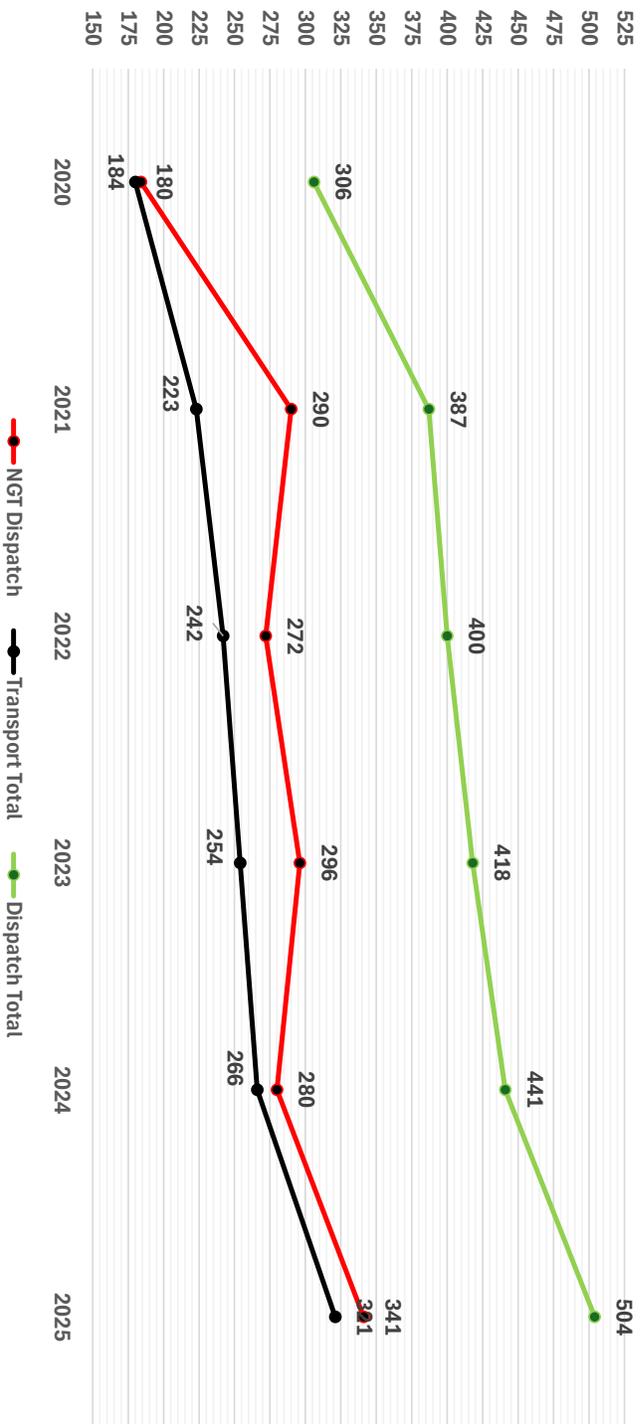
AFC Fire & EMS – FY25 Budget to YTD Actuals





Avondale Fire Company Q2 EMS

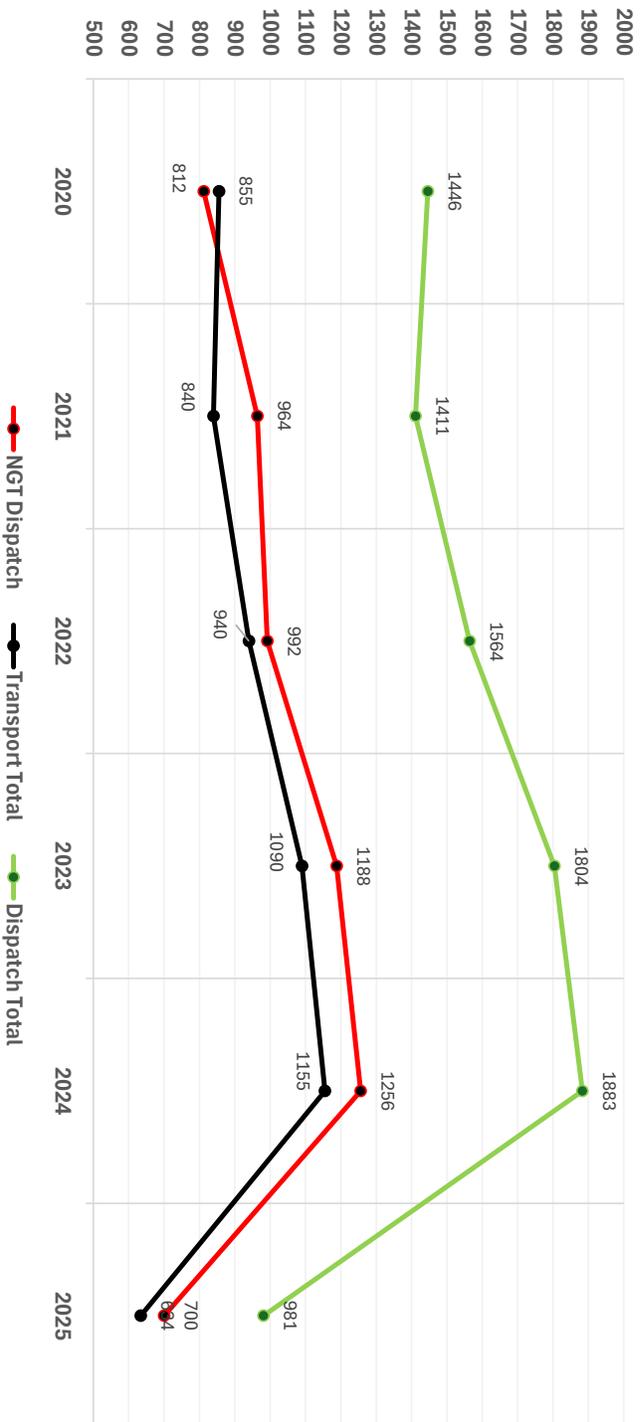
Avondale EMS 2nd Quarter (Year over Year)





Avondale Fire Company Q2 EMS

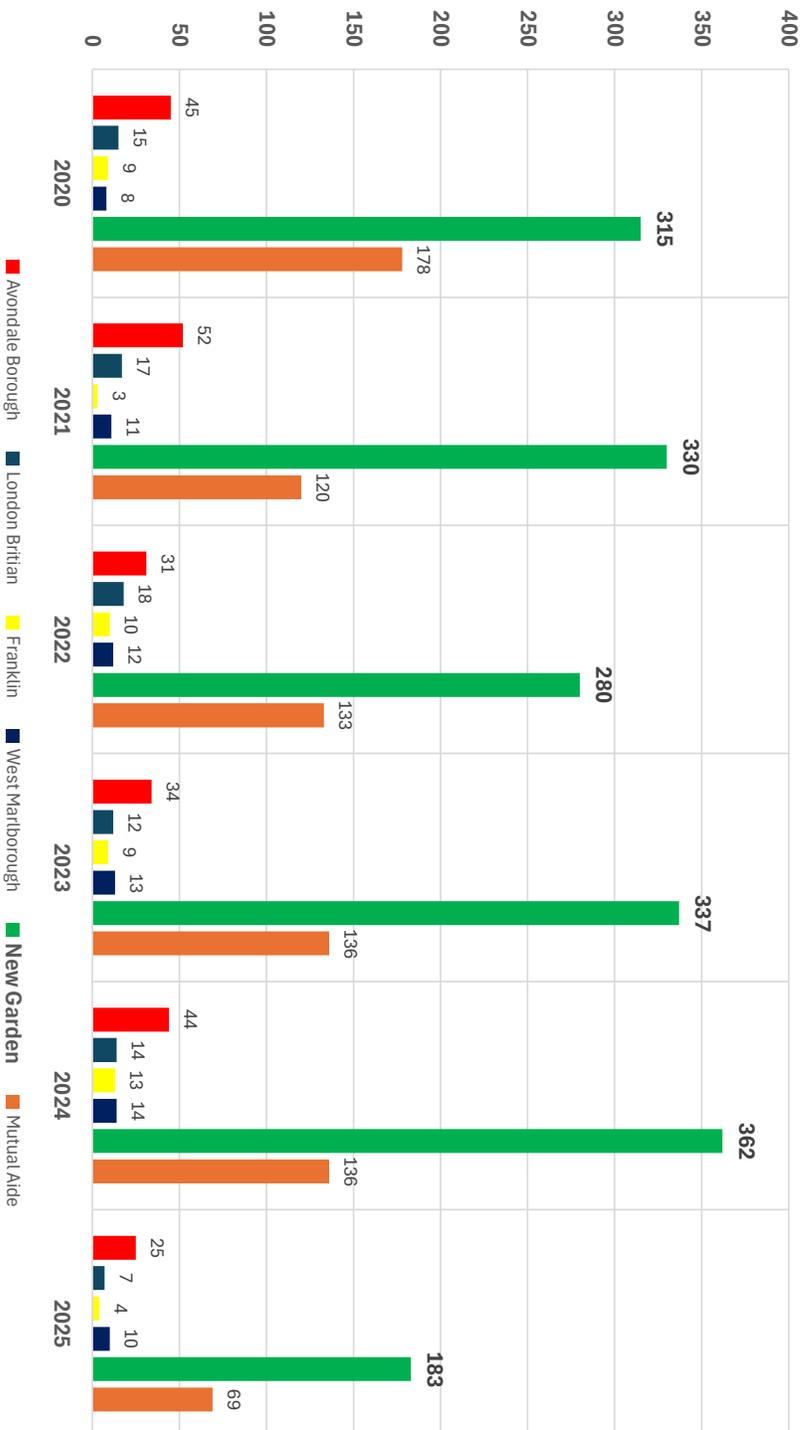
Avondale EMS Year End





Avondale Fire Company – Q2 Fire

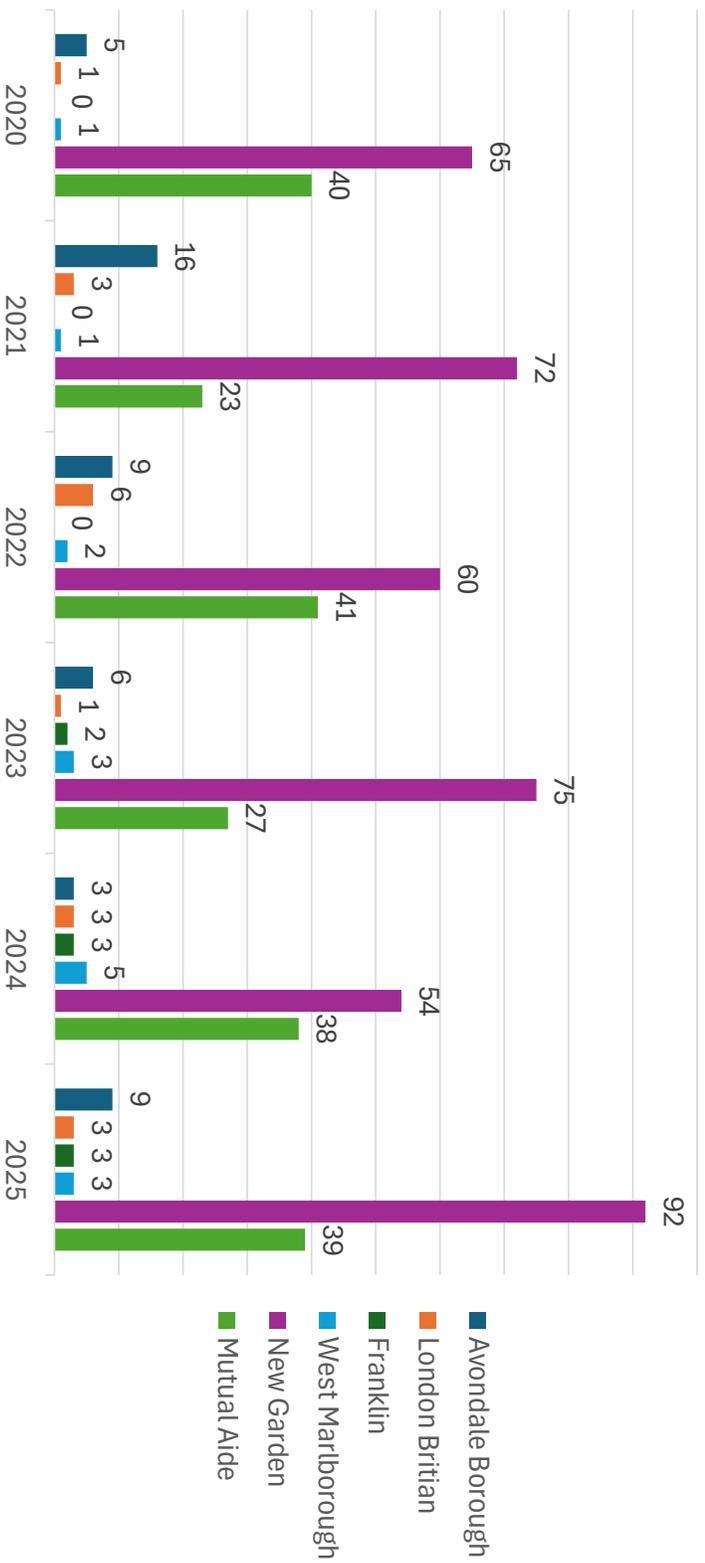
AFC Year over Year Fire Calls for Service





Avondale Fire Company – Q2 Fire

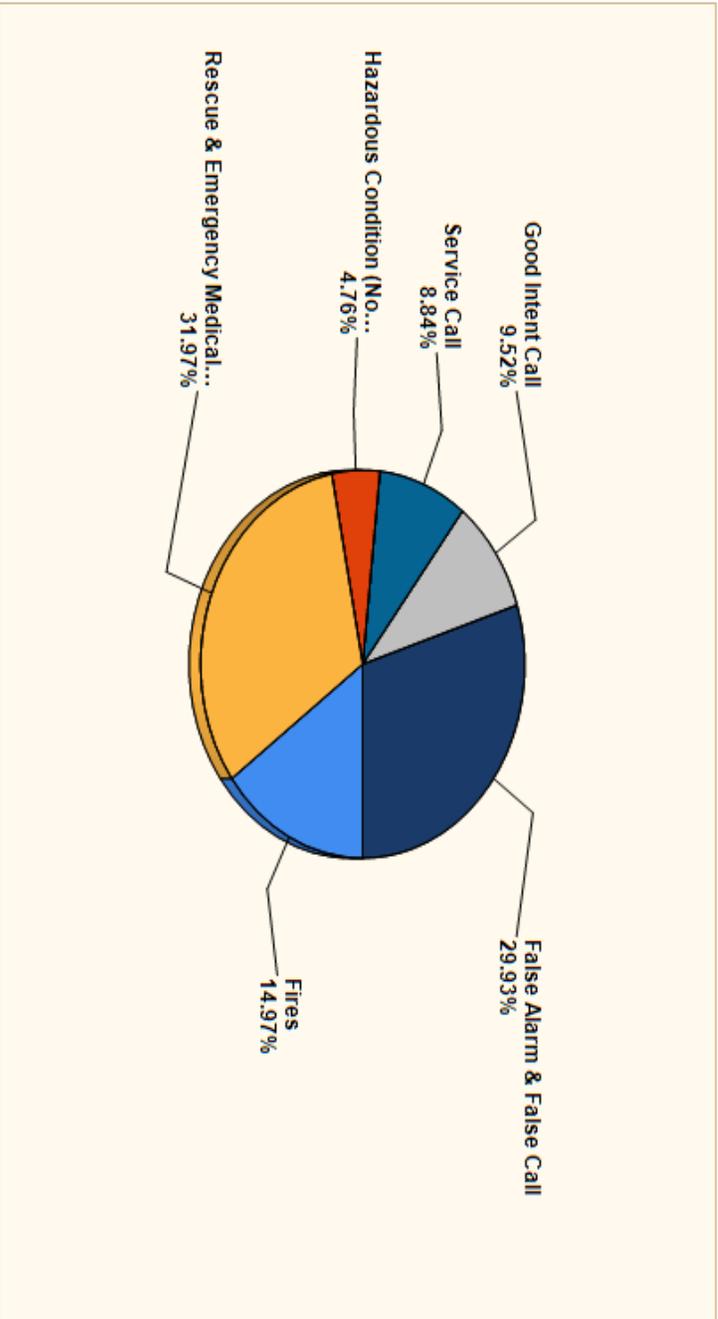
AFC Fire – FY25 Q2 Fire Incidents (Year over Year)





Avondale Fire Company – Q2 Fire

AFC Fire – FY25 Q2 Fire Incident Types





SCCRPD FY25 Q2 Performance Report



April 1 - June 30, 2025





Southern Chester County Police

Offense:	New Garden	Avondale	West Grove	Q2 2025	Q2 2024	Q2 2023
Homicide	0	0	0	0	1	0
Rape	0	0	0	0	0	2
Robbery	0	0	0	0	1	0
Aggravated Assault	0	0	0	0	0	0
Burglary	0	0	0	0	0	2
Theft	9	1	2	12	9	15
Auto theft	0	0	0	0	1	0
Arson	0	0	0	0	0	0
Q2 Totals:	9	1	2	12	12	19
YTD:	28	3	5	36	22	44

PART I





Southern Chester County Police

Offense:	New Garden	Avondale	West Grove	Q2 2025	Q2 2024	Q2 2023
Simple Assault/ Harassment	7	1	4	12	15	22
Rec stolen property	0	0	0	0	0	0
Vandalism	0	0	0	0	0	0
Weapon offenses	0	0	0	0	0	1
Fraud	6	1	1	8	8	8
Sex offense	0	0	0	0	1	4
Alcohol related	1	0	0	1	2	3
Drugs	4	5	0	9	4	5
Disorderly conduct	0	0	0	0	0	1
Juvenile	2	0	4	7	7	8
Trespass/loj/solicit	5	1	1	7	8	4
Other	5	1	5	11	5	11
Q2 Totals:	30	9	15	54	50	67
YTD:	63	12	21	96	93	163

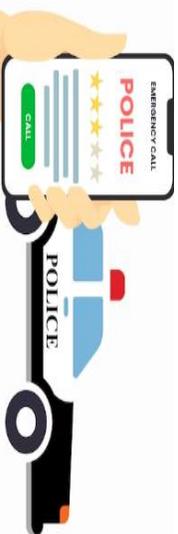
PART II





Southern Chester County Police

Calls for service	New Garden	Avondale	West Grove	Q2		
				2025	2024	2023
Alarm	74	8	9	91	80	113
Animal	13	1	4	18	26	32
Recovered property	2	0	2	4	3	7
Disturbance	34	8	13	55	40	46
Traffic related	80	22	12	114	88	66
Assist other PD	7	1	5	13	12	21
Assist EMS/FIRE	275	19	32	326	74	276
Suspicious	46	6	12	64	58	101
Domestic	5	3	4	12	19	22
Other	147	23	27	197	171	153
Q2 Totals:	683	91	120	894	571	884
YTD:	1,344	155	241	1,740	1,321	1640



CALLS FOR SERVICE





Southern Chester County Police

Traffic Stops	New Garden	Avondale	West Grove	Q2	YTD
<u>Citations</u> 2025	250	29	47	326	605
<u>Warnings</u> 2025	182	35	37	254	504
<u>DUI</u> 2025	10	3	3	16	24
<u>Citations</u> 2024	357	54	41	452	1371
<u>Warnings</u> 2024	272	41	52	365	881
<u>DUI</u> 2024	10	6	4	21	40
<u>Citation</u> 2023	255	39	28	322	711
<u>Warnings</u> 2023	143	36	22	201	587
<u>DUI</u> 2023	14	3	1	18	40

TRAFFIC REPORT





Southern Chester County Police

Accidents	New	Avondale	West Grove	Q2 2025	Q2 2024	Q2 2023
	Garden					
Reportable	22	3	4	29	26	24
Non-reportable	22	6	2	30	46	51
Hit & run	3	0	0	3	5	3
Fatal	0	0	0	0	0	0
Unfounded	2	0	0	2	1	0
Township Owned	1	2	0	3	1	0
Q2 Totals:	50	11	6	67	79	78
YTD:	106	20	10	136	149	86

ACCIDENT INVESTIGATION



FY25 June Manager Report

July 21, 2025



Upcoming Calendar of Events

Major Public Meetings

- Zoning Ordinance & Map Update - Public Hearing #2
 - Start time @ 7 PMMonday, July 28, 2025
- Zoning Ordinance & Map Update - Public Hearing #3
 - Start time @ 7 PMWednesday, August 27, 2025

Monthly Public Meetings

- July
 - Planning CommissionWednesday, July 23, 2025

August

- Historical Commission
 - Parks & Open Space
 - Public Safety Commission
 - Board of Supervisors
 - Planning Commission
- Wednesday, August 6, 2025
-
- Tuesday, August 12, 2025
-
- Thursday, August 14, 2025
-
- Monday, August 18, 2025
-
- Wednesday, August 27, 2025

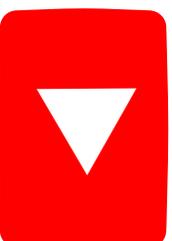
Events

- 2025 Festival of Flight (NGFF)
 - Rhythm & Brews
- Saturday & Sunday, August 23-24, 2025
-
- Tuesday, August 26, 2025



Communications Cont...

FACEBOOK		May	June
Post Reach		17,394	19,707
Post Engagement		179	135
New Page Likes		25	29
YOUTUBE		May	June
Total Subscribers		136	138
Total Views		60	139
Watch Time Hours		13.2	28.6
WEBSITE		May	June
Total Views		7,897	8,258
Users		2,410	2,522
Viewed News Flash		118	179
Viewed Agendas/Minutes		715	789
Viewed Forms, Permits & Fees		303	346
Viewed Calendar		214	198



Communications Cont...

Code Enforcement

Issue	Open/Closed
116 Heatherly Ln- Industrial/Flatbed vehicle parked on residential driveway	Closed

Public Works

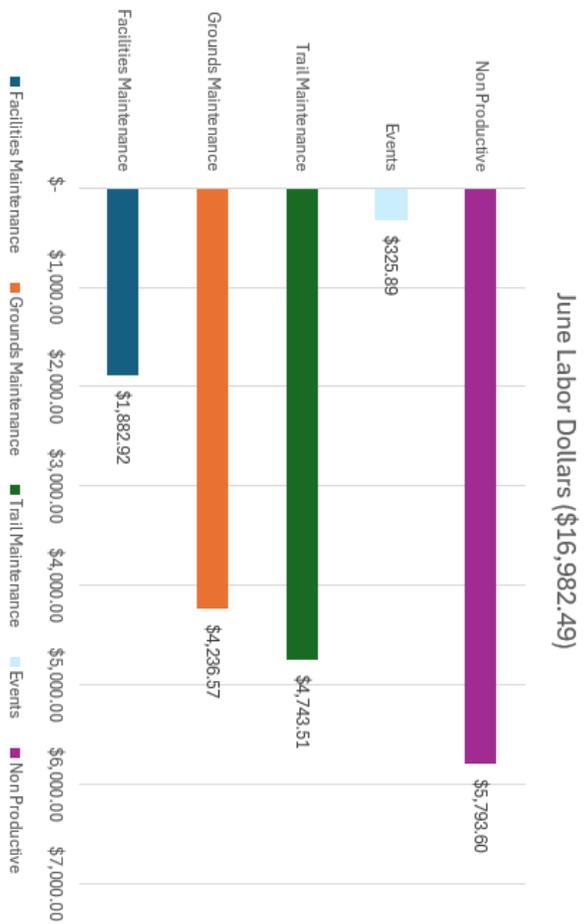
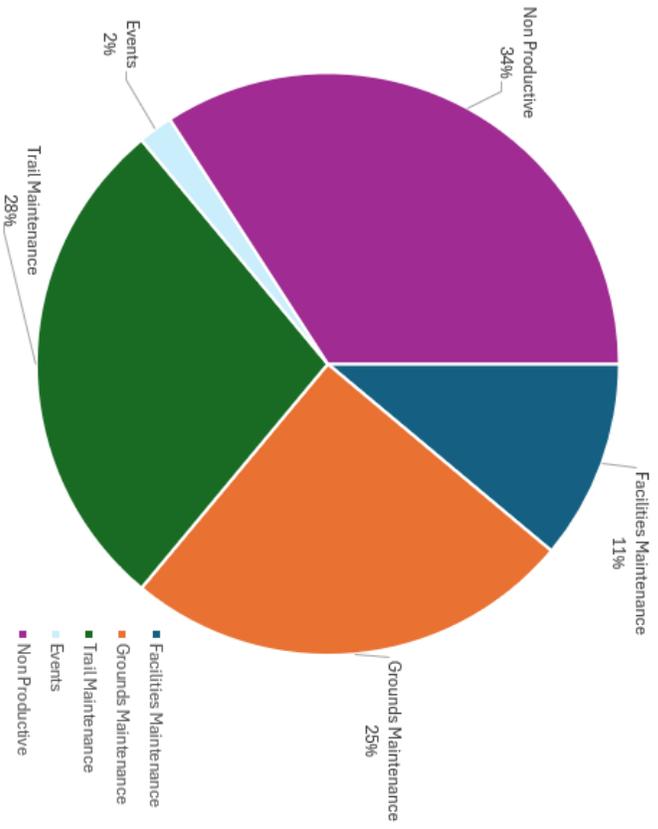
Issue	Open/Closed
338 Line Road- Pothole	Closed
737 Garden Drive- Stormwater Drain fell through	Closed
Eden Rd & Broad Run Rd- Line of sight issue. Asking for PW to trim trees.	Closed
Thompson Rd & Hillendale Rd.- Downed Tree	Closed
Landenberg Hunt- Line of Sight	Closed
Middle of Portmarnock- expanding pothole	Closed
Across Watson Mill Rd/Beyond Broad Run Bridge- Dead tree	Closed
Chaingate Circle- Road cracks/potholes	Open
413 Bucktoe Rd- Stormwater	Open
170-345 Scarlet Rd- Potholes, road disrepair	Closed
hillendale to Scarlet Rd- Road condition	Closed
2009 Rosemont Dr- Dead Tree	Open
Intersection of Newark Rd & Egypt Run Rd- Culvert Clogged	Closed
Corn Field by Egypt Run Rd & Newark Rd- Line of sight issue	Closed

General Concern

Issue	Open/Closed
1330 Newark Road- issue with the odor coming from Modern Soils across the street	Open
Baltimore Pk between Thompson & Newark Rds.- issue with loud Jake brakes, speeding cars & motorcycles	Open
205 Penn Green Rd- Dead trees by Landenberg Church	Open
Penn Green & Starr Rd- issue with more mushroom houses being constructed and concerned about Phorid Flies	Open

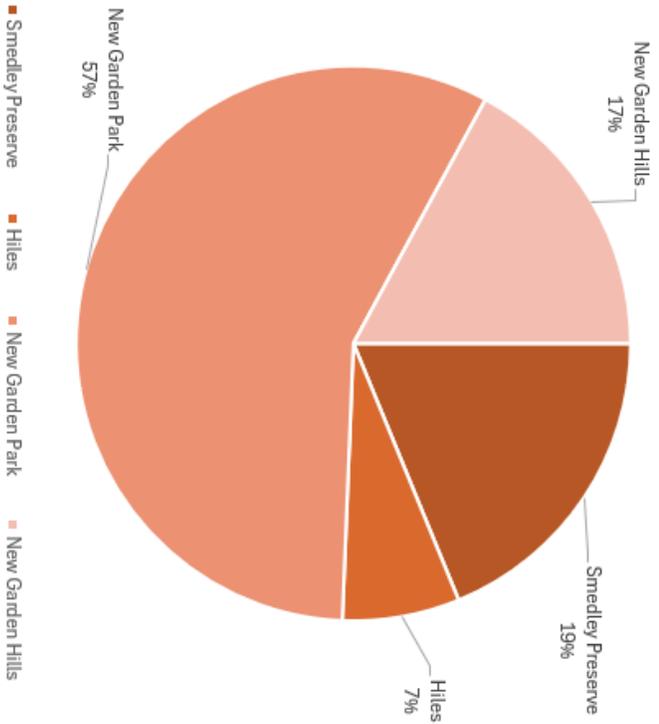


Parks & Open Space (Continued)

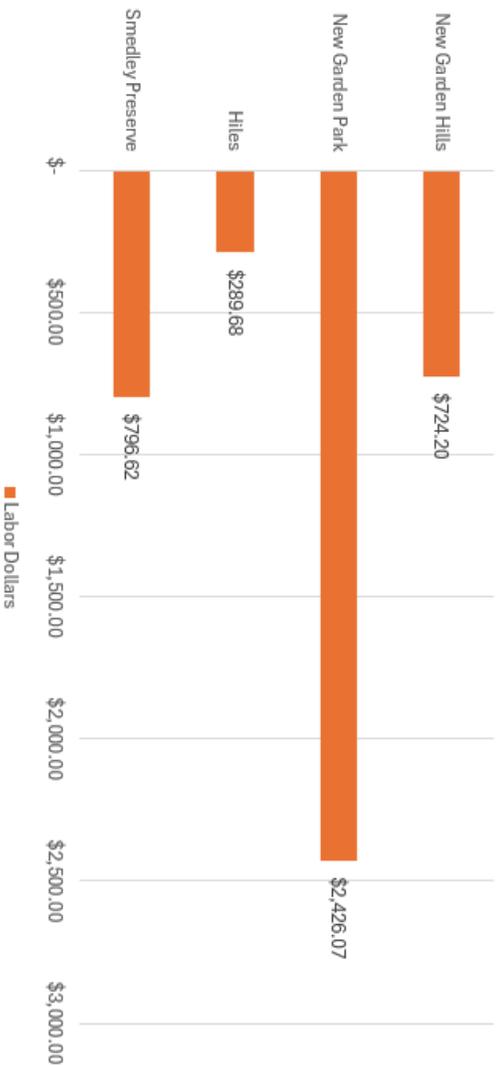


Parks & Open Space (Continued)

Grounds (25% of June labor)

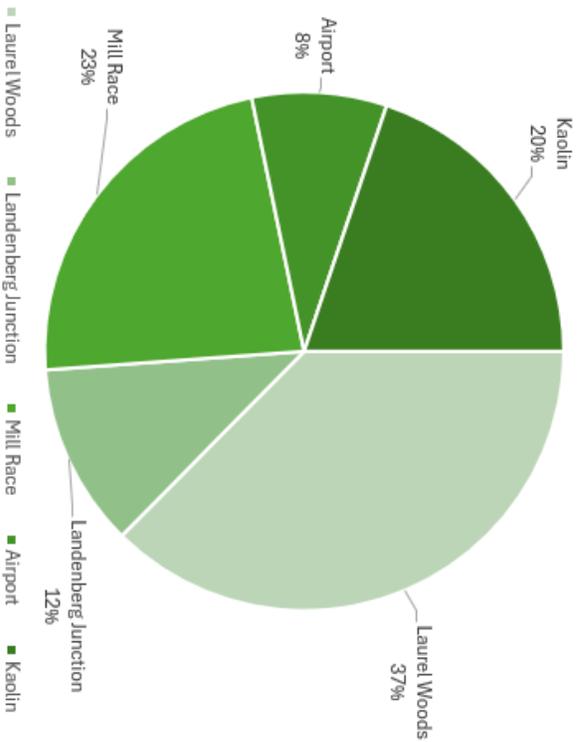


Grounds Labor Dollars (\$4,236.57)

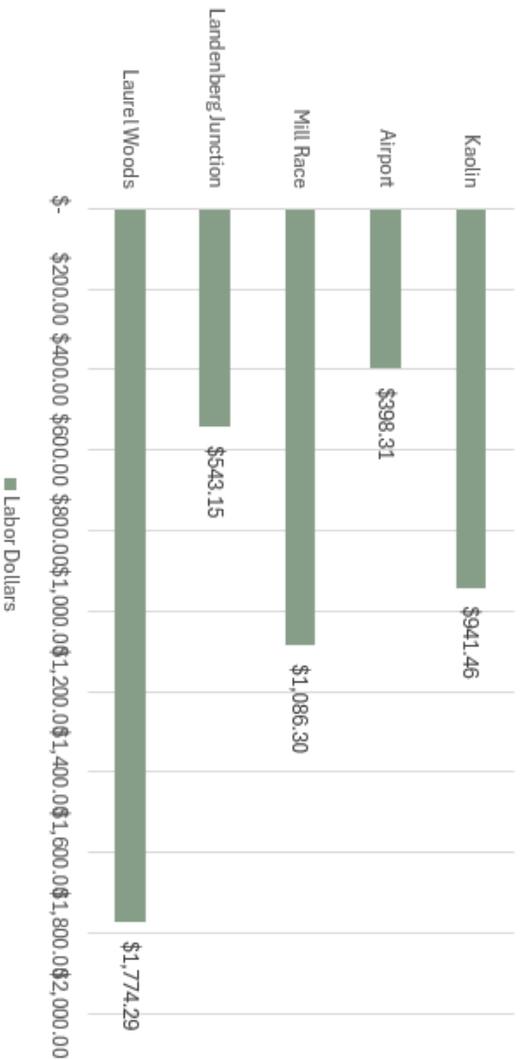


Parks & Open Space (Continued)

Trails (28% of June Labor)

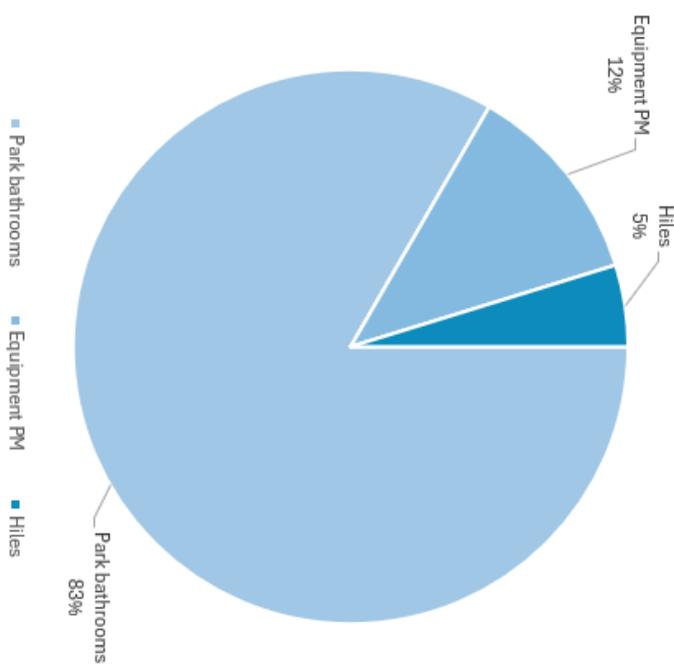


Trail Labor Dollars (\$4,743.51)

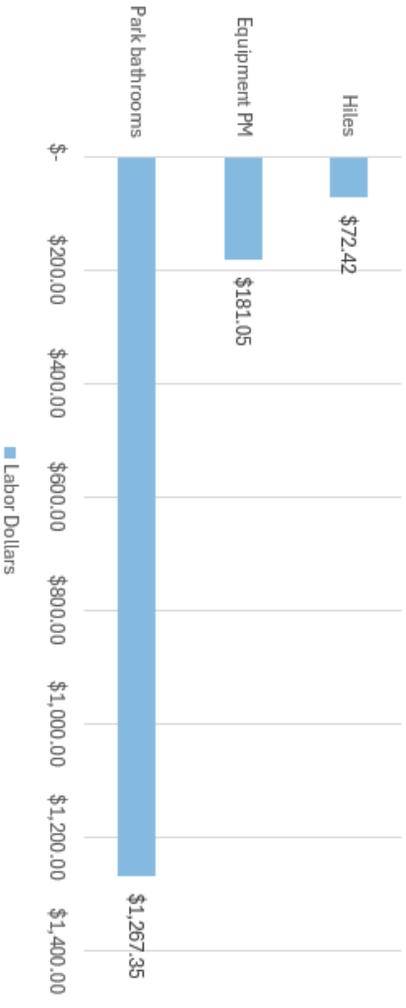


Parks & Open Space (Continued)

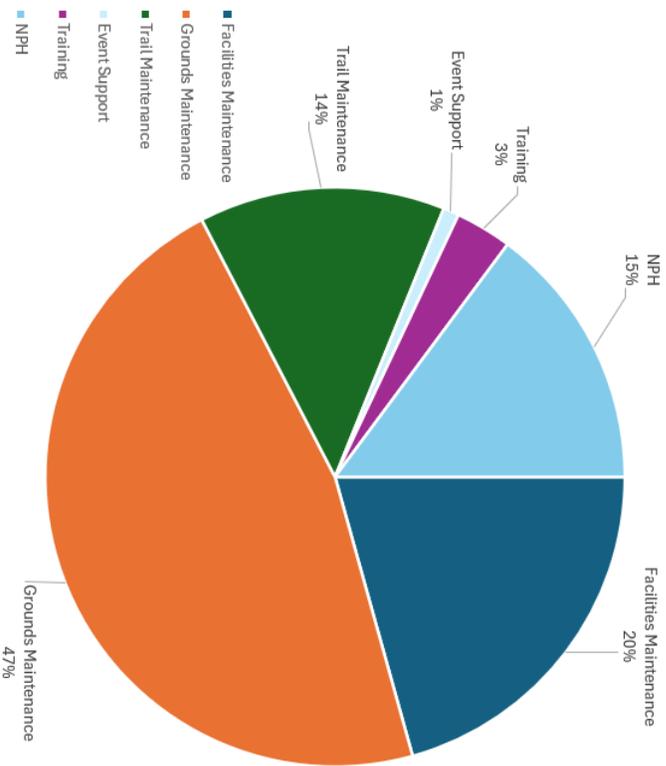
Facilities (11% of June labor)



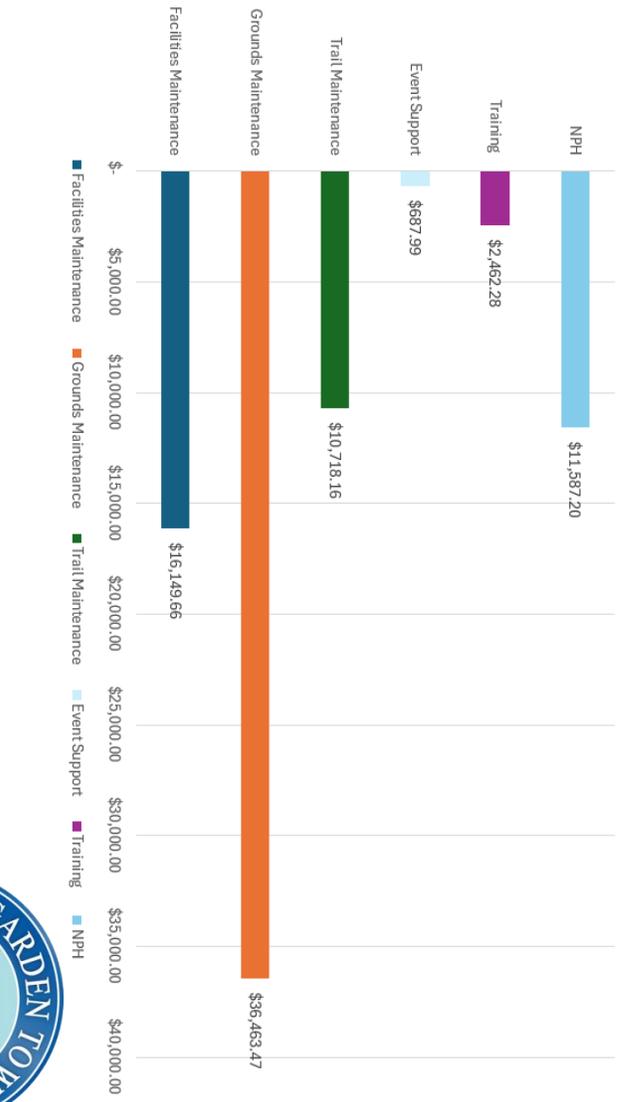
Facilities Labor Dollars (\$1,882.92)



Parks & Open Space (Continued)



2025 Total Labor Dollars (\$78,068.76)



Community Development

Development Applications

Conditional Use Applications

None

Land Development Applications

White Clay Point

Land Development Projects

No New Projects

Zoning Variance and Appeal Applications

Zoning Hearing Board

132 Main St. – Variance for Use and Parking

927 Penn Green – Variance for Use

Boards & Commissions

Board of Supervisors

147 Maple Ln – LD approval in June. Seeking waivers for Act 209 & Rec fees

Planning Commission

White Clay Point



Community Development

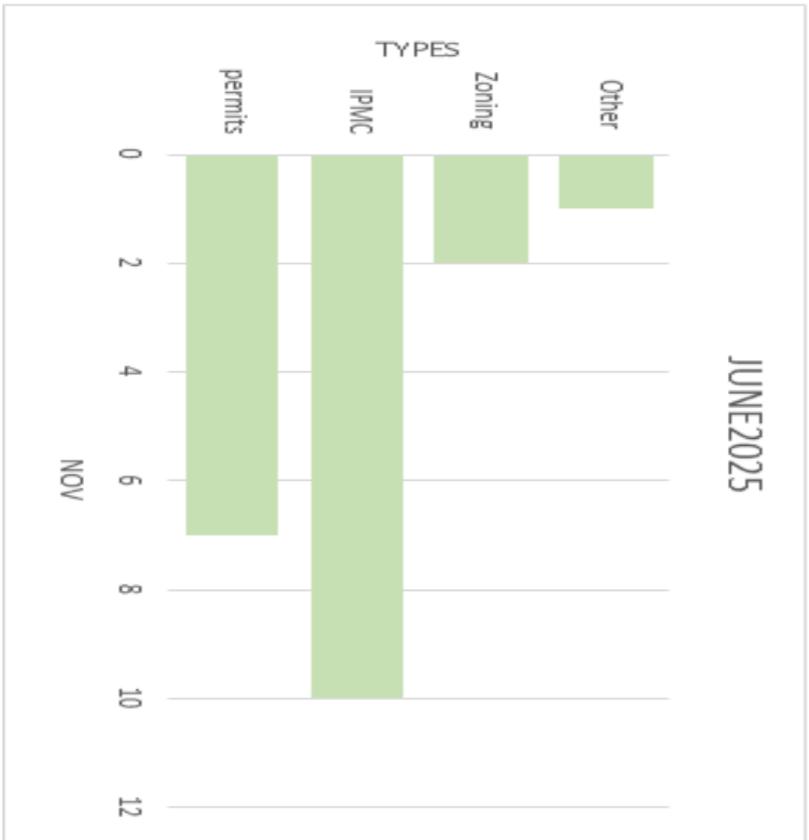
Fire Marshal

Investigations/ Complaints

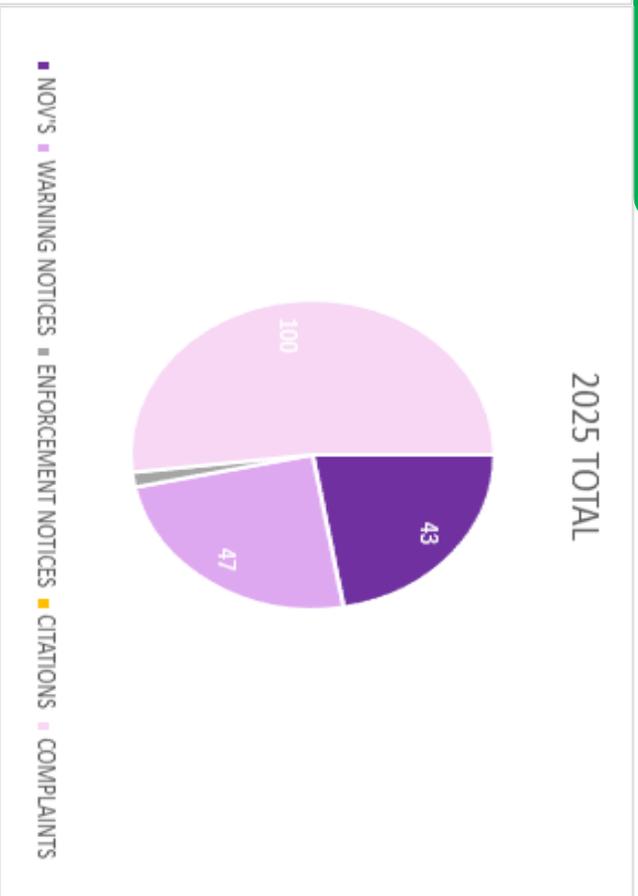
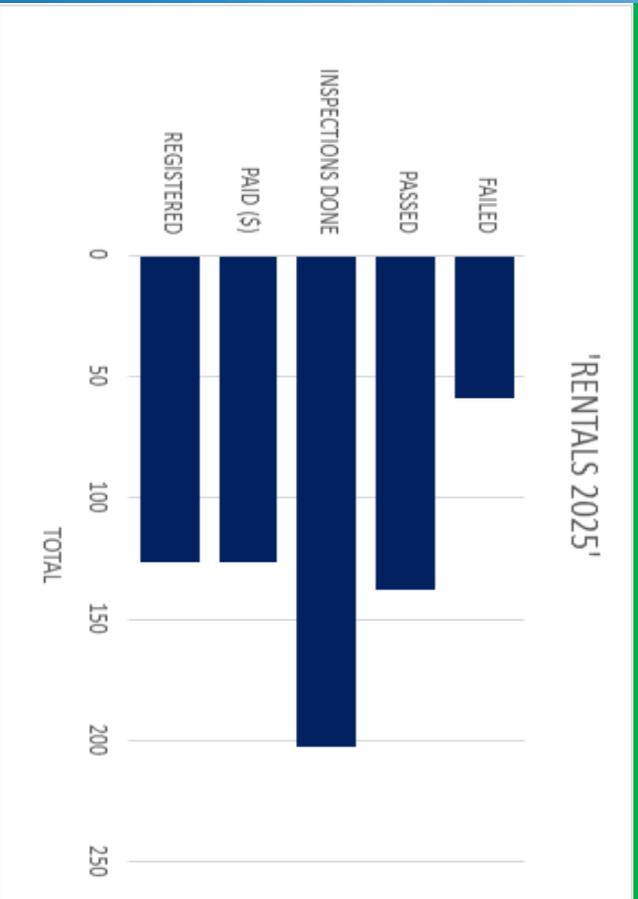
- Month – 2
 - YTD - 44
 - Dollar Loss Value - \$0
 - YTD Loss Value – 715,960.00
 - Types
 - Fire Alarm
- ### Life Safety Inspections
- Month - 18
 - YTD – 80



Community Development



Community Development



Common Issues

Rental

- Anti-tip bracing
- Smoke Detectors
- Cockroaches
- Fire Extinguisher

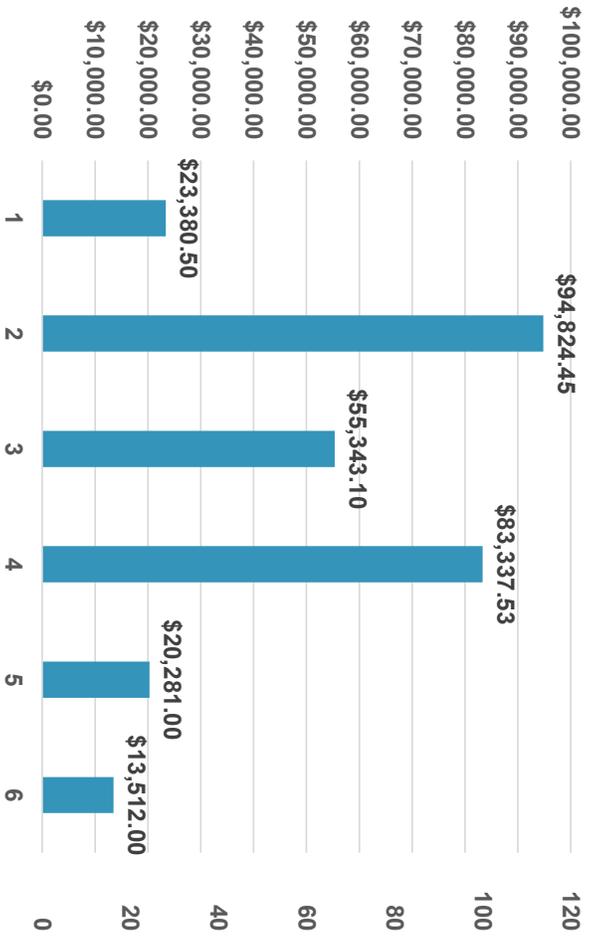
Complaints

- Zoning
- International Property Maintenance

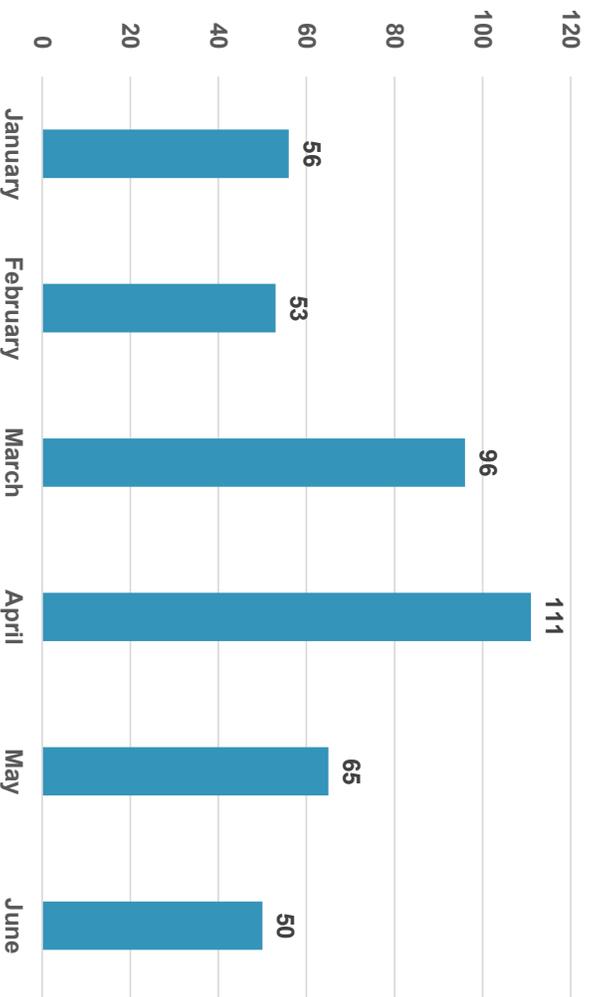


Community Development

Permit Fees

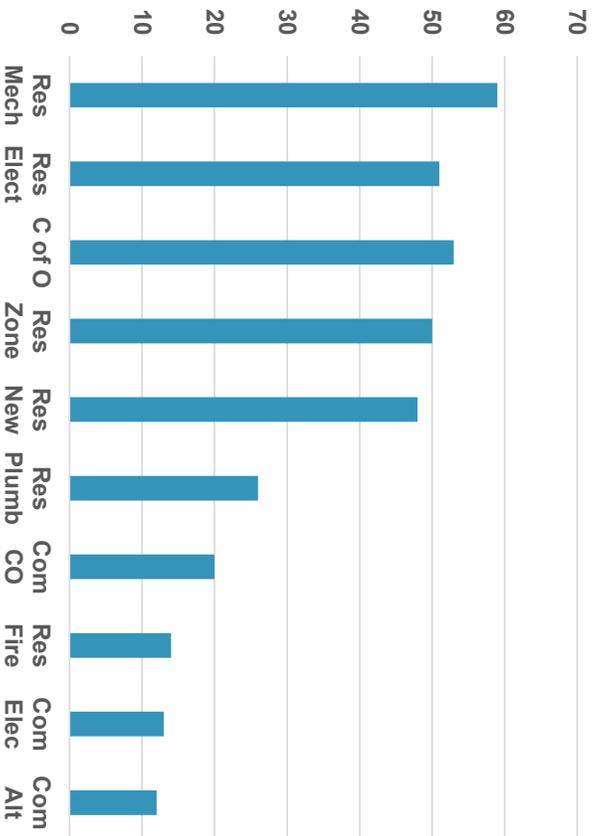


Permits by Month

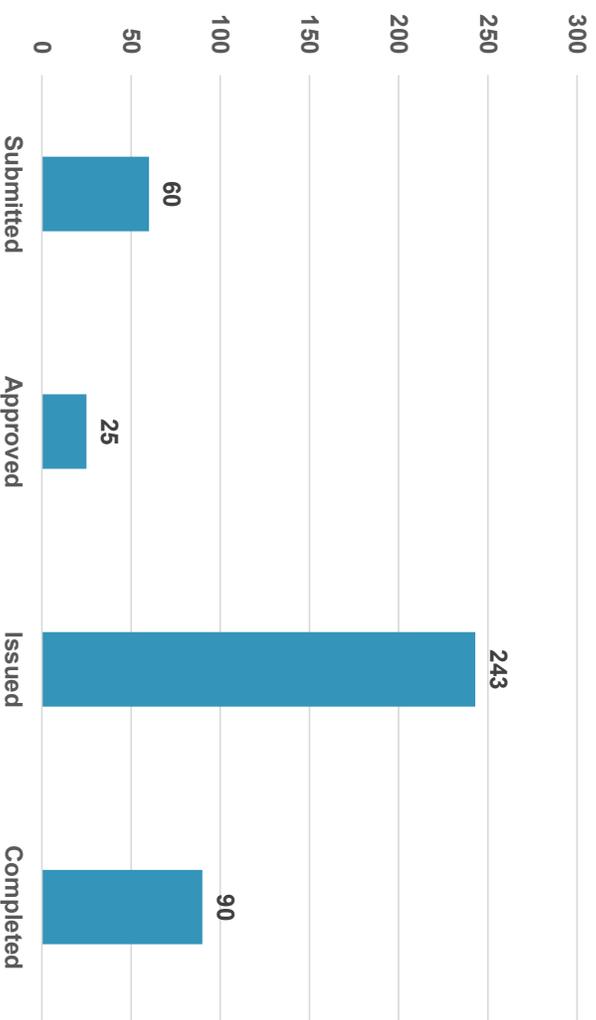


Community Development

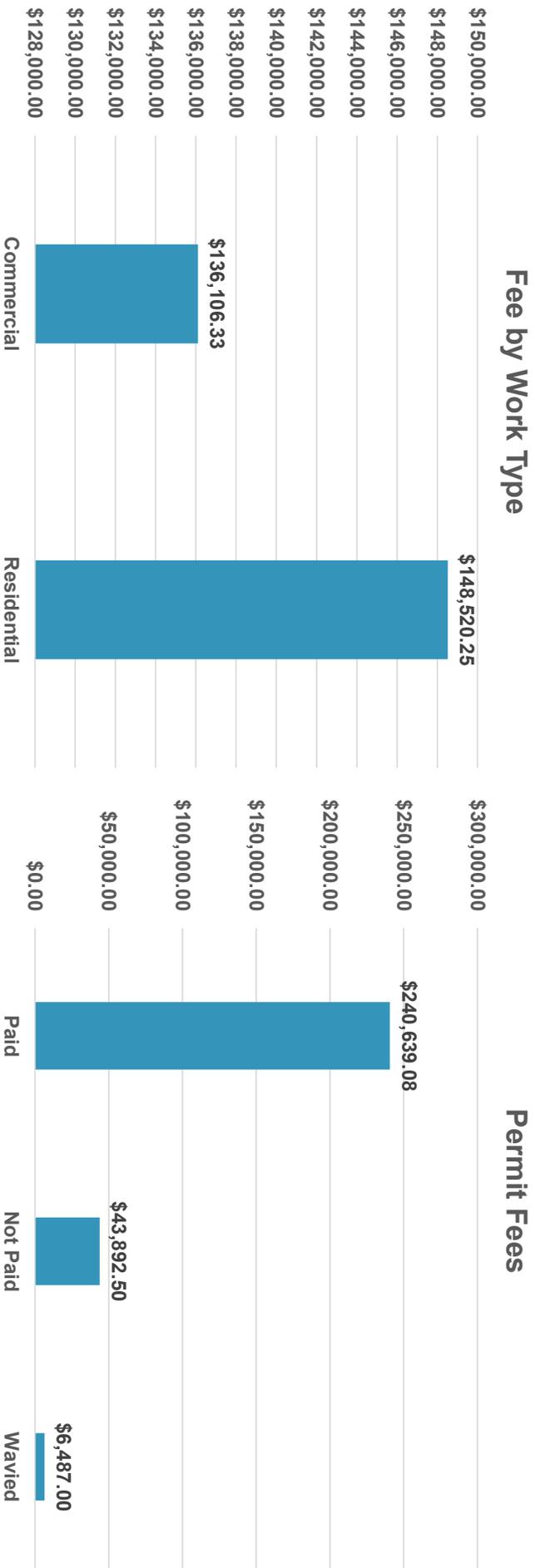
of Permits by Type - Top 10



Status of Permits

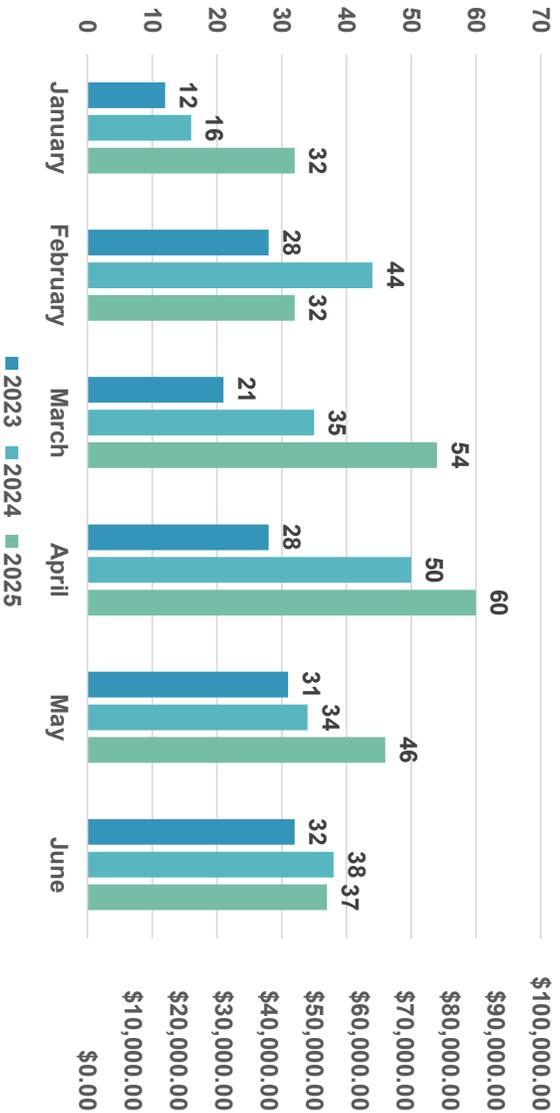


Community Development

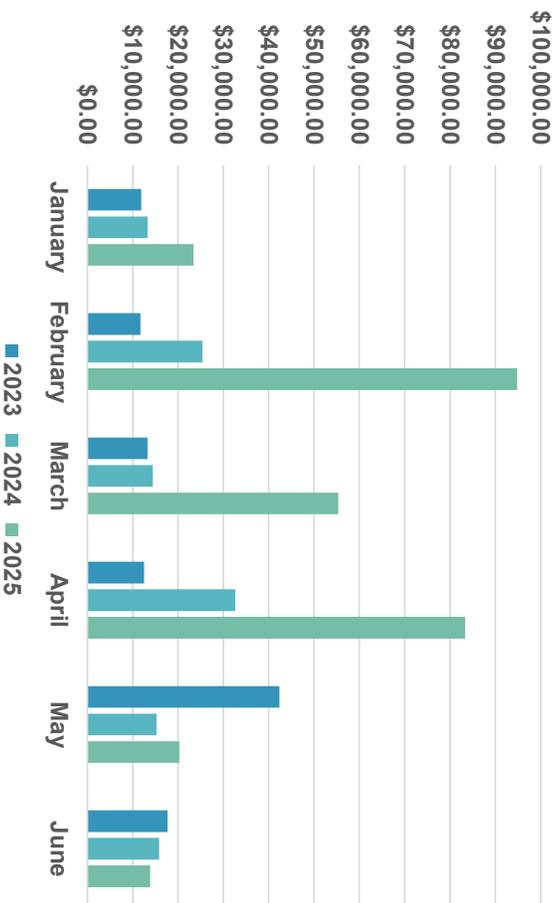


Community Development

Permits by Month



Fees by month

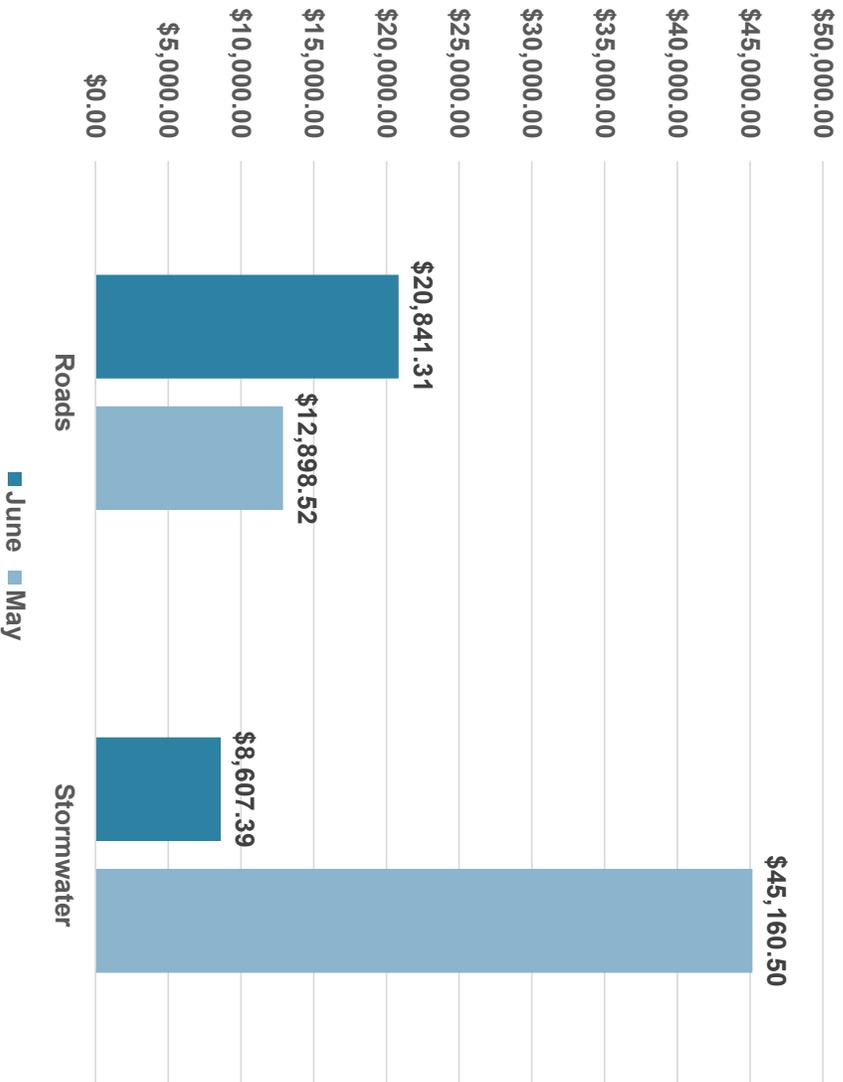


Annual Comparison

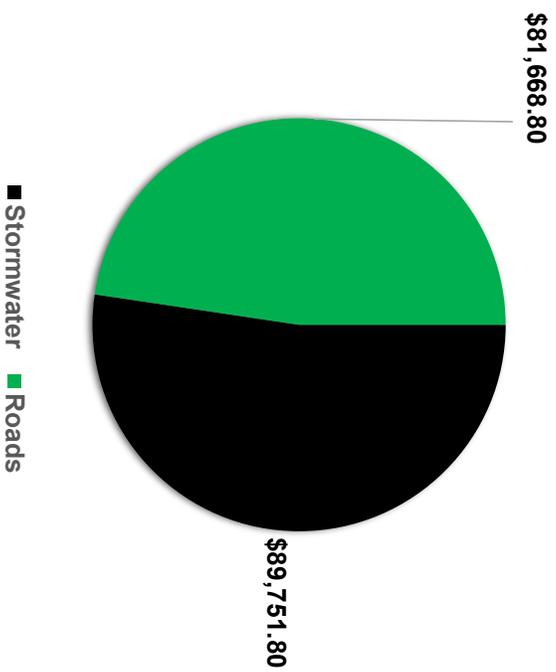


Public Works

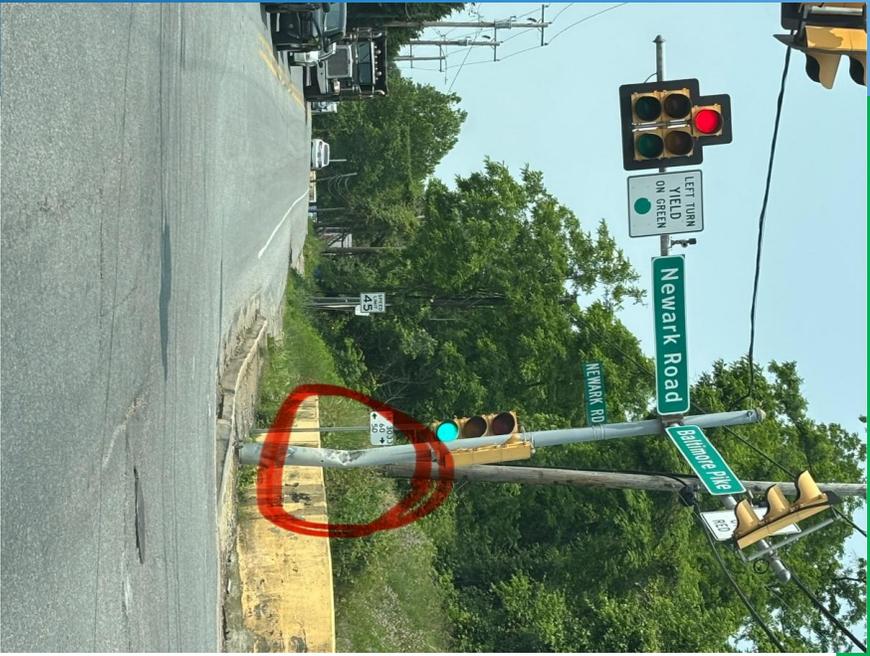
Maintenance Costs – Labor and Materials



Year To Date



Public Works





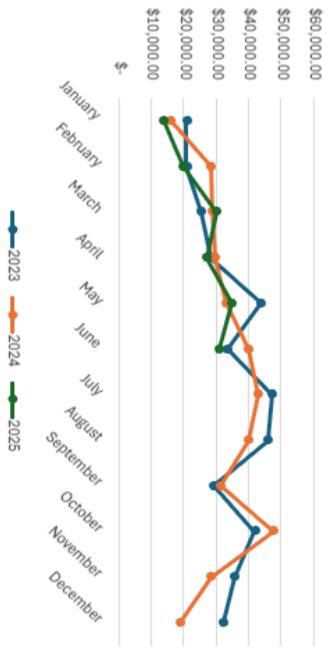
Public Works



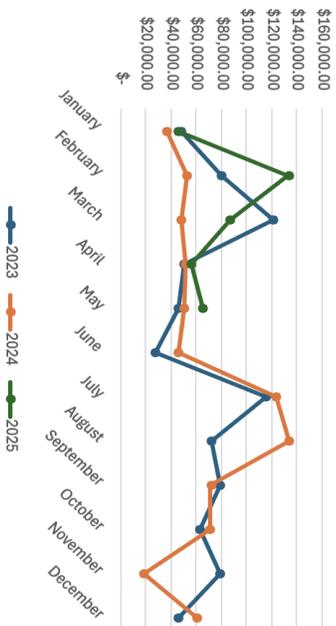


New Garden Flying Field (N57)

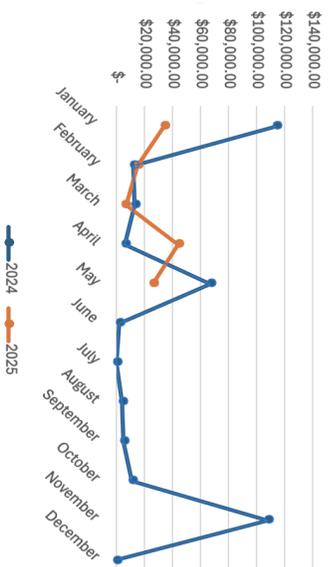
Fuel Sales



Maintenance Revenue



Garmin Sales: FY24-25



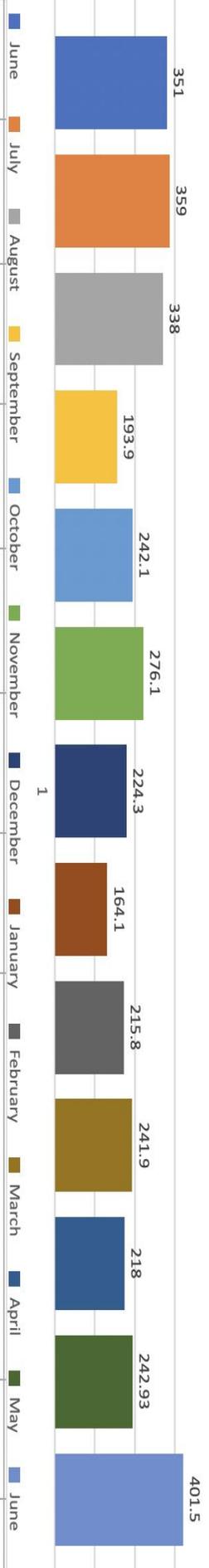
	2023	2024	2025
January	\$ 20,917.00	\$ 15,804.92	\$ 13,722.78
February	\$ 20,909.00	\$ 28,371.00	\$ 19,753.78
March	\$ 25,306.58	\$ 28,906.23	\$ 30,307.95
April	\$ 28,569.81	\$ 29,612.63	\$ 27,032.00
May	\$ 43,733.00	\$ 33,200.00	\$ 34,876.73
June	\$ 33,656.00	\$ 40,163.13	\$ 31,171.54
July	\$ 47,291.00	\$ 43,125.00	
August	\$ 46,110.00	\$ 39,993.00	
September	\$ 29,210.00	\$ 31,378.00	
October	\$ 41,928.10	\$ 47,840.00	
November	\$ 35,796.72	\$ 28,433.49	
December	\$ 32,174.63	\$ 18,877.00	
YTD Total	\$405,601.84	\$385,704.40	\$156,864.78

	2023	2024	2025
January	\$ 48,434.00	\$ 36,584.63	\$ 45,727.58
February	\$ 80,128.00	\$ 53,393.04	\$133,525.72
March	\$121,698.70	\$ 47,972.67	\$ 87,661.79
April	\$ 50,844.38	\$ 51,925.63	\$ 56,436.49
May	\$ 45,865.82	\$ 51,148.88	\$ 65,452.45
June	\$ 27,493.89	\$ 46,532.39	
July	\$116,149.00	\$124,213.95	
August	\$72,035.00	\$134,287.67	
September	\$79,075.82	\$71,815.39	
October	\$62,832.26	\$70,945.61	
November	\$79,230.46	\$18,540.87	
December	\$46,251.95	\$61,398.88	
YTD Total	\$830,039.28	\$768,759.61	\$388,804.03

	2024	2025
January	\$114,893.00	\$ 34,168.00
February	\$ 12,047.16	\$ 15,254.00
March	\$ 12,759.00	\$ 6,651.14
April	\$ 6,547.25	\$ 44,716.37
May	\$ 67,651.00	\$ 26,109.00
June	\$ 1,967.25	
July	\$ 252.00	
August	\$ 4,043.25	
September	\$ 5,524.00	
October	\$ 11,492.75	
November	\$108,673.00	
December	\$ -	
YTD Total	\$345,849.66	\$126,898.51

Flight School Hours & Maintenance Tracking

Monthly Aircraft Totals (June '24 - June '25)



NEW GARDEN FLIGHT SCHOOL AIRCRAFT MAINTENANCE SCHEDULE. Monday, 6-23-2025

Aircraft	100 HR. Due	50 Hr. Due	ELT Days Due	Engine Overhaul	Pitot Static	Transponder Days Due	Comments
Cessna 150 N9167C	57.00 Hours	*7.0 Hours	32 days	1450.80 hours	N/A	670 days	*50 hr due soon
Cessna 150 N63524	1.00 Expired hours	*2.90 hours	154 days	308.00 hours	N/A	550 days	*100 hr expired *50 hr due
Cessna 172L N3869Q	27.00 hours	29.90 hours	216 days	669.80 hours	640 days	640 days	
Piper PA28 N7209F	35.16 hours	41.65 hours	185 days	31.80 hours	N/A	6 days	
Cessna172M N20420	53.40 hours	*3.40 hours	N/A	465.30 hours	N/A	N/A	• 50 hour due

Cessna 150 N9167C – 50 hr due soon

Cessna 150 N63524 – 100 hr expired; 50 hr coming due

Cessna 172 M N20420 – 50 hr coming due



Flight School Revenue Tracking

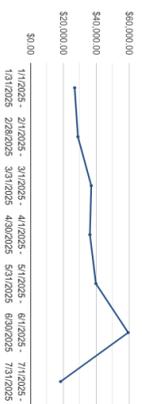
6/1/2025 - 6/30/2025

6/1/2024 - 6/30/2024

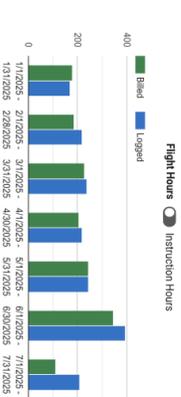
Flight and Instruction Revenue			6/1/2024 - 6/30/2024	
\$59,413.70	↑ 19.19%		\$49,846.25	
Flight \$5,018.20		Flight	\$49,084.25	
Instruction \$3,395.00		Instruction	\$762.00	
Total Hours Billed		Flight Hours	321.25 hrs	
Flight Hours 343.1 hrs	↓ 6.8%	Instruction Hours	12.7 hrs	
Instruction Hours 48.5 hrs	↑ 261.89%			
Total Hours Logged		Flight Hours	351.45 hrs	
Flight Hours 394.1 hrs	↑ 12.14%	Instruction Hours	17.8 hrs	
Instruction Hours 64.6 hrs	↓ 262.92%			
Aircraft Hours Booked				

Flight and Instruction Revenue

1/1/2025 - 7/30/2025



Total Hours Billed vs Total Hours Logged



June 2025 vs. 2024

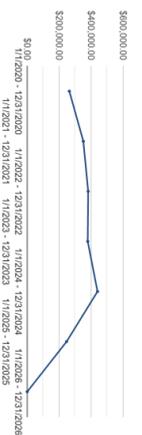
1/1/2025 - 12/31/2025

1/1/2024 - 12/31/2024

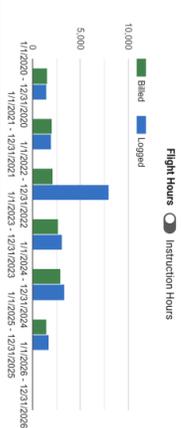
Flight and Instruction Revenue			1/1/2024 - 12/31/2024	
\$246,195.84	↓ 44.03%		\$439,894.52	
Flight \$230,112.34		Flight	\$422,742.52	
Instruction \$16,083.50		Instruction	\$7,152.00	
Total Hours Billed		Flight Hours	2,961.45 hrs	
Flight Hours 1,492.19 hrs	↓ 49.61%	Instruction Hours	119.2 hrs	
Instruction Hours 230.05 hrs	↑ 92.99%			
Total Hours Logged		Flight Hours	3,298.8 hrs	
Flight Hours 1,688.83 hrs	↓ 48.8%	Instruction Hours	131.8 hrs	
Instruction Hours 285.15 hrs	↑ 116.53%			
Aircraft Hours Booked				

Flight and Instruction Revenue

1/1/2020 - 12/31/2026



Total Hours Billed vs Total Hours Logged



YTD vs 2024



Airport Monitoring

Date Range Select 1 62

Start date: 5 / 6/30/2025



New Garden Airport (KN57) Aircraft Operations Data

Ops Last Calendar Year: N/A

Ops YTD: 6,100

By Month

By Day

By Time



Runway Used

24 | 6 | UND

Press CTRL for Multiple Selection

OPPSI
WIND

Ground Tracks

Local Aircraft Tracks

Historical Comparison



For More Information:
info@airportmonitoring.com
 855-5HELPGA (543-5742)

Airport Monitoring

New Garden Airport (KN57)

Aircraft Operations Data



New Garden Airport (KN57)

Aircraft Operations Data

Operations by Registrant



Date Range Selection

5/1/2025 7/14/2025

Operations Count for Date Range

Based A/C 7,194

Non-Based A/C 1,416

Business Ops 0

Select Business(es) (Default for multiple)

- Search
- Select all
- 314 AVANTON LLC
- 33 ROCKO INC
- 404 CHICAGO LLC

5010 Aligned Count for Date Range

100 Air Carrier (Blank)

102 Air Taxi 3

103 GA Local 3,664

104 GA timegrant 4,946

105 Military 59

Total Ops (will not add up) 8,610

Based Aircraft: 136

N Number Group

- N10582 KN57
- N10924 KN57
- N11085 KN57
- N11196 KN57
- N1162P KN57
- N1239K KN57
- N12517 KN57
- N13111 KN57
- N1429K KN57
- N1471M KN57
- N1524T KN57

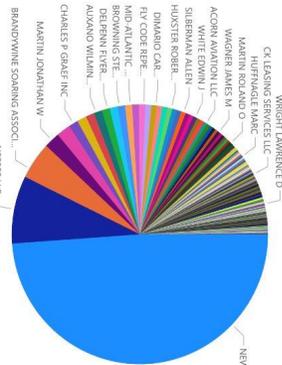
Date Range Selection

5/1/2025 5/31/2025

Runway Used

24 6 UNP

Press CTRL for Multiple Selection



- NEW GARDEN TOWNSHIP
- NB9393 LLC
- BRANDYVINE SCARING ASSOCIATION
- MARTIN JONATHAN W
- RICCI MORETTI LUIGI U
- CHARLES P GARAF INC
- SHEVCHUK WALTER BOHDAN
- AUAXAND WILLIAMINGTON LLC
- DELPENN EYERS INC
- HAGERTY CHARLES D
- BROWNING STEPHEN D
- MID ATLANTIC AMARION LLC
- REETS UP LLC
- EV CODE REPEAT LLC
- WESKAP HANGAR MANAGEMENT LLC
- DIMARNO CAMMEN
- NY989N LLC

Runway Used

Estimated Non-ADS-B Traffic 1,980 (23% of the Traffic)

Date Range Selection

5/1/2025 7/14/2025

Time(s)

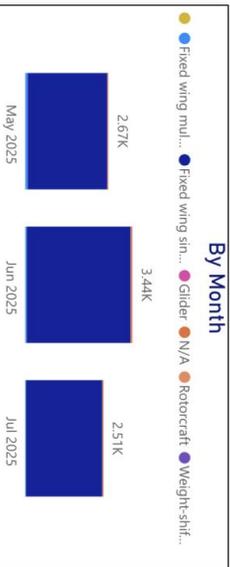
Multiple selections

New Garden Airport (KN57)

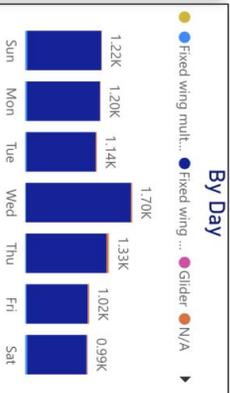
Operations Between 10pm and 7am (default)



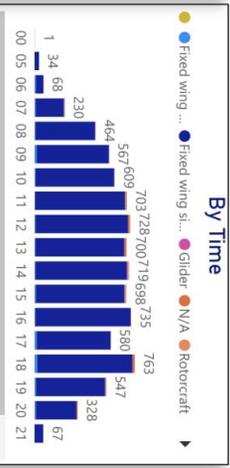
By Month



By Day

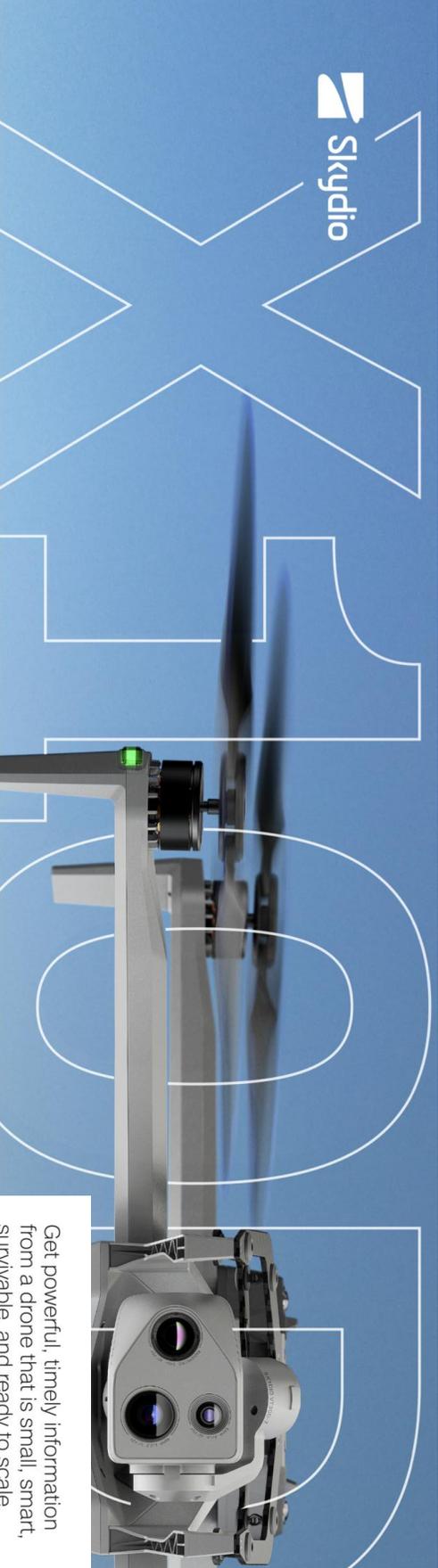


By Time



2025 East Taxiway Reconstruction Project





Get powerful, timely information from a drone that is small, smart, survivable, and ready to scale.

Benefits

- Enhanced Airfield Patrols
- Efficient Infrastructure Inspection and Maintenance
- Improved Situational Awareness & Emergency Response
- Optimized Operational Efficiency & Safety
- Wildlife Management

Onboard AI. Off-the-charts capability.

Skydio X10D delivers mission-critical data whenever and wherever you need it, with the best cameras on a sUAS, industry-leading autonomy, and advanced AI. Its onboard computing power enables flights to be automated so operators can focus on their missions instead of flying. Including in complex GPS-denied or high EMI environments. And with Skydio NightSense, even in the dark.

An open, modular platform.

RAS-A compliance and open MAVLINK protocol enable Skydio X10D to support third-party and government-owned flight application software. Four attachment bays enable Skydio X10D to be configured on the go to fit mission-specific needs.

Commercial scale innovation. Combat ready tech.

Designed and assembled in the USA to comply with the National Defense Authorization Act (NDAA), Skydio X10D is built at enterprise scale and meets exacting defense requirements so you can move with speed and efficiency.

- State/Local Grant “90/10”
- Total Amount \$22,980.00
- Local Share \$2,298.00



Ready for anything, anytime, anywhere.

- 47 hours
- Open, modular platform
- Multi-band support



Visionary cameras.

- 64 MP narrow
- 48 MP telephoto
- 50 MP wide with flashlight
- Teledyne FLIR Boson+ thermal sensor



Onboard AI.

- Six custom 32 MP navigation cameras
- 360-degree visibility
- Autonomous flight, day or night

UPCOMING 2025 AIRPORT EVENTS

EXTREME AEROBATICS
NGFF 5K RUNWAY RUN
AIR SHOW
 New Garden Flying Field
 2025
 August 23-24

RC AIRPLANES
 Jason Flood

KID ZONE
 DAY & NIGHT
 AIR SHOW
 FIREWORKS
 FOOD
 VENDORS
 DRONE SHOW

RCRITTER
 Ghostwriter

CRAFTERS
 SKYDIVING
 Scott Francis

WARBIRDS
 American Thunder

AIR SHOW
 Kevin Russo

FAMILY FUN CAR / TRACTOR SHOW
www.newgardenflyingfield.com




July 7-11 & August 4th-8th
 Register Online
www.newgardenflyingfield.com



5K RUN the RUNWAY
 24-29
 New Garden Flying Field - August 23

5K Run the Runway
 Saturday Aug 23 8am



White Clay Point Overview

July 21, 2025



White Clay Point Site History



White Clay Point History

- The White Clay Point development site along Route 41 was historically owned and operated by the Pia family as part of the Kaolin Mushroom farming operation, primarily leveraged as an industrial grade “tipping” facility for spent mushroom substrate and compost
- This use was in effect until the site was purchased by Pennsylvania Real Estate Investment Trust (PREIT), a process that started in the late 1990s with a finalized sale by early 2006
- PREIT, a company that specializes in large shopping and town center developments, purchased the area with the intent to construct a large “big-box” style town center development on the site, anchored by brands such as Wal-Mart, Kohls, and other traditional commercial retail brands



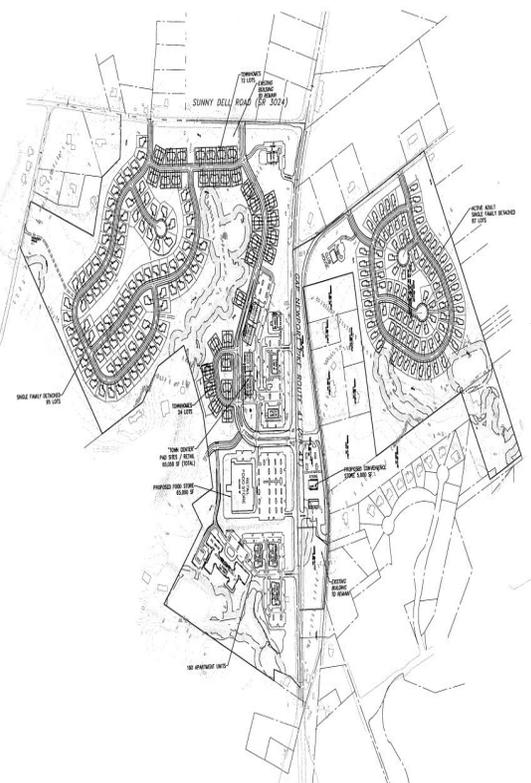
White Clay Point History

- From 2011 to 2018, there was no movement by PREIT to continue the project, until the disclosed sale of the site to JP Morgan Chase in April 2019 for \$11M (\$8.25M w/ \$2.75M in preferred stock), which remains titled to PREIT
- In December 2019, a JP Morgan-led group, in conjunction with Wilkinson Homes, provided an updated concept plan for the site that included:
 - 222K – Commercial sq/ft
 - Gross pad site retail – 97K
 - Retail grocery – 65K
 - Sports training facility – 55K
 - Gas – 5K
 - 356 Residential Units
 - 182 Single-family detached
 - 87 Age restricted
 - 60 Townhouses
 - 114 Apartment units (above retail)



White Clay Point History

- After the December 2019 proposal meeting, a land development application for White Clay Point was submitted in May 2021 and approved by the Board as a preliminary Land Development plan in June 2021, requiring further Planning Commission and Engineer review before final approval
 - The plan was for a “by-right” 100% residential concept consisting of 309 Townhouses
- Through September 2022, only sketch plans were proposed to the Township, with the most recent version including the following:
 - Residential breakdown – 468 total units
 - Single Family – 95 units
 - Townhome – 96 units
 - Apartment – 190 units
 - Age restricted (55+) – 87 units
 - Commercial breakdown
 - Retail Pads, Grocery, Gas – 135K Commercial sq/ft



White Clay Point History

After an extensive review, the following were assessed as significant factors in the lack of development momentum for White Clay Point:

- **Sewer**
 - Insufficient existing capacity and high cost of infrastructure
 - WCP site plan requires a significant increase in current WWTP capacity for required EDUs
 - Estimated \$20M+ for the necessary expansion of the EEWTP
 - Further limited by the lack of autonomy for sewer expansion planning, which requires Aqua PA's approval
- **Land Acquisition**
 - JP Morgan asking price based on market rate for 187+ acres, with an estimated valuation of over \$15M+ based on the April 2019 purchase of \$11M
 - The assessed high cost of infrastructure improvements limited any performance development agreement negotiations with JP Morgan for a lower acquisition cost
- **Commercial Viability**
 - For a mixed-use site plan, the Unified District requires a minimum and maximum gross tract area for residential and commercial uses, which for the WCP site area results in a significant commercial acreage requirement that does not reflect market supportable commercial given the Township's low residential density to support traditional retail
 - Any attempt to market the site for "pre-leased" commercial square footage was unsuccessful
- **Transportation and Stormwater**
 - With the high cost of Sewer, Land Acquisition, and commercial requirements, any significant additional costs for infrastructure improvements impacted development viability



White Clay Point History

The 2018 Comprehensive Plan includes the White Clay Point redevelopment project as a high priority in several program areas, given its ability to provide a diversity of housing units, recreation/entertainment opportunities, and Route 41 corridor enhancements

Examples

- Chapter 2 – Planning Policies and Priority Projects
 - Land Use & Housing; Objective A
 - “Focus new growth into four main areas of the Township:
 - ii. Redevelopment of the Kaolin site at Route 41/Limestone Road areas”
 - iii. Redevelopment of the Kaolin site at Route 41/Limestone Road areas”
 - Route 41 Corridor; Objective B
 - “Promote redevelopment of the PREIT site/former Kaolin Mushroom facility”
- Other mentions:
 - Page 28 – “... a former proposal for big box development was strongly opposed by the community at large, there remains community interest in a smaller scale mix of uses with opportunities for recreation and entertainment not found nearby.”
 - Page 29 – “Redevelopment of the PREIT site is a highly desired goal for the Township. While the Township would like to see improvement sooner than later, such action is not directly within its control. In contrast to the big box town center concept previously proposed for this site, the Township and many residents would prefer a mixed-use concept that is smaller in scale, yet still provides services and entertainment thought to be lacking in the Township.”

Given its priority in the 2018 Comp Plan and alignment with the Township’s goals of advancing economic development opportunities, the Township has been proactively involved with the WCP development project with the following focus areas:

- Engage Aqua PA to assess opportunities to increase sewer capacity
- Assess for viable commercial anchors that do not require significant acreage, and maximize land use value to the Township
 - Leverage Township’s 10% amusement tax (youth athletic facility)
 - Leverage Township’s 5% hotel tax (if feasible)
- Engage national developers to market the WCP mixed-use opportunity

Development Team Introduction: Stonewall Capital



Development Team Overview

During the December 16th, 2024 public meeting, the Township approved the following agenda items as part of its FY25 economic development strategy:

- Sports Facilities Advisory, LLC market study to assess the feasibility of an indoor youth athletic facility
- Amendment of the UD & C/I zoning ordinance to define “Stadium/Arena”
 - To clarify, there are models of indoor youth sports facilities that incorporate seating, which meet the criteria of a “Stadium/Arena” zoning definition (>1,000 seats)
 - The UD & C/I zoning amendment was approved during the May 19th public meeting as a Conditional Use with 11 conditions
- Preliminary information from the study assessed the high cost of an indoor youth sports facility (~\$37-58M, depending on facility type), leading the Township to engage the CCEDC to discuss the feasibility of potential public financing options
- Mesrirow, the County’s bond counsel, provided contact information for Stonewall Capital due to their experience with mixed-use and youth sports facility projects



Development Overview: Stonewall Capital



White Clay Point

New Garden Township, PA

A Transformative Mixed-Use Development Project



Who We Are



- 25+ years as a Maryland-based real estate development firm
 - Projects span across MD, PA, VA, WV, and FL
- Expertise in residential, industrial, & mixed-use projects
- Specializes in raw land entitlement & horizontal development

Notable Projects

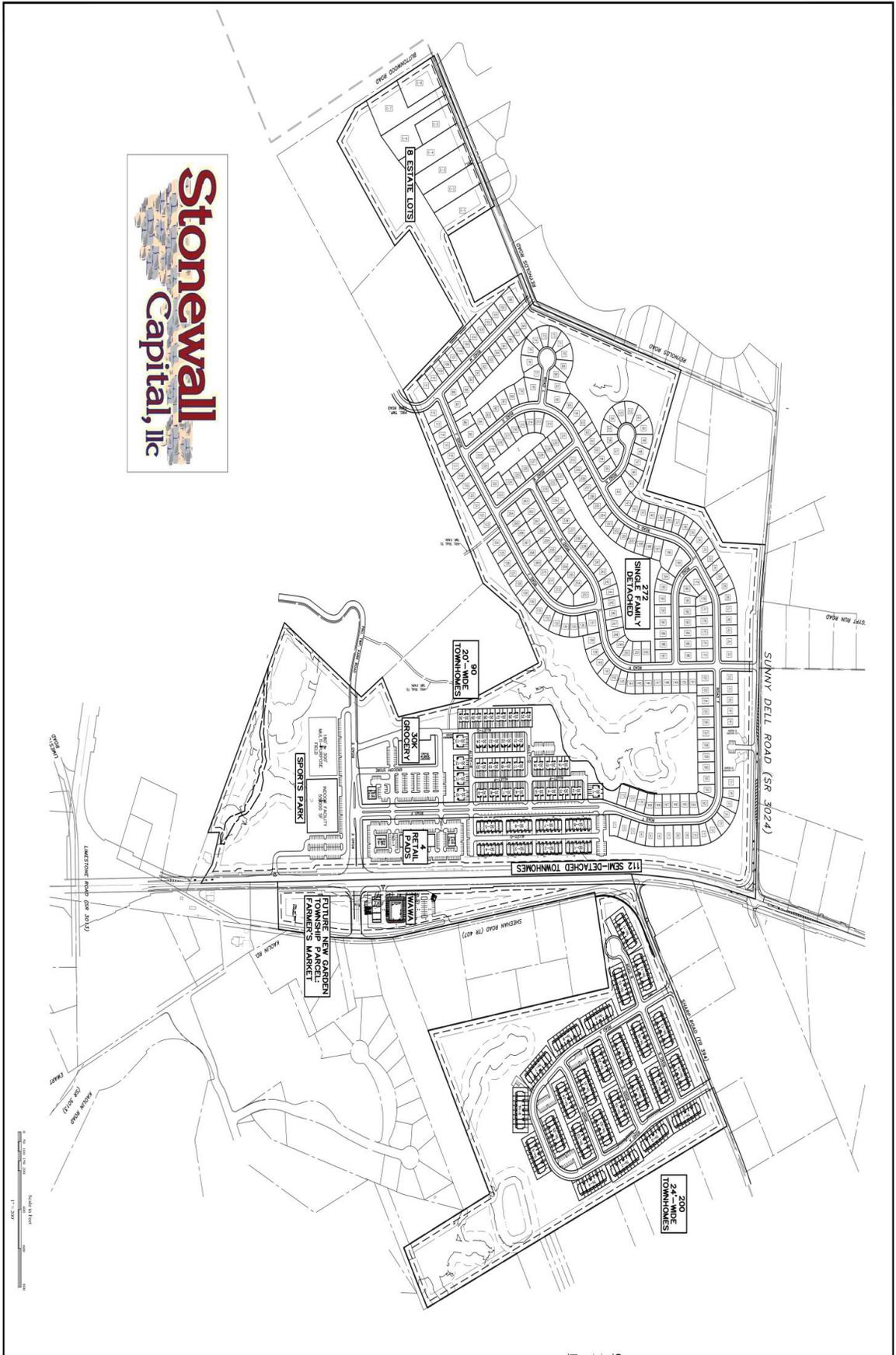
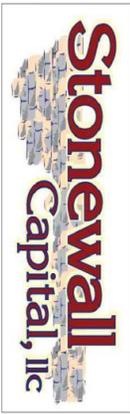


1. **Southfields of Elkton:** 650ac of mixed-use development
 - 900 homes, 3M SF of commercial, 56ac sports park, 24ac retail
2. **ONE Westport:** 1,500 unit residential community
 - Townhouses, MFR, waterfront park
3. **Magnolia Downs:** 255ac of mixed-use development
 - 1,194 homes, ~75ac of commercial & retail space
4. 15+ Other Development Projects



Development Process

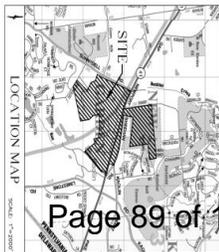
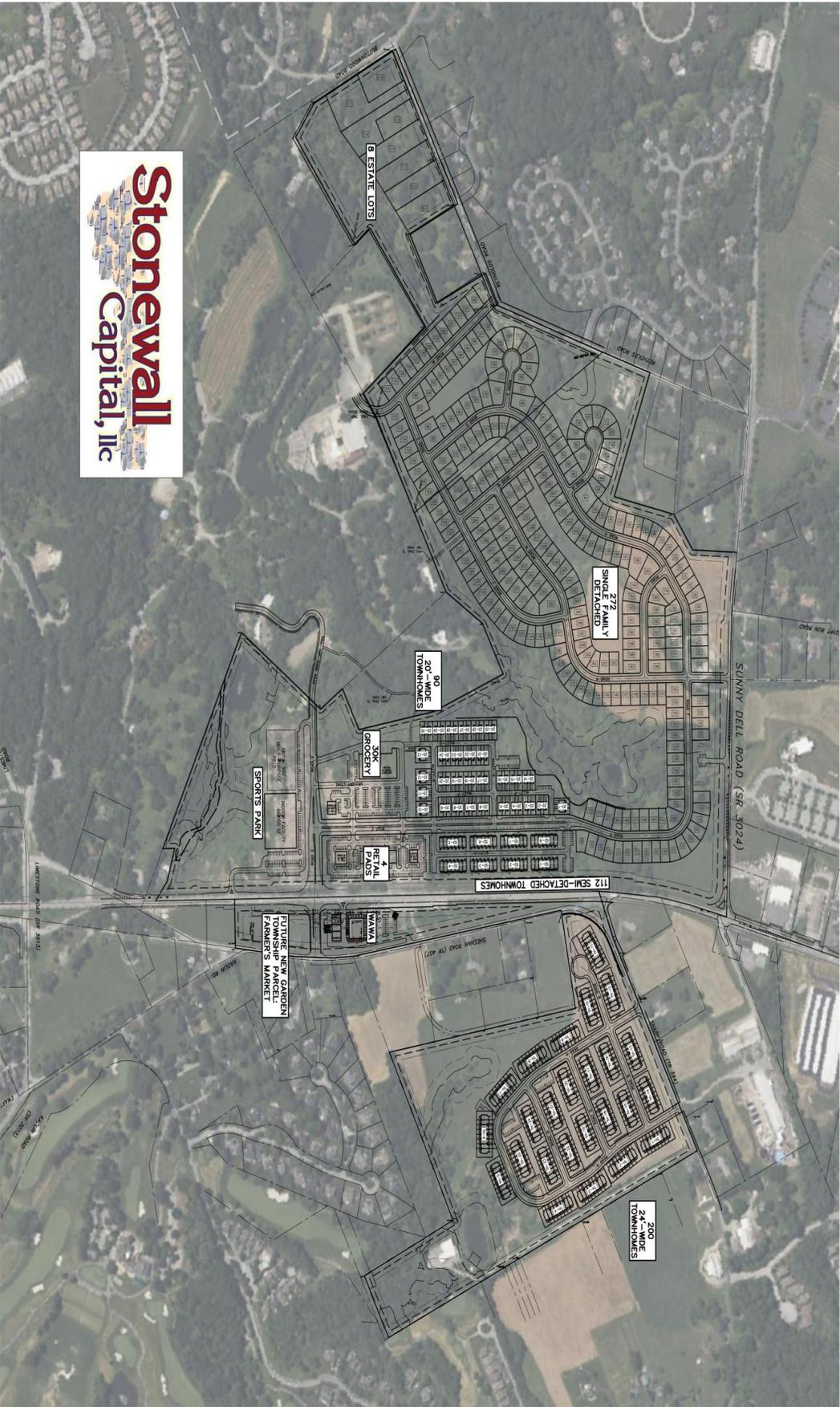
- **Site & Zoning:** 220+ total acreage within Township's UDD
 - Diverse Residential Housing Mix
 - Commercial & Retail Parcels Along Route 41
 - Future Indoor Youth Sports Facility
 - New Garden Hills Park Integration
 - Preservation of Historic Sheehan Rd Barn & Rowan House



COMMERCIAL	TOTAL COMMERCIAL (SF)	50,000 ± SF
	TOTAL SPORTS PARK	109,000 SF
RESIDENTIAL		
	SINGLE FAMILY DETACHED	272 UNITS
	SEMI-DETACHED TOWNHOUSES	112 UNITS
	20-WIDE TOWNHOUSES	96 UNITS
	ESTATE LOTS	652 UNITS

OVERALL PLAN
WHITE CLAY POINT
 NEW GARDEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA
CHESTER VALLEY
 CHESTER VALLEY ECONOMIC DEVELOPMENT CORPORATION
 1175 MARKET STREET, SUITE 200, CHESTER, PA 19380
 610.336.3300
 www.chester-valley.com

1518-000020-0001-RCP - Revised August 2018 (Sheet 0001) Set 1 of 10 Aug. 15, 2018 11:13 AM



COMMERCIAL	
TOTAL COMMERCIAL(SF)	55,000 ± SF
TOTAL SPORTS PARK	109,000 SF
RESIDENTIAL	
SINGLE FAMILY DETACHED	272 UNITS
SEMI-DETACHED TOWNHOMES	112 UNITS
WIDE TOWNHOMES	90 UNITS
EST. 512 UNITS	882 UNITS

OVERALL PLAN
WHITE CLAY POINT
 NEW GARDEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA
CVE CHESTERVALLEY
 CHESTERVALLEY ENGINEERS & ARCHITECTS, INC.
 1111 MARKET STREET, SUITE 200, CHESTER, PA 19380
 610.336.1111

1/16/2020 09:07 - Stonewall Capital, LLC - 20200101 - 1/16/2020 09:07

Residential Housing



- **Diverse Product Mix:**
 1. Single Family Detached – 263 Units
 2. 20' Townhomes – 90 Units
 3. 24' Townhomes – 200 Units
 4. Stacked Townhomes – 112 Units
- **Attainable & Equitable:**
 - Supports first-time buyers & access to homeownership





CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Commercial & Retail



- **75,000 SF of Commercial Space:** Preliminary plans include
 - 1 Grocery Store
 - 4 Retail Pads
 - Wawa Convenience Store
- **Anchor Tenants:** Active discussions with users, including Wawa
- **Community Recreation:** 12ac for future indoor youth sports facility

Park Integration



- **Direct Connection to New Garden Hills:** via Reynolds Rd & trails
- **Walkable Street Grid:** Connects homes, civic spaces, & park land
- **Private Investment:** \$975k+ in park-access improvements
 - Supports goals of public health and youth programming



Sanitary Sewer Infrastructure

- **Provider:** Aqua Pennsylvania Wastewater Inc. (Aqua PA)
- **Proposed Improvements:**
 1. New on-site pump station
 2. Rehabilitation/extension of sewer conveyance lines
 3. Enhanced treatment/disposal capacity



Traffic & Roadway Improvements

- **Planned Roadway Enhancements** (in coordination with PennDOT)
 - New site access on Sunny Dell & Reynolds Rd
 - Realignment of Sheehan & Sharp Rd
 - Upgrades to Sunny Dell Rd & Route 41 Intersection
 - Widening Route 41 (1+ lane in each direction)

Developer Contributions



Developer Contribution	Public Benefit	Estimated Value
1. WCP Connections to Park	Improves access to New Garden Hills Park	\$975,000
2. Dedication of Sheehan Rd Barrn	Future farmer's market/public venue + 2ac of land	\$1,750,000
3. Restoration of Rowan House	Historic site preservation	\$1,080,000
4. 12 acres for sports complex	Supports public recreation & youth programming	\$6,000,000
5. Sewer Improvements	Infrastructure & capacity for future development	\$12,000,000
6. Road Improvements	Better traffic flow & safety, accessibility for residents	\$5,000,000
TOTAL:		\$26,805,000

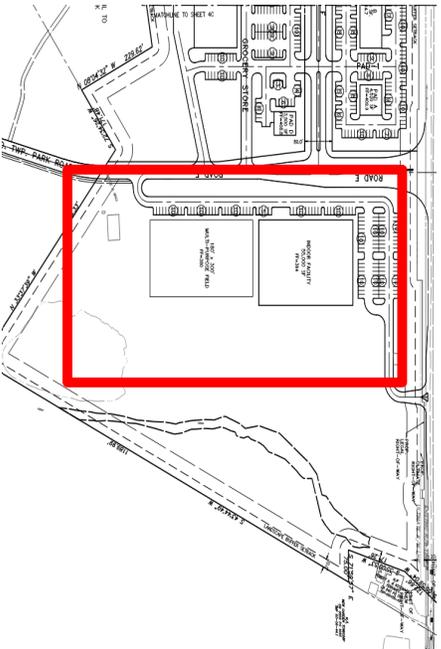
Indoor Youth Sports Facility



Indoor Youth Sports Facility

The Township's desire to locate a smaller-scale (~90-125K) indoor youth sports facility at the WCP site serves multiple purposes:

- Promote a mixture of uses with opportunities for recreation and entertainment that develop synergy between WCP and NG Hills
 - Aligns with the 2018 Comprehensive Plan
- Increase commercial viability for WCP and along the Rt. 41 corridor by having a strong commercial anchor
- Enhance amusement tax revenues
- Stonewall's agreement to deed 12 acres of the WCP site allows the Township to control the outcome of the project
- Township plans to engage private equity to develop the facility (estimated between ~\$37-58M)
 - Municipal financing is not recommended based on the Township's limited underwriting capacity



Indoor Youth Sports Facility

The Township's control of the indoor sports facility project includes alignment with the approved conditions per the UD & C/I zoning amendment process, which defined the use and attached the following conditions:

- Minimum tract area of 5 acres
- Maximum 5,000 seats
- Traffic study for non-events and events
- Lighting plan during non-events and events
- Screening plan
- Environmental impact study
- Community impact study
- Historical resource impact analysis
- Multiple public entrances
- Served by public water and sewer
- Frontage along an arterial road



Project Timeline



Project Review Timeline

The proposed development for White Clay Point will be required to go through the standard land development and subdivision process with New Garden Township to the extent not controlled by an existing settlement agreement approved by the Chester County Court of Common Pleas for the site. The current application proposes some modifications to the original plan, which resulted in that settlement agreement. It will be necessary, therefore, to amend that agreement to make it consistent with the new plan.

The following is a summary overview of the timeline to review the project, which is subject to change:

- July 23rd – Planning Commission review
- August 18th – Board of Supervisors review
- September – Complete 100% design
- October 20th – Planning Commission review
- November 17th – Board of Supervisors review



Questions?



NEW GARDEN TOWNSHIP - STAFF REPORT/RECOMMENDATION

REQUESTING DEPARTMENT: Township Manager

MEETING DATE: July 21st, 2025

SUBJECT/TOPIC: New Garden Park Air Quality Monitor

BACKGROUND: Based on the results from two previous air quality studies (DEP and WCU) that measured levels of H2S emanating from agricultural properties along the Starr & Penn Green Rd corridors, the Township recognized the need to establish a long-term air quality monitoring facility in the vicinity of these agricultural operations.

The Township and DEP recommend locating a permanent monitor in New Garden Park, adjacent to the Landenberg Hunt community, referred to as the “Landenberg” monitor. The Landenberg monitor will include an air monitoring shelter, an H2S sampler, and meteorological equipment (wind speed, wind direction, precipitation, temperature, solar radiation), and DEP will consider adding fine particulate sampling (PM2.5). Barring delays in leasing or infrastructure contracting, DEP expects to have the Landenberg monitor operational by the end of Q3 FY25.

DEP and Township staff surveyed New Garden Park to determine viable locations for the air sampling shelter, taking into consideration community concerns and infrastructure costs, where the goal was to implement the facility at no cost to the Township. The new Landenberg monitor is located 50-60ft lower in elevation & ~620ft closer than the former temporary monitor location and will require a minimum of two additional power poles.

FINANCIAL IMPACT: Total: <ul style="list-style-type: none"> N/A 	Budgeted:	YES	NO
	Amount Budgeted:	\$0.00	
	Amount Spent:	\$0.00	
	Amount Requested:	\$0.00	
	Budget Line Item(s):	N/A	

STAFF RECOMMENDATION: That the Board of Supervisors:

- Approve the recommended location for the Landenberg air quality monitor as depicted
- Authorize the Township Manager to sign the Landenberg air quality monitor lease agreement, pending final review by the Township Solicitor.

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

ATTACHMENTS:

- 1) *Air Quality Update*
- 2) *DEP Proposal*
- 3) *Air Monitoring Station License Agreement*

Air Quality Update

July 21, 2025

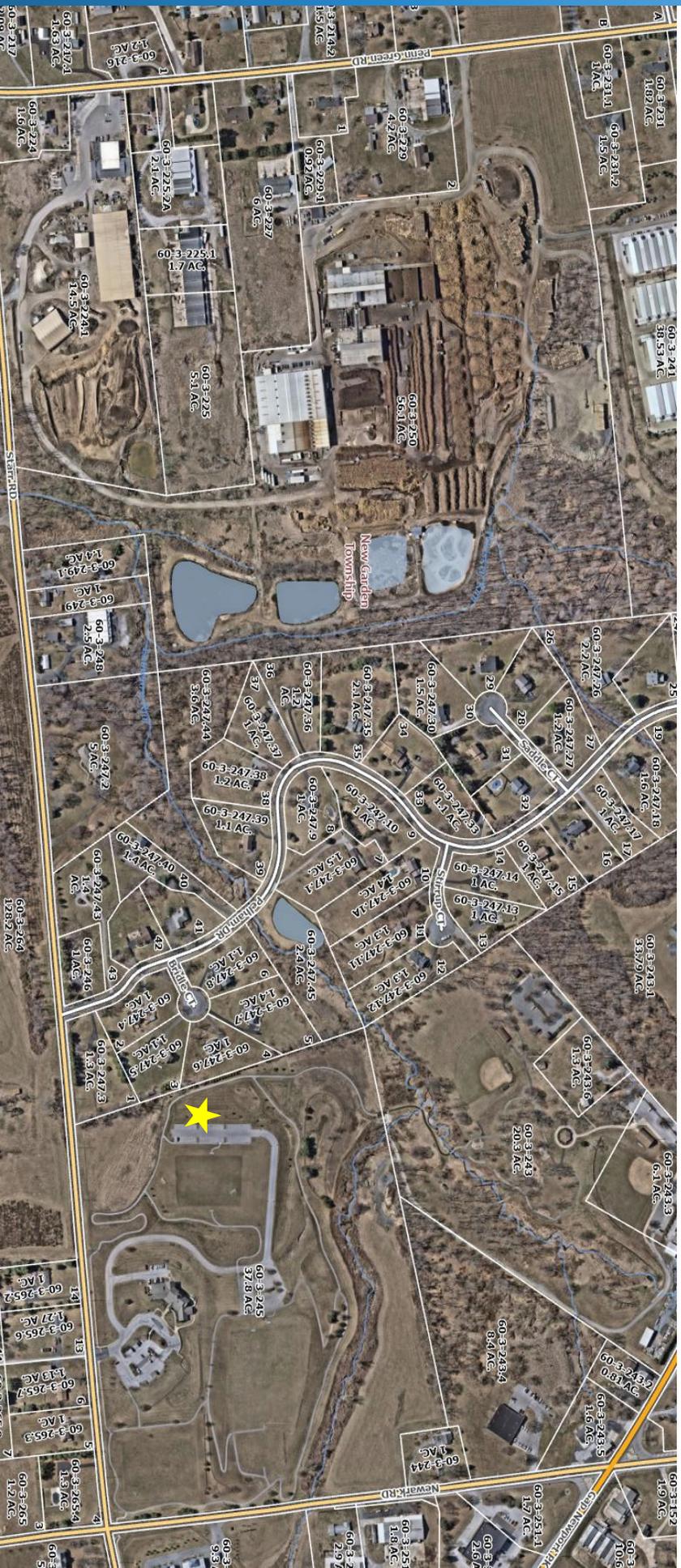


Air Quality Update

- Based on the results from two previous air quality studies (DEP and WCU) that measured levels of H2S emanating from agricultural properties along the Starr & Penn Green Rd corridors, the Township recognized the need to establish a long-term air quality monitoring facility in the vicinity of these agricultural operations
- New Garden and DEP agreed to locate a permanent monitor in New Garden Park, adjacent to the Landenberg Hunt community, called the “Landenberg” monitor, to avoid confusion with the current DEP monitor located at the airport, which is now called the “New Garden–Airport” site
 - With that, DEP has agreed to install a hydrogen sulfide (H2S) sampler at the airport site to provide background sampling for H2S
- DEP staff surveyed the township property to determine viable locations for the air sampling shelter, taking into consideration both community concerns and infrastructure costs, where the final site would need approval by the Board of Supervisors and EPA Region 3.
 - Based on the proposed site location and preferred infrastructure, New Garden will consider offsetting some of the infrastructure costs
- At the new Landenberg monitor, DEP will install an air monitoring shelter, an H2S sampler, and meteorological equipment (wind speed, wind direction, precipitation, temperature, solar radiation)
- DEP will consider adding fine particulate sampling (PM2.5) to the Landenberg monitor
- Barring delays in leasing or infrastructure contracting, DEP expects to have the Landenberg monitor operational by the end of Q3 FY25
- Access to the monitor data is available to the public via the DEP’s “Ambient Air Monitoring Data Reports” site, with the following URL: http://www.ahs2.dep.state.pa.us/air_apps/aadata/

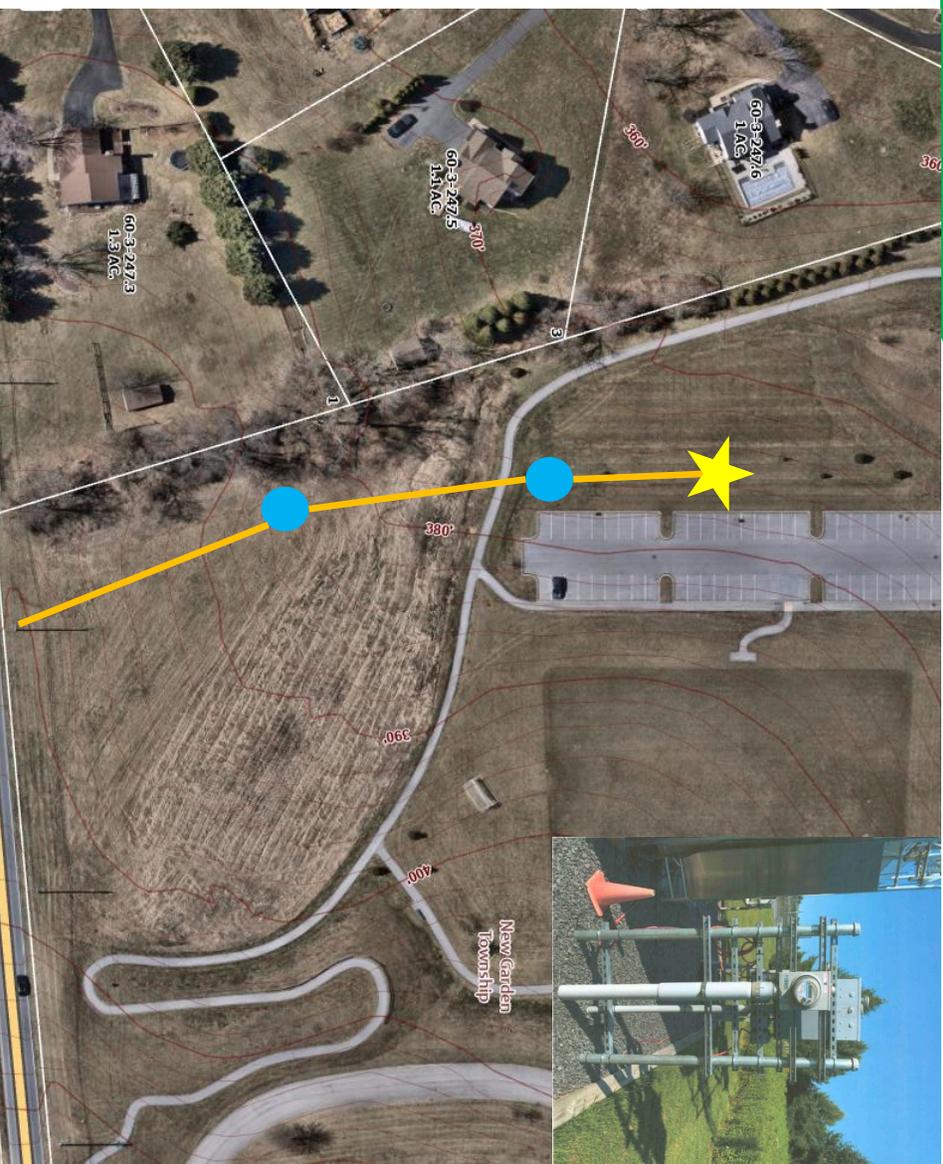
Air Quality Update

- DEP and Township staff agreed that the new Landenberg monitor should be located in a lower-lying area to address concerns that the previous temporary monitor was at a higher elevation and further away, with the following recommendation:



Air Quality Update

- The new Landenberg monitor is located 50-60ft lower in elevation & ~620ft closer than the former temporary monitor location
- The proposed location will require additional power poles (2+) to connect from Starr Rd, down to the site
- The monitor encompasses ~100 sq ft with an adjacent power station
- At a minimum, 2 poles are required, with an option to bury the third wire (added cost)
- Based on the proposed concept, the biggest impact is on the park's aesthetic



Air Quality Update

- The Township has continued to engage AML to request feedback from their ongoing PDA Conservation Research Fund project, where they were awarded \$220K to perform an air quality study on a Chester County mushroom farm that builds on earlier research to determine impacts of concentrated mushroom production
- The following is AML's update:
 - "The Mushroom Industry is cautiously optimistic about new tools on the market it has assessed to be adaptable to mushroom composting operations.
 - Pennsylvania Department of Agriculture is funding some of the work to assess and pilot required operations adjustments and outcomes. Apart from that, the industry's own investment in these new tools will total in the millions, including start-up costs as high as \$2 million for some farms, and significant ongoing annual expenses across the industry. We are working with our state and federal legislators to secure available grant dollars to fill funding gaps and expedite the start up timeline to the extent possible.
 - As we work to identify the most effective solutions, we are grateful for the continued understanding of our townships and communities, and remain confident these investments will yield long-term benefits for all."

Questions?





Pennsylvania

**Department of
Environmental Protection**

Air Monitoring station

Underground conduit

Housing Circuit
breaker panel
location subject to
change

Electrical Kiosk with
4 GFCI recepticals with
covers

Drop pole

1. **Grading** - A 12' wide X 24' long site, as marked by stakes and tape, shall be uniformly excavated and graded and sloped to provide adequate drainage. Existing topsoil, large rocks, etc. shall be stripped/removed to expose a suitable base for the stone-surfacing. Reasonable care should be taken to disturb adjacent area as little as possible. The disposal of all trash and debris, large rocks, and excess materials shall be in waste areas furnished by the contractor. The School District, at their discretion, may retain the removed topsoil. Any disturbed grass areas and/or parking lot areas outside of the prepared site area must be restored and returned to their pre-construction appearance.
2. **Stone Surfacing** - The excavated area shall be constructed of 4 inches of coarse limestone (Penn DOT No. 3A) and covered with 1 inch of fine limestone (Penn DOT No. 2B). The surface shall be rolled with a suitable roller and compacted. Two layers of weed blocking material shall then be applied in a crisscrossed pattern on top of the stoned surface and an additional 1 inch of fine limestone (Penn DOT No. 2B) shall be applied to complete the application. Once completed, the resultant grade of the stones should meet up with the surrounding grade.
3. **Edging** - The stoned area shall be bordered with 6X6 inch ground-contact-grade pressure-treated lumber. The lumber shall be partially buried within the stone, next to the grassy perimeter of the pad in such a way as to allow for a one-inch vertical lip on both the grassy and stone surfaces. The lumber shall be notched and overlapped at the corners and ends and fastened with lag screws to minimize warping over time. Additionally, the lumber will be anchored to the ground every three feet with four-foot long spikes (or suitable equivalent).

A. Pad Development – A rough diagram of the proposed work can be found in package. Basically, the air samplers will sit on stands that will sit on a gravel pad.

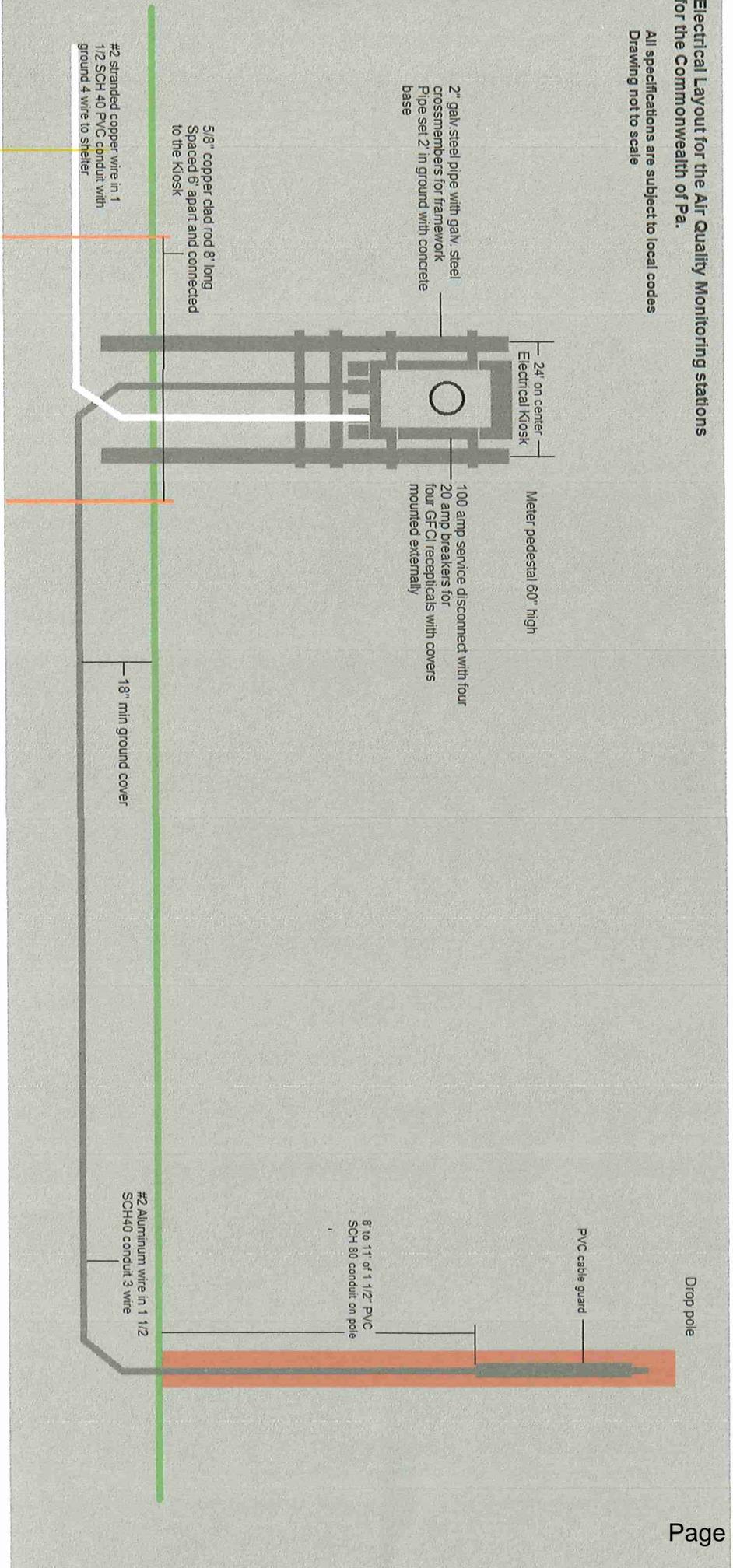
1. **Grading** - A 12' wide X 24' long site, as marked by stakes and tape, shall be uniformly excavated and graded and sloped to provide adequate drainage. Existing topsoil, large rocks, etc. shall be stripped/removed to expose a suitable base for the stone-surfacing. Reasonable care should be taken to disturb adjacent area as little as possible. The disposal of all trash and, debris, large rocks, and excess materials shall be in waste areas furnished by the contractor. The School District, at their discretion, may retain the removed topsoil. Any disturbed grass areas and/or parking lot areas outside of the prepared site area must be restored and returned to their pre-construction appearance.

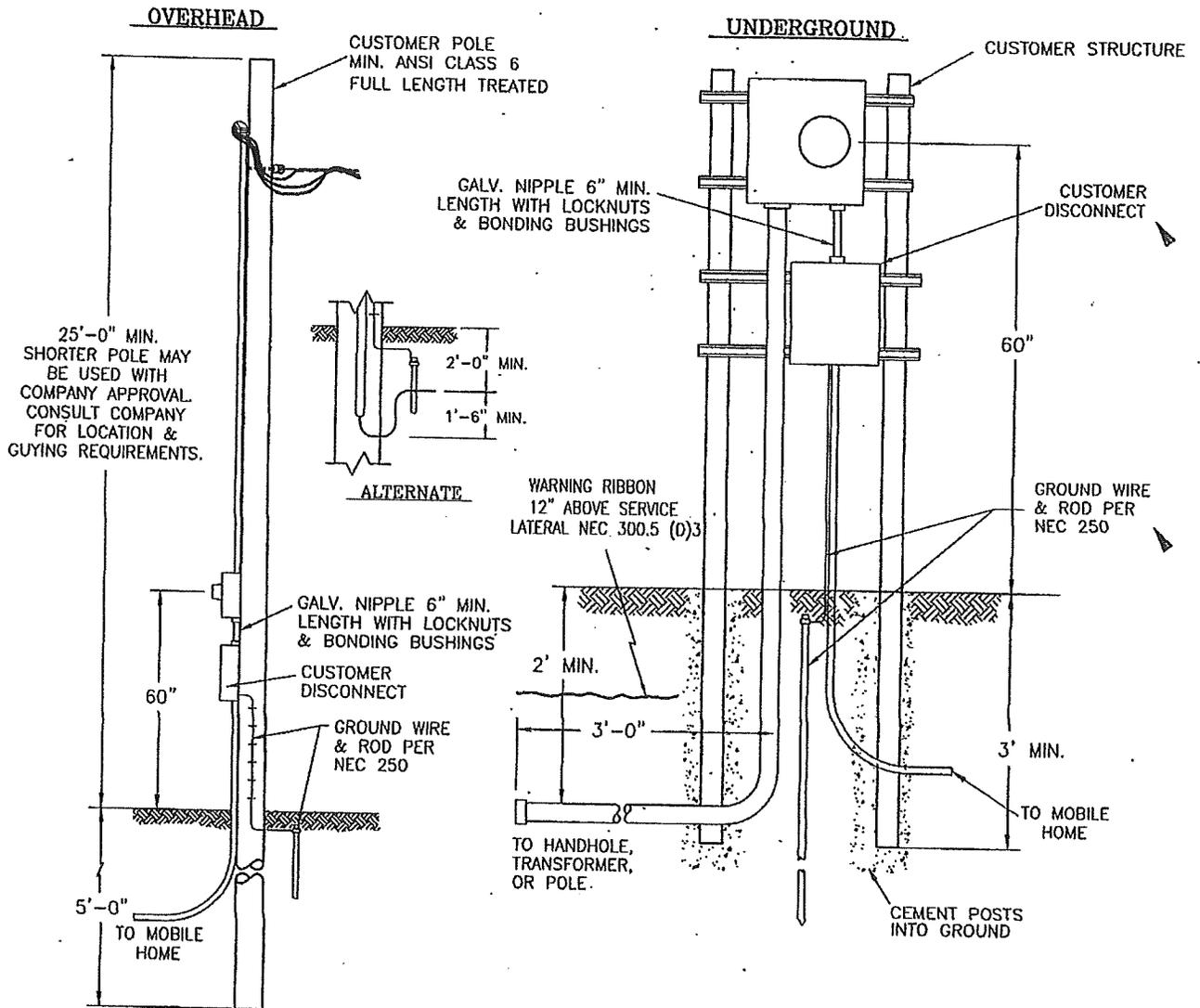
2. **Stone Surfacing** - The excavated area shall be constructed of 4 inches of coarse limestone (Penn DOT No. 3A) and covered with 1 inch of fine limestone (Penn DOT No. 2B). The surface shall be rolled with a suitable roller and compacted. Two layers of weed blocking material shall then be applied in a crisscrossed pattern on top of the stoned surface and an additional 1 inch of fine limestone (Penn DOT No. 2B) shall be applied to complete the application. Once completed, the resultant grade of the stones should meet up with the surrounding grade.

3. **Edging** - The stoned area shall be bordered with 6X6 inch ground-contact-grade pressure-treated lumber. The lumber shall be partially buried within the stone, next to the grassy perimeter of the pad in such a way as to allow for a one-inch vertical lip on both the grassy and stone surfaces. The lumber shall be notched and overlapped at the corners and ends and fastened with lag screws to minimize warping over time. Additionally, the lumber will be anchored to the ground every three feet with four-foot long spikes (or suitable equivalent).

**Electrical Layout for the Air Quality Monitoring stations
for the Commonwealth of Pa.**

All specifications are subject to local codes
Drawing not to scale



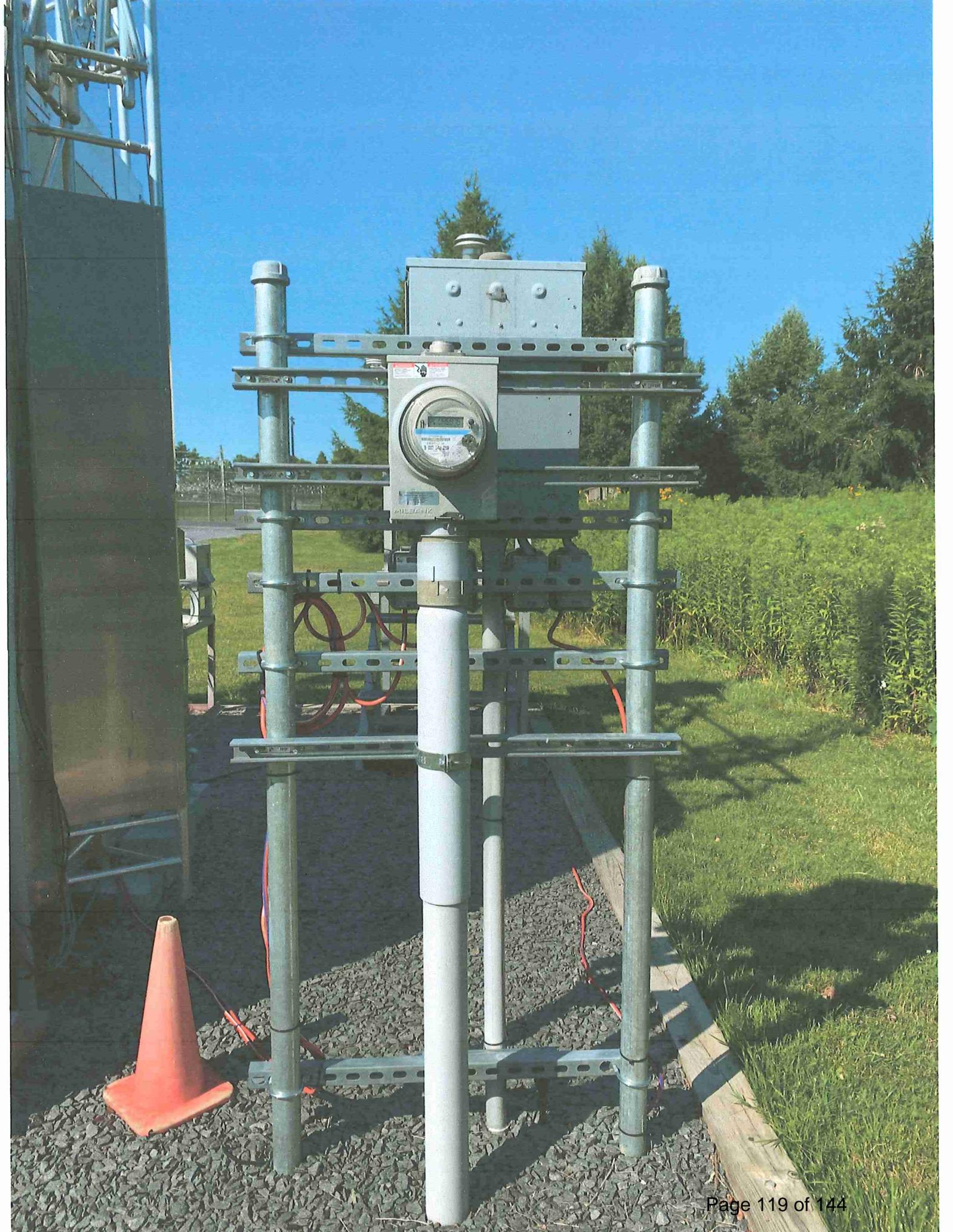


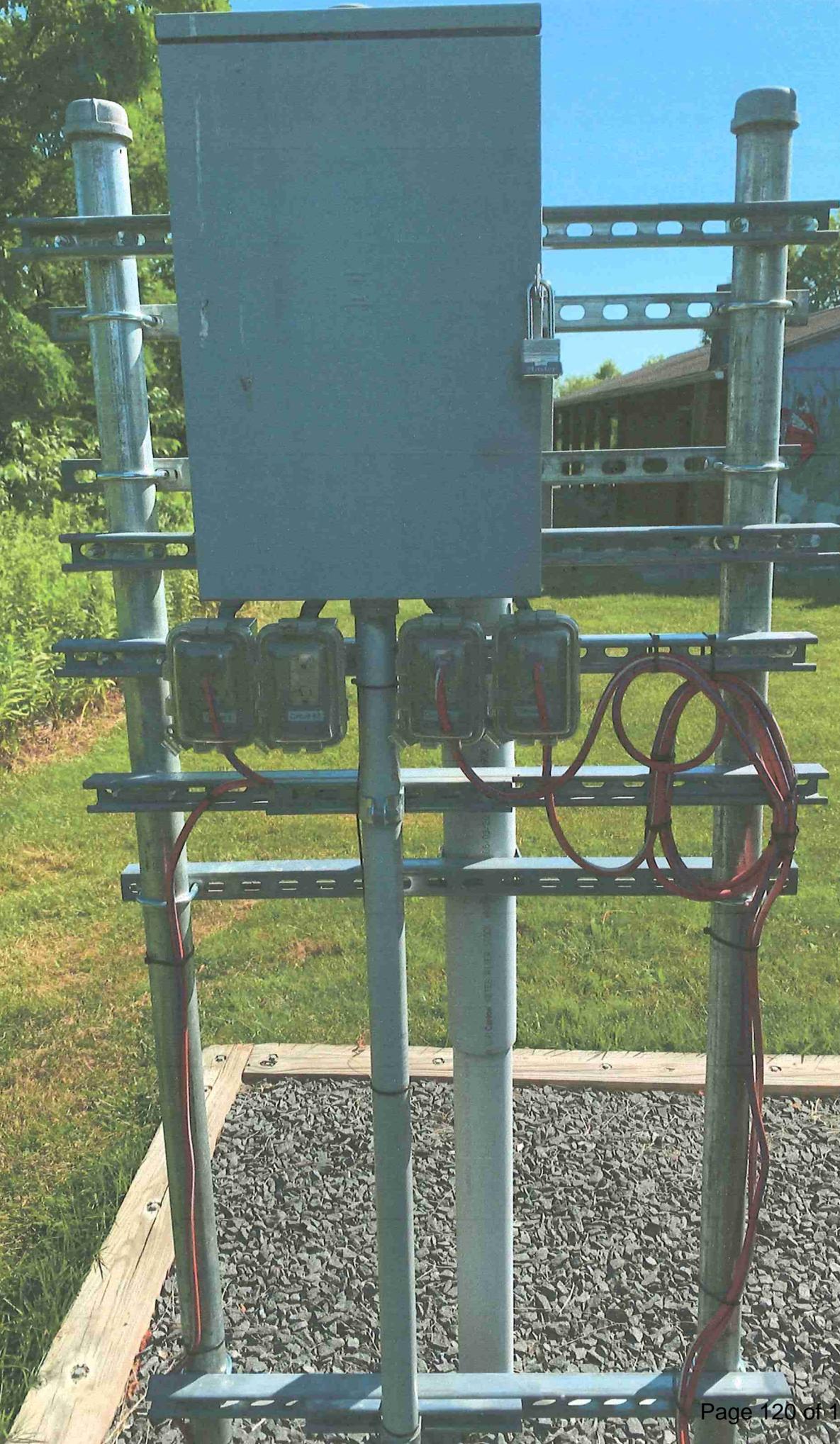
NOTES:

1. SUPPORT POST - USE ANY OF THE FOLLOWING :
 - 2-3" MIN. STEEL PIPE CAPPED AND CEMENTED IN GROUND
 - 2-3" MIN. GALV. STEEL I-BEAM (3/8"-1/2" THICK) CEMENTED IN GROUND
 - 2-3" MIN. CHANNEL IRON CEMENTED IN GROUND
2. MOUNTING HARDWARE - TWO 12 GAUGE 1-5/8" X 1-5/8" CONTINUOUS SLOT HOT DIPPED GALVANIZED CHANNEL (e.g., UNISTRUT) COMPLETE WITH 1-1/4" X 5/16" DIA. 13 THD SPRING NUT (2 PER CHANNEL), 5/16" HEX NUT, AND LOCK WASHER SECURELY MOUNTED TO SUPPORT POSTS.
3. PRE-FABRICATED METER PEDESTAL MAY BE SUBSTITUTED FOR 1 & 2 ABOVE. CONTACT REGION METER MANAGER.
4. WHEN USING DIRECT BURIAL CABLE, USE THE "ALTERNATE".
5. CUSTOMER DISCONNECT PER NEC.
6. CUSTOMER SECURITY LIGHT CAN BE INSTALLED ON THE POLE IF A CLEARANCE OF 2'-0" MIN. ABOVE OR BELOW WEATHERHEAD IS MAINTAINED AND COMPANY APPROVAL IS OBTAINED.
7. FOR IDENTIFICATION PURPOSES, THE SOCKET (INSIDE & OUT) AND BREAKER MUST BE PERMANENTLY AND PLAINLY MARKED TO DESIGNATE THE ADDRESS NUMBER BEING SERVED.
8. METER SOCKET MAY BE CONNECTED TO AN EXTERNAL GROUND ROD, IF REQUIRED BY LOCAL INSPECTION AUTHORITIES.
9. FOR CUSTOMER/COMPANY RESPONSIBILITIES SEE COMPANY SPECIFIC SERVICE GUIDE EXHIBIT 19.

**SINGLE MOBILE HOME SERVICE
OVERHEAD & UNDERGROUND**

FirstEnergy.	
Service Guide	REV.
6	
EXHIBIT 12	DATE
12/07	





**LICENSE AGREEMENT
BETWEEN THE
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND**

This **AGREEMENT** is entered into between , (hereinafter “**OWNER**”) and the Commonwealth of Pennsylvania, Department of Environmental Protection (hereinafter “**LICENSEE**”).

PARTIES:

1. **LICENSEE** is an executive department of the Commonwealth of Pennsylvania (hereinafter “Commonwealth”) with offices at the Rachel Carson State Office Building, 400 Market Street, Harrisburg, PA 17101-2301.

2. **OWNER** is the entity that owns the property located at . (hereinafter “**OWNER’S PROPERTY**”).

BACKGROUND:

3. **LICENSEE** is authorized under Section 4(8) of the Air Pollution Control Act (35 P.S. §§ 4001 to 4015) to conduct atmospheric sampling programs.

4. **LICENSEE** seeks to access, maintain, and operate an existing Air Monitoring Station and its associated equipment so that **LICENSEE** can monitor the air quality at **OWNER’S PROPERTY**.

5. **OWNER’S PROPERTY** is designated in the attached map that is incorporated into this **AGREEMENT** by reference as Exhibit “A.”

AGREEMENT:

NOW, THEREFORE, in consideration of the mutual promises set forth in this **AGREEMENT** and intending to be legally bound, **OWNER** and **LICENSEE** hereby agree as follows:

6. The term of this **AGREEMENT** (the “Term”) shall be for a period of [REDACTED], commencing on [REDACTED] (the “Commencement Date”) and ending on [REDACTED] (the “Expiration Date”), subject to the other provisions set forth in this **AGREEMENT**.

7. **LICENSEE** shall be permitted to access, install, maintain, operate, and remove an Air Monitoring Station and associated equipment at **OWNER’S PROPERTY**.

8. **LICENSEE**, at its own expense, shall maintain the good order and repair of the Air Monitoring Station and associated equipment.

9. **LICENSEE** shall obtain the written approval of **OWNER** prior to making any substantial addition, or alteration, change, or modification to **OWNER’S PROPERTY**.

10. **LICENSEE** shall be permitted to [REDACTED], to power the air monitoring station.

11. **LICENSEE** shall have road access and parking privileges for one (1) vehicle on **OWNER’S PROPERTY**. The vehicle shall be owned by **LICENSEE**.

12. **LICENSEE** shall be responsible to determine any zoning, easement, use or other approvals from local, state, and federal authorities required for **LICENSEE’S** intended use of **OWNER’S PROPERTY**. **LICENSEE**, at its own expense, shall obtain the required approvals from the applicable authorities prior to the commencement of **LICENSEE’S** use of **OWNER’S PROPERTY**. **LICENSEE** shall be solely responsible for any and all liability arising from the breach of this obligation.

13. **LICENSEE** shall have no authority to grant any easements, licenses, rights of way, or otherwise encumber **OWNER’S PROPERTY**.

14. **LICENSEE** shall have no other right to use **OWNER’S PROPERTY** except those rights conveyed in this **AGREEMENT**.

16. At any time prior to the end of the Term of this **AGREEMENT**, **OWNER** or **LICENSEE** may provide ninety (90) days' written notice informing the other party of the intention to terminate this **AGREEMENT**.

17. At the end of the Term of this **AGREEMENT** or termination by one party providing ninety (90) days' written notice to the other party, whichever occurs first, **LICENSEE** shall remove all materials placed on the premises and shall restore the premises to the same condition as it was found, to the reasonable satisfaction of the **OWNER**. **OWNER** shall have the right to waive this requirement if **OWNER** determines to have the benefit of any improvements made by **LICENSEE**.

18. If **OWNER** sells **OWNER'S PROPERTY** during the course of this **AGREEMENT**, **OWNER** and **LICENSEE** agree that purchaser of **OWNER'S PROPERTY** (hereinafter "**PURCHASER**") shall have the right to continue this **AGREEMENT** or terminate this **AGREEMENT**.

19. Within five (5) business days of the closing on the sale of **OWNER'S PROPERTY**, **OWNER** and/or **PURCHASER** will provide **LICENSEE** with written notice, signed by both **OWNER** and **PURCHASER**, of **PURCHASER'S** intention to continue this **AGREEMENT** or terminate this **AGREEMENT**.

20. Upon receiving written notice of **PURCHASER'S** intention to terminate this **AGREEMENT**, **LICENSEE** shall, within ninety (90) days of written notification, remove all materials placed on the premises and shall restore the premises to the same condition as it was found. **PURCHASER** shall have the right to waive this requirement if **PURCHASER** determines to have the benefit of any improvements made by **LICENSEE**.

21. If **OWNER** and/or **PURCHASER** do not provide **LICENSEE** with written notice of **PURCHASER'S** intention within five (5) business days of the closing on the sale of **OWNER'S PROPERTY**, this **AGREEMENT** shall remain in full force and effect.

22. The Commonwealth and its entities, including **LICENSEE**, are self-insured consistent with the limited waiver of sovereign immunity provided by law. **LICENSEE** shall maintain comprehensive general liability insurance to protect **LICENSEE** and **OWNER** from claims arising out of **LICENSEE'S** performance of this **AGREEMENT**. The comprehensive general liability insurance shall be for personal injury and property damage, a combined single limit of \$250,000 per person and \$1,000,000 per occurrence.

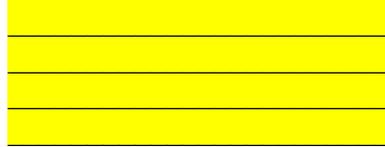
23. Neither **OWNER** nor **LICENSEE** shall assume any liabilities to each other. As to the liability to each other for injury or death to persons, or damages to property, the parties do not waive any defense as a result of entering into this **AGREEMENT**. This provision shall not be construed to limit the rights, claims or defenses of the **OWNER** or **LICENSEE** which arise as a matter of law pursuant to any provisions of this **AGREEMENT**.

24. Liability of the parties under this **AGREEMENT** will be determined by a court of competent jurisdiction. Nothing in this **AGREEMENT** will be construed to limit the sovereign immunity of the Commonwealth and its agencies, including **LICENSEE**, or subject any Commonwealth party to any liability not expressly authorized by law.

25. This **AGREEMENT** shall be interpreted in accordance with and governed by the laws of the Commonwealth of Pennsylvania.

26. All notices under this **AGREEMENT** must be in writing, and shall be validly given when sent to the address set forth below (or any other address that the party may have designated to the sender by like notice):

To **OWNER**:



To **LICENSEE**: Commonwealth of Pennsylvania
Department of Environmental Protection
Bureau of Office Services
15th Floor, Rachel Carson State Office Building
P.O. Box 8473
Harrisburg, Pennsylvania 17105-8473

27. All rights, duties and responsibilities under this **AGREEMENT** shall extend to and be binding upon the heirs, legal representatives, successors and assigns of both **OWNER** and **LICENSEE**.

28. **OWNER** represents and warrants that, as of the date of the execution of this **AGREEMENT**, he/she/it/they has the right and authority to execute this **AGREEMENT**. **OWNER** and his/her/its/their signatory represent that the signatory is fully authorized to execute this **AGREEMENT** on behalf of **OWNER**.

29. **LICENSEE** represents and warrants that, as of the date of the execution of this **AGREEMENT**, it has the right and authority to execute this **AGREEMENT**. **LICENSEE** and its signatory represent that the signatory is fully authorized to execute this **AGREEMENT** on behalf of **LICENSEE**.

30. This **AGREEMENT** may be executed in multiple counterparts, including counterparts that are manually signed and executed on paper, counterparts that are in the form of electronic records and executed electronically, or both. **OWNER** and **LICENSEE** agree that the electronic signature of any party designated on this **AGREEMENT'S** signature page are intended to authenticate this **AGREEMENT** and have the same force and effect as manual signatures. The term "electronic signature" means any electronic sound, symbol, or process attached to or logically associated with a record and executed and adopted by a party with the intent to sign such record, including pdf, facsimile,

or electronically imaged signatures provided by Adobe, DocuSign, or any other electronic signature provider. This **AGREEMENT** will be considered duly executed and delivered by any party affixing its electronic signature to an electronic file or when the signature of a party is delivered by facsimile transmission, delivered by scanned image (e.g. .pdf or .tiff file extension name) as an attachment to electronic mail (email), or delivered by another type of electronic transmission.

31. This **AGREEMENT** shall not be complete unless this **AGREEMENT** bears all the signature approvals of duly authorized representatives of each party designated on this **AGREEMENT'S** signature page. This **AGREEMENT** shall become fully effective when each party has executed and delivered at least one counterpart. All executed counterparts shall constitute an original and all of which shall together constitute one fully executed document.

IN WITNESS WHEREOF, the parties have duly executed this AGREEMENT on the date of the last Commonwealth signature.

OWNER:

[Redacted]

Name Printed: [Redacted] **Date:** [Redacted]
Title: [Redacted]
EIN or SS#: [Redacted]

LICENSEE:
Commonwealth of Pennsylvania
Department of Environmental Protection

Executive Deputy Secretary Date
of Administration and Management

Approved as to Legality and Form:

Pre-Approved Form # 7C-FA-37
Office of Attorney General Date

Chief/Assistant Counsel Date
Department of Environmental Protection

Pre-Approved Form # 7C-FA-37
Office of General Counsel Date

Approved:

Comptroller Date

Exhibit “A” - Proposed Air Monitoring Station Location

Insert Map and Description of Project:

NEW GARDEN TOWNSHIP - STAFF REPORT/RECOMMENDATION

REQUESTING DEPARTMENT: Township Manager

MEETING DATE: July 21st, 2025

SUBJECT/TOPIC: Avondale Fire Company & SCCEMS FY25 3rd Quarter Appropriation

BACKGROUND: The Avondale Fire Company has an approved FY 2025 budget for the following annual service costs to the Township:

- Fire - \$392,870.00
- EMS - \$699,089.00

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

- SCCEMS – \$99,288.00

As part of an ongoing annual payment agreement to appropriate funding to AFC and SCCEMS, the Township conducts quarterly (4) appropriations with the recommendation for the third FY25 payment of \$297,811.75.

FINANCIAL IMPACT: Total: FY 2025 Q3 - \$297,811.75 • AFC Fire - \$98,217.50 • AFC EMS - \$174,772.25 • SCCEMS - \$24,822.00	Budgeted:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
	Amount Budgeted:	\$1,191,247.00
	Amount Spent:	\$595,623.50
	Amount Requested:	\$297,811.75
	Budget Line Item(s):	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 FY2025 payment in the amount of \$297,811.75 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: July 21st, 2025

SUBJECT/TOPIC: FY25 Non-profit Appropriations

BACKGROUND: The adopted FY 2025 budget includes the following non-profit organization funding:

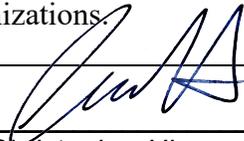
- Mighty Writers – \$15,000.00
- Kennett Area Community Services (KACS) – \$15,000.00
- Transportation Management Association of Chester County (TMACC/SCOOT) – \$10,000.00
- Kennett Area Senior Center (KASC) – \$5,000.00
 - Total - \$45,000.00

As part of the existing library referendum, the Township is obligated to appropriate 0.1 mill of the Township’s base assessed property value of \$830,685,600.00:

- Kennett Library – \$83,068.56

FINANCIAL IMPACT: Total: FY 2025 Total – \$128,068.56 • Misc Orgs – \$45,000.00 • Library – \$83,068.56	Budgeted:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
	Amount Budgeted:	\$127,600.00
	Amount Spent:	\$0.00
	Amount Requested:	\$128,068.56
	Budget Line Item(s):	01-400-540 Contributions to NonGovt Org 01-456-540 Contributions to NonGovt Org

STAFF RECOMMENDATION: That the Board of Supervisors appropriate a total amount of \$128,068.56 to the approved FY25 non-profit organizations.

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



July 7, 2025

NGTWP 00163

New Garden Township

Attn: Chris Himes, Township Manager
299 Starr Road
Landenberg, PA 19350

**RE: Longwood at Stonebridge (Thompson Tract) – 141 & 160 Thompson Road
Financial Security Release No. 4**

Dear Chris:

We have received a request for a reduction of the secured funds for the referenced project. Based upon field observations by our office, we recommend the following release in accordance with the attached documents:

Original Escrow Amount	\$	4,233,536.00
Released to Date	\$	<u>1,059,198.57</u>
Balance Prior to This Release.....	\$	3,174,337.43
Recommended by This Release	\$	<u>231,077.09</u>
Balance After This Release.....	\$	2,943,260.34

Included in this release are the following items: *Earthwork, Storm Sewer – Onsite. Storm Sewer – Off Site, Thompson Road Improvements, and 10% Mark-Up.*

In providing this information as to the status of the construction, Pennoni makes no representations (except where expressly stated herein to the contrary) as to the quality of the construction to date; its final conformance with applicable plans, specifications or municipal requirements; its ability to pass any applicable test requirements, or the cost or degree of future work, which will be required to complete the work to conform with applicable requirements. The information provided herein shall not be used by the recipient in determining any type of cost estimate except at the recipients own risk, and Pennoni expressly disclaims any and all liability for claims or damages arising from any construction deficiencies hereafter discovered.

Should you have any questions or comments, please contact the undersigned.

Sincerely,
PENNONI ASSOCIATES INC.

Nathan M. Cline, PE
Township Engineer

cc (via email): Township Team
Project Team

DECLARATION OF COMPLETION
ESCROW RELEASE No. 4

We the undersigned hereby declare that the work performed relative to construction at Longwood at Stonebridge (Thompson Tract) – 141 & 160 Thompson Road has been completed to the extent of \$231,077.09 and this Declaration authorizes the reduction of the escrow by the sum of \$231,077.09.

It is hereby agreed that the release of the said funds as authorized by this Declaration shall not be construed as the acceptance of work by the Township nor shall this Declaration act or constitute as any waiver by the Township of the work as completed. The Township reserves the right to inspect the said work and to require the Developer to correct any and all deficiencies.

Date: _____

Chris Himes
Township Manager

Date: 07/07/2025



Nathan M. Cline, PE
PENNONI
Township Engineer

Attn: Chris Himes, Township Manager
Re: Longwood at Stonebridge (Thompson Tract) - 141 & 160 Thompson Road

In accordance with the Township-Builders Escrow Agreement for public improvements for the above referenced project, we hereby request public monies to be released from escrow for the following items of work which have been completed:

Site Improvement Escrow Estimates and Reduction Request
DATED:10/8/2024 - REVISED: 1/07/25

DESCRIPTION	QUANTITY UNITS	UNITS	UNIT PRICE	TOTAL COST	PREVIOUSLY APPROVED	THIS PERIOD	TOTAL COMPLETED	BALANCE TO FINISH
A) Stakeout/ Survey								
a. Construction Stakeout	1	LS	\$ 71,409.00	\$ 71,409.00	\$ 25,648.00	\$ -	\$ 25,648.00	\$ 45,761.00
b. Monument-Concrete (see below under Dedication)	1	LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
c. Monument-iron pins for DEDICATION- (see below)	1	LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal:				\$ 71,409.00	\$ 25,648.00	\$ -	\$ 25,648.00	\$ 45,761.00
B) Clearing								
a. Clear and Grub (incl trees inside GH's)	1	LS	\$ 90,369.00	\$ 90,369.00	\$ 90,369.00	\$ -	\$ 90,369.00	\$ -
Subtotal:				\$ 90,369.00	\$ 90,369.00	\$ -	\$ 90,369.00	\$ -
C) Act 2 Remediation - Greenhouses ("GH")								
a. Remove Topsoil at Greenhouses	1	LS	\$ 79,760.00	\$ 79,760.00	\$ 77,760.00	\$ -	\$ 77,760.00	\$ 2,000.00
Subtotal:				\$ 79,760.00	\$ 77,760.00	\$ -	\$ 77,760.00	\$ 2,000.00
D) Demolition Other Structures								
a. removed glass and wood frames from old GH's	1	LS	\$ 199,873.00	\$ 199,873.00	\$ 199,873.00	\$ -	\$ 199,873.00	\$ -
b. demolish chimney		incl abv.						
c. remove GH concrete planters & walls		incl abv.						
d. remove Existing Houses		incl abv.						
Subtotal:				\$ 199,873.00	\$ 199,873.00	\$ -	\$ 199,873.00	\$ -
E) Sedimentation and Erosion Control								
a. Construction Entrance	176	TON	\$ 46.50	\$ 8,184.00	\$ 5,728.80	\$ -	\$ 5,728.80	\$ 2,455.20
b. Concrete Washout	2	LS	\$ 857.00	\$ 1,714.00	\$ -	\$ -	\$ -	\$ 1,714.00
c. 36" tall Compost Filter Sock	100	LF	\$ 24.81	\$ 2,481.00	\$ 2,481.00	\$ -	\$ 2,481.00	\$ -
d. 12" filter sock Pre-Bulk	1700	LF	\$ 3.43	\$ 5,831.00	\$ 5,831.00	\$ -	\$ 5,831.00	\$ -
e. 18" filter sock Pre-Bulk	800	LF	\$ 5.79	\$ 4,632.00	\$ 4,632.00	\$ -	\$ 4,632.00	\$ -
f. 24" filter sock Pre-Bulk	4600	LF	\$ 10.63	\$ 48,898.00	\$ 48,898.00	\$ -	\$ 48,898.00	\$ -
g. 32" filter sock Pre-Bulk	420	LF	\$ 13.88	\$ 5,829.60	\$ 5,829.60	\$ -	\$ 5,829.60	\$ -
h. Orange Construction fence	6000	LF	\$ 1.89	\$ 11,340.00	\$ 11,340.00	\$ -	\$ 11,340.00	\$ -
i. 18" Silt Fence stockpiles	600	LF	\$ 1.59	\$ 954.00	\$ 954.00	\$ -	\$ 954.00	\$ -
j. Super Silt Fence Baffle Trap A (3' height)	160	LF	\$ 15.36	\$ 2,457.60	\$ 2,457.60	\$ -	\$ 2,457.60	\$ -
k. Super Silt Fence Baffle Trap B (3' height)	230	LF	\$ 15.36	\$ 3,532.80	\$ 3,532.80	\$ -	\$ 3,532.80	\$ -
l. S-75 Curlex, Rake & Seed	275500	SF	\$ 0.18	\$ 49,590.00	\$ 24,795.00	\$ -	\$ 24,795.00	\$ 24,795.00
m. Temporary Berms	800	LF	\$ 6.22	\$ 4,976.00	\$ 4,976.00	\$ -	\$ 4,976.00	\$ -
n. Inlet Protection	56	EA	\$ 466.25	\$ 26,110.00	\$ -	\$ -	\$ -	\$ 26,110.00
o. Temporary Seed, Mulch, Crimp	645258	SF	\$ 0.04	\$ 25,810.32	\$ 12,905.16	\$ -	\$ 12,905.16	\$ 12,905.16
p. Maintain & Removed E&S Controls	1	LS	\$ 19,314.38	\$ 19,314.38	\$ -	\$ -	\$ -	\$ 19,314.38
Subtotal:				\$ 221,654.70	\$ 134,360.96	\$ -	\$ 134,360.96	\$ 87,293.74
F) BMP#1 Sediment Basin A								
a. Strip topsoil	1521	CY	\$ 2.11	\$ 3,209.31	\$ 3,209.31	\$ -	\$ 3,209.31	\$ -
b. Cuts to fills	2393	CY	\$ 2.42	\$ 5,791.06	\$ 5,791.06	\$ -	\$ 5,791.06	\$ -
c. Clay cut-off trench	1	LS	\$ 4,009.62	\$ 4,009.62	\$ 4,009.62	\$ -	\$ 4,009.62	\$ -
d. Fine Grade Basin	52426	SF	\$ 0.08	\$ 4,194.08	\$ 4,194.08	\$ -	\$ 4,194.08	\$ -
e. Outlet Structure OS-49 w/ skimmer	1	EA	\$ 6,709.51	\$ 6,709.51	\$ 6,709.51	\$ -	\$ 6,709.51	\$ -
f. 15" RCP FES A-3	35	LF	\$ 159.28	\$ 5,574.80	\$ 5,574.80	\$ -	\$ 5,574.80	\$ -
g. 15" RCP w/ 3.5"x3.5"x1' Anti-seep collar	1	EA	\$ 903.30	\$ 903.30	\$ 903.30	\$ -	\$ 903.30	\$ -
h. R5 Rip-Rap Apron	16	TON	\$ 93.24	\$ 1,491.84	\$ 1,491.84	\$ -	\$ 1,491.84	\$ -
i. Topsoil Respread	1942	CY	\$ 5.14	\$ 9,981.88	\$ 9,981.88	\$ -	\$ 9,981.88	\$ -
Subtotal:				\$ 41,865.40	\$ 41,865.40	\$ -	\$ 41,865.40	\$ -
NOTE: BMP #2 Infiltration Trench listed below under "T) SWM Drywell Conversions"								
G) BMP #3 Sediment Basin C								
a. Strip Topsoil	2546	CY	\$ 5.85	\$ 14,894.10	\$ 14,894.10	\$ -	\$ 14,894.10	\$ -
b. Cuts to Fills	2094	CY	\$ 5.72	\$ 11,977.68	\$ 11,977.68	\$ -	\$ 11,977.68	\$ -
c. Cuts to Site fills	2204	CY	\$ 5.72	\$ 12,606.88	\$ 12,606.88	\$ -	\$ 12,606.88	\$ -
d. Clay Cut-Off Trench	1	LS	\$ 8,019.23	\$ 8,019.23	\$ 8,019.23	\$ -	\$ 8,019.23	\$ -
e. Fine Grade Basin	69848	SF	\$ 0.08	\$ 5,587.84	\$ 5,587.84	\$ -	\$ 5,587.84	\$ -
f. Outlet Structure C-26	1	EA	\$ 6,709.51	\$ 6,709.51	\$ 6,709.51	\$ -	\$ 6,709.51	\$ -
g. 15" RCP w/ 3.5"x3.5"x1' Anti-seep collar	45	LF	\$ 128.55	\$ 5,784.75	\$ 5,784.75	\$ -	\$ 5,784.75	\$ -
h. R-5 Rip-Rap Apron	50	TON	\$ 93.24	\$ 4,662.00	\$ 4,662.00	\$ -	\$ 4,662.00	\$ -
i. Topsoil Respread	2587	CY	\$ 8.44	\$ 21,834.28	\$ 21,834.28	\$ -	\$ 21,834.28	\$ -
Subtotal:				\$ 92,076.27	\$ 92,076.27	\$ -	\$ 92,076.27	\$ -

DESCRIPTION	QUANTITY UNITS	UNITS	UNIT PRICE	TOTAL COST	PREVIOUSLY APPROVED	THIS PERIOD	TOTAL COMPLETED	BALANCE TO FINISH
H) BMP #4 Sediment Basin B								
a. Strip Topsoil	1717	CY	\$ 2.11	\$ 3,622.87	\$ 3,622.87	\$ -	\$ 3,622.87	\$ -
b. Cuts to Fills	4782	CY	\$ 2.42	\$ 11,572.44	\$ 11,572.44	\$ -	\$ 11,572.44	\$ -
c. Cuts to Site fills	1	LS	\$ 4,009.62	\$ 4,009.62	\$ 4,009.62	\$ -	\$ 4,009.62	\$ -
d. Clay Cut-Off Trench	59468	SF	\$ 0.08	\$ 4,757.44	\$ 4,757.44	\$ -	\$ 4,757.44	\$ -
e. Fine Grade Basin	1	EA	\$ 6,709.51	\$ 6,709.51	\$ 6,709.51	\$ -	\$ 6,709.51	\$ -
f. Outlet Structure C-26	40	LF	\$ 139.37	\$ 5,574.80	\$ 5,574.80	\$ -	\$ 5,574.80	\$ -
g. 15" RCP w/ 3.5"x3.5"x1" Anti-seep collar	1	EA	\$ 903.30	\$ 903.30	\$ 903.30	\$ -	\$ 903.30	\$ -
h. R-5 Rip Rap Apron	14	TON	\$ 93.24	\$ 1,305.36	\$ 1,305.36	\$ -	\$ 1,305.36	\$ -
i. Topsoil Respread	2203	CY	\$ 5.14	\$ 11,323.42	\$ 11,323.42	\$ -	\$ 11,323.42	\$ -
Subtotal:				\$ 49,778.76	\$ 49,778.76	\$ -	\$ 49,778.76	\$ -
I) Earthwork								
a. Strip Topsoil	22969	CY	\$ 2.11	\$ 48,464.59	\$ 48,464.59	\$ -	\$ 48,464.59	\$ -
b. Cuts to Fills	96787	CY	\$ 2.42	\$ 234,224.54	\$ 221,224.54	\$ 13,000.00	\$ 234,224.54	\$ -
c. Find Grade/ Pad Lots	504285	SF	\$ 0.04	\$ 20,171.40	\$ 10,085.70	\$ 10,085.70	\$ 20,171.40	\$ -
d. Fine Grade Paving Subgrade	12093	SY	\$ 1.27	\$ 15,358.11	\$ -	\$ -	\$ -	\$ 15,358.11
e. Topsoil Re-Spread in Open Spaces	6842	CY	\$ 3.06	\$ 20,936.52	\$ -	\$ 16,749.00	\$ 16,749.00	\$ 4,187.52
Subtotal:				\$ 339,155.16	\$ 279,774.83	\$ 39,834.70	\$ 319,609.53	\$ 19,545.63
J) Sanitary Sewer (Aqua wastewater -NON Twp owned items) Cost details listed below Township Bonded Items for Reference								
K) On-Lot Sanitary Sanitary Sewer Laterals & Grinder Pumps (owned by individual Homeowners)								
a. Sanitary Sewer Laterals w/ cleanout on individual Lots	45	EA	\$ 1,500.00	\$ 67,500.00	\$ -	\$ -	\$ -	\$ 67,500.00
b. Forcemain Lateral w/ curb stop on individual Lots	6	EA	\$ 1,500.00	\$ 9,000.00	\$ -	\$ -	\$ -	\$ 9,000.00
c. Grinder Pumps for individual houses	6	EA	\$ 7,553.00	\$ 45,318.00	\$ -	\$ -	\$ -	\$ 45,318.00
Subtotal:				\$ 121,818.00	\$ -	\$ -	\$ -	\$ 121,818.00
L) Force Main - OFFsite (Aqua Wastewater - NON Twp owned items) Cost details listed below the Township Bonded Items for Reference								
M) Pump Station - (Aqua Wastewater - NON Twp owned items) Cost details listed below the Township Bonded Items for Reference								
N.1) Storm Sewer - Onsite								
a. 15" RCP	2100	LF	\$ 53.30	\$ 111,930.00	\$ -	\$ 33,579.00	\$ 33,579.00	\$ 78,351.00
b. 18" RCP	387	LF	\$ 61.06	\$ 23,630.22	\$ -	\$ 7,089.10	\$ 7,089.10	\$ 16,541.12
c. 24" RCP	346	LF	\$ 84.07	\$ 29,088.22	\$ -	\$ 8,726.47	\$ 8,726.47	\$ 20,361.75
d. 15" HDPE	1000	LF	\$ 45.19	\$ 45,190.00	\$ -	\$ 13,557.00	\$ 13,557.00	\$ 31,633.00
e. 18" HDPE	527	LF	\$ 51.91	\$ 27,356.57	\$ -	\$ 8,206.97	\$ 8,206.97	\$ 19,149.60
f. 24" HDPE	172	LF	\$ 70.36	\$ 12,101.92	\$ -	\$ 3,630.58	\$ 3,630.58	\$ 8,471.34
g. Type C Inlets	32	EA	\$ 3,879.08	\$ 124,130.56	\$ -	\$ 37,239.17	\$ 37,239.17	\$ 86,891.39
h. Type M Inlets	9	EA	\$ 3,565.18	\$ 32,086.62	\$ -	\$ 9,625.99	\$ 9,625.99	\$ 22,460.63
i. Type C Inlets Double	8	EA	\$ 7,965.91	\$ 63,727.28	\$ -	\$ 17,118.18	\$ 17,118.18	\$ 46,609.10
j. Type M Inlets Double	1	EA	\$ 5,461.57	\$ 5,461.57	\$ -	\$ 1,638.47	\$ 1,638.47	\$ 3,823.10
k. 15" HDPE Flaired End Section	1	EA	\$ 1,034.95	\$ 1,034.95	\$ 1,034.95	\$ -	\$ 1,034.95	\$ -
l. 18" HDPE Flaired End Section	2	EA	\$ 1,131.24	\$ 2,262.48	\$ 1,131.24	\$ 339.37	\$ 1,470.61	\$ 791.87
m. 24" HDPE Flaired End Section	1	EA	\$ 1,195.44	\$ 1,195.44	\$ 1,195.44	\$ -	\$ 1,195.44	\$ -
n. R-4 Rip Rap Apron (1 ea.)	26	TON	\$ 89.38	\$ 2,323.88	\$ -	\$ 697.16	\$ 697.16	\$ 1,626.72
o. R-5 Rip Rap Apron (1 ea.)	14	TON	\$ 93.24	\$ 1,305.36	\$ -	\$ 391.61	\$ 391.61	\$ 913.75
Subtotal:				\$ 482,825.07	\$ 3,361.63	\$ 141,839.07	\$ 145,200.70	\$ 337,624.37
N.2) Storm Sewer - OFFsite								
a. 24" RCP	230	LF	\$ 135.53	\$ 31,171.90	\$ -	\$ 15,585.95	\$ 15,585.95	\$ 15,585.95
b. 24" RCP Flaired End Section	2	EA	\$ 1,606.31	\$ 3,212.62	\$ -	\$ 3,212.62	\$ 3,212.62	\$ -
c. R-4 Rip Rap Apron (1 ea.)	22	TON	\$ 93.24	\$ 2,051.28	\$ -	\$ 2,051.28	\$ 2,051.28	\$ -
d. R-5 Rip Rap Apron (1 ea.)	44	TON	\$ 135.44	\$ 5,959.36	\$ -	\$ 5,959.36	\$ 5,959.36	\$ -
Subtotal:				\$ 42,395.16	\$ -	\$ 26,809.21	\$ 26,809.21	\$ 15,585.95
O) Waterline - Onsite (CWA Owned - NON Twp owned items) Cost Details listed below the Township Bonded Items for Reference								
P) Waterline - OFFsite - Hillendale Rd Water Main (Aqua Wastewater - NON Twp owned items) Cost details listed below Township Bonded Items for Reference								
Q) Roadway - Onsite Curb & Paving								
a. Curbs - 8" x 18" Upright Curb	7612	LF	\$ 26.76	\$ 203,697.12	\$ -	\$ -	\$ -	\$ 203,697.12
b. Fine Grade & Compact Paving Areas	12093	SY	\$ 0.59	\$ 7,134.87	\$ -	\$ -	\$ -	\$ 7,134.87
c. 6" 2A Modified Stone Subbase	12093	SY	\$ 11.81	\$ 142,818.33	\$ -	\$ -	\$ -	\$ 142,818.33
d. 5" Super Pave Base Course 25 mm	11147	SY	\$ 24.81	\$ 276,557.07	\$ -	\$ -	\$ -	\$ 276,557.07
e. 2.5" Super Pave Binder Course 19 mm	11147	SY	\$ 15.36	\$ 171,217.92	\$ -	\$ -	\$ -	\$ 171,217.92
Wearing Course with DEDICATION items below:								
f. Sweep & Tack Coat - done at Dedication	11147	SY	\$ 1.18	\$ 13,153.46	\$ -	\$ -	\$ -	\$ 13,153.46
g. 1.5" Super Pave Wearing Course 9.5 mm - at Dedication	11147	SY	\$ 11.12	\$ 123,954.64	\$ -	\$ -	\$ -	\$ 123,954.64
h. curb joint sealing - done at Dedication	7612	LF	\$ 0.59	\$ 4,491.08	\$ -	\$ -	\$ -	\$ 4,491.08
Subtotal:				\$ 943,024.49	\$ -	\$ -	\$ -	\$ 943,024.49

DESCRIPTION	QUANTITY UNITS	UNITS	UNIT PRICE	TOTAL COST	PREVIOUSLY APPROVED	THIS PERIOD	TOTAL COMPLETED	BALANCE TO FINISH
R) Thompson Road Improvements								
a. Sawcut	1345	LF	\$ 1.18	\$ 1,587.10	\$ -	\$ 1,587.10	\$ 1,587.10	\$ -
b. Widening Box Out 15"	465	CY	\$ 35.44	\$ 16,479.60	\$ -	\$ -	\$ -	\$ 16,479.60
c. Widening Place 6" Modified Subbase	525	SY	\$ 11.81	\$ 6,200.25	\$ -	\$ -	\$ -	\$ 6,200.25
d. Widening 5" Super Pave Base Course 25 mm	525	SY	\$ 24.81	\$ 13,025.25	\$ -	\$ -	\$ -	\$ 13,025.25
e. Widening 2.5" Super Pave Binder 19 mm	525	SY	\$ 15.36	\$ 8,064.00	\$ -	\$ -	\$ -	\$ 8,064.00
f. FD Reconstruction Box Out 15"	667	CY	\$ 35.44	\$ 23,638.48	\$ -	\$ -	\$ -	\$ 23,638.48
g. Fine Grade Areas FD Reconstruction Areas	1600	SY	\$ 0.59	\$ 944.00	\$ -	\$ -	\$ -	\$ 944.00
h. Place 2A Modified Subbase - FD Reconstruction Areas	1600	SY	\$ 11.81	\$ 18,896.00	\$ -	\$ -	\$ -	\$ 18,896.00
i. 5" Super Pave Base Course 25 mm - FD Reconstruction Areas	1600	SY	\$ 24.81	\$ 39,696.00	\$ -	\$ -	\$ -	\$ 39,696.00
j. 2.5" Super Pave Binder 19 mm - Reconstruction Areas	1600	SY	\$ 15.36	\$ 24,576.00	\$ -	\$ -	\$ -	\$ 24,576.00
k. Sweep & Tack	1880	SY	\$ 1.18	\$ 2,218.40	\$ -	\$ -	\$ -	\$ 2,218.40
l. Asphalt Milling 4"	1840	SY	\$ 9.45	\$ 17,388.00	\$ -	\$ -	\$ -	\$ 17,388.00
m. Asphalt Milling 1.5"	3820	SY	\$ 5.91	\$ 22,576.20	\$ -	\$ -	\$ -	\$ 22,576.20
n. Sweep & Tack	5943	SY	\$ 1.18	\$ 7,012.74	\$ -	\$ -	\$ -	\$ 7,012.74
o. 1.5" Super Pave Wearing Course 9.5 mm Overlay	5943	SY	\$ 14.18	\$ 84,271.74	\$ -	\$ -	\$ -	\$ 84,271.74
p. 2" Super Pave Binder 19 mm - Reclamation Areas	1381	SY	\$ 14.77	\$ 20,397.37	\$ -	\$ -	\$ -	\$ 20,397.37
q. 2" Super Pave Wearing Course 9.5 mm - Reclamation Areas	1381	SY	\$ 15.36	\$ 21,212.16	\$ -	\$ -	\$ -	\$ 21,212.16
r. Striping & Signage	1	LS	\$ 3,248.00	\$ 3,248.00	\$ -	\$ -	\$ -	\$ 3,248.00
s. Underdrain	260	LF	\$ 19.35	\$ 5,031.00	\$ -	\$ -	\$ -	\$ 5,031.00
t. Guiderail - complete	250	SY	\$ 79.32	\$ 19,830.00	\$ -	\$ -	\$ -	\$ 19,830.00
u. Fine Grade and place 4" stone for sidewalk	700	SF	\$ 4.49	\$ 3,143.00	\$ -	\$ -	\$ -	\$ 3,143.00
v. 4" Concrete Sidewalk	700	SF	\$ 6.79	\$ 4,753.00	\$ -	\$ -	\$ -	\$ 4,753.00
w. Thompson Road Traffic Control/DETOUR	1	LS	\$ 15,603.59	\$ 15,603.59	\$ -	\$ -	\$ -	\$ 15,603.59
Subtotal:				\$ 379,791.88	\$ -	\$ 1,587.10	\$ 1,587.10	\$ 378,204.78
S) Landscaping & Sidewalks								
a. Landscaping - Street Trees	1	LS	\$ 97,735.00	\$ 97,735.00	\$ -	\$ -	\$ -	\$ 97,735.00
b. Landscaping - Buffer Plantings	1	LS	\$ 32,064.00	\$ 32,064.00	\$ -	\$ -	\$ -	\$ 32,064.00
c. Landscaping - Detention Basin Plantings	1	LS	\$ 13,461.00	\$ 13,461.00	\$ -	\$ -	\$ -	\$ 13,461.00
d. Landscaping - Woodland Restoration Plants (3.25 ac)	1	LS	\$ 29,575.00	\$ 29,575.00	\$ -	\$ -	\$ -	\$ 29,575.00
e. Landscaping - Native Detention Basin Area Seeding	1	LS	\$ 8,790.00	\$ 8,790.00	\$ -	\$ -	\$ -	\$ 8,790.00
f. Landscaping - Walking Paths - Smooth & Seed	1	LS	\$ 4,550.00	\$ 4,550.00	\$ -	\$ -	\$ -	\$ 4,550.00
g. Sidewalks - public	12800	SF	\$ 6.79	\$ 86,912.00	\$ -	\$ -	\$ -	\$ 86,912.00
h. Sidewalks - Driveway Aprons - 6" thick	5940	SF	\$ 7.98	\$ 47,405.36	\$ -	\$ -	\$ -	\$ 47,405.36
i. ADA Handicap Ramps/ Domes	130	SF	\$ 40.16	\$ 5,220.80	\$ -	\$ -	\$ -	\$ 5,220.80
j. Incasice Species Identification/ Removal	1	LS	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00
k. Meadow Area Maintenance	1	LS	\$ 18,000.00	\$ 18,000.00	\$ -	\$ -	\$ -	\$ 18,000.00
l. Woodland Restoration Planting Maintenance	3.2	AC	\$ 10,000.00	\$ 32,000.00	\$ -	\$ -	\$ -	\$ 32,000.00
Subtotal:				\$ 380,713.16	\$ -	\$ -	\$ -	\$ 380,713
T) SWM - Basin Dry Well Conversions & Infiltration Trench (BMP#2)								
a. BMP#2 SWM - Infiltration Trench D 8'x105'x5' deep	105	LF	\$ 303.32	\$ 31,848.60	\$ -	\$ -	\$ -	\$ 31,848.60
a. BMP#1 Basin A Conversion - Remove E&S, Dewater Basin	1	LS	\$ 10,156.27	\$ 10,156.27	\$ -	\$ -	\$ -	\$ 10,156.27
b. BMP#1 Basin A Conversion - Place 12" #57 stone w/ Geotextile	460	TON	\$ 41.58	\$ 19,126.80	\$ -	\$ -	\$ -	\$ 19,126.80
c. BMP#1 Basin A Conversion - SC-150 Matting, Rake & Seed	6000	SF	\$ 0.28	\$ 1,680.00	\$ -	\$ -	\$ -	\$ 1,680.00
a. BMP#3 Basin C Conversion - Remove E&S, Dewater Basin	1	LS	\$ 13,747.90	\$ 13,747.90	\$ -	\$ -	\$ -	\$ 13,747.90
b. BMP#3 Basin C Conversion - Place 12" #57 stone w/ Geotextile	1135	TON	\$ 41.58	\$ 47,193.30	\$ -	\$ -	\$ -	\$ 47,193.30
c. BMP#3 Basin C Conversion - SC-150 Matting, Rake & Seed	6000	SF	\$ 0.28	\$ 1,680.00	\$ -	\$ -	\$ -	\$ 1,680.00
a. BMP#4 Basin B Conversion - Remove E&S, Dewater Basin	1	LS	\$ 10,975.56	\$ 10,975.56	\$ -	\$ -	\$ -	\$ 10,975.56
b. BMP#4 Basin B Conversion - Place 12" #57 stone w/ Geotextile	795	TON	\$ 41.58	\$ 33,056.10	\$ -	\$ -	\$ -	\$ 33,056.10
c. BMP#4 Basin B Conversion - SC-150 Matting, Rake & Seed	6000	SF	\$ 0.28	\$ 1,680.00	\$ -	\$ -	\$ -	\$ 1,680.00
Subtotal:				\$ 171,144.53	\$ -	\$ -	\$ -	\$ 171,145
U) Misc. & Dedication Items								
a. Pavement Markings & Signage	1	LS	\$ 915.50	\$ 915.50	\$ -	\$ -	\$ -	\$ 915.50
b. Survey As-Builts for dedication	1	LS	\$ 13,650.00	\$ 13,650.00	\$ -	\$ -	\$ -	\$ 13,650.00
c. Survey Concrete Monuments & Pins for Dedication	1	LS	\$ 18,200.00	\$ 18,200.00	\$ -	\$ -	\$ -	\$ 18,200.00
d. Paving - Wearing Course - INCL ABOVE Section Q	1	LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
e. Municipal Inspections (excludes water & sewer insp)	1	LS	\$ 22,750.00	\$ 22,750.00	\$ -	\$ -	\$ -	\$ 22,750.00
f. Water & Sewer Inspections (Not Twp proj)	1	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
g. Site Consultant/ Soil Compaction Testing	1	LS	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ 25,000.00
h. Street Lighting	13	EA	\$ 4,000.00	\$ 52,000.00	\$ -	\$ -	\$ -	\$ 52,000.00
i. NPDES Notice of Termination (NOT) activities	1	LS	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00
j. Signage and striping	1	LS	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -	\$ -	\$ 3,500.00
Subtotal:				\$ 141,015.50	\$ -	\$ -	\$ -	\$ 141,015.50
Subtotal (Items A-V):				\$ 3,848,669.08	\$ 994,867.85	\$ 210,070.08	\$ 1,204,937.93	\$ 2,643,731.15
V) 10% Mark-Up per MPC for Township Owned Projects				\$ 384,866.92	\$ 64,330.72	\$ 21,007.01	\$ 85,337.73	\$ 299,529.19
TOTAL:				\$ 4,233,536.00	\$ 1,059,198.57	\$ 231,077.09	\$ 1,290,275.66	\$ 2,943,260.34



July 7, 2025

NGTWP00158

Attn: Chris Himes, Township Manager
New Garden Township
299 Starr Road
Landenberg, PA 19350

RE: Copperleaf Ridge (formerly Rouse Chamberlain) – 156 & 162 Bancroft Road
Financial Release No. 4

Dear Chris:

We have received a request for a reduction of the financial security for the above referenced project. Based upon field inspections, we recommend the following release in accordance with the attached documents:

Original Escrow Amount	\$	2,761,886.52
Released to Date	\$	<u>714,275.54</u>
Balance Prior to This Release.....	\$	2,047,610.98
Recommended by This Release	\$	<u>279,371.74</u>
Balance After This Release.....	\$	1,768,239.24

Included in this release are the following items: *Storm Sewer Construction and Contingency.*

In providing this information as to the status of the construction, Pennoni Associates Inc. makes no representations (except where expressly stated herein to the contrary) as to the quality of the construction to date; its final conformance with applicable plans, specifications, or municipal requirements; its ability to pass any applicable test requirements, or the cost or degree of future work, which will be required to complete the work to conform with applicable requirements. The information provided herein shall not be used by the recipient in determining any type of cost estimate except at the recipients own risk, and Pennoni Associates Inc. expressly disclaims any and all liability for claims or damages arising from any construction deficiencies hereafter discovered.

Should you have any questions or comments, please contact the undersigned.

Sincerely,

PENNONI ASSOCIATES INC.

Nathan M. Cline, PE
Township Engineer

cc: Greg Graham, Rouse Chamberlin

DECLARATION OF COMPLETION
ESCROW RELEASE No. 4

We the undersigned hereby declare that the work performed relative to construction at Copperleaf Ridge has been completed to the extent of \$279,371.74 and this Declaration authorizes the reduction of the escrow by the sum of \$279,371.74.

It is hereby agreed that the release of the said funds as authorized by this Declaration shall not be construed as the acceptance of work by the Township nor shall this Declaration act or constitute as any waiver by the Township of the work as completed. The Township reserves the right to inspect the said work and to require the Developer to correct any and all deficiencies.

Date: _____

Chris Himes
Township Manager

Date: 07/07/2025



Nathan M. Cline, PE
PENNONI
Township Engineer

Attn: Chris Himes
 Re: Copperleaf Ridge

In accordance with the Township-Builders Escrow Agreement for public improvements for the above referenced project, we hereby request public monies to be released from escrow for the following items of work which have been completed:

Item	Description of Work	Scheduled value	Previously approved	This period	Total completed	Balance to finish
1	<u>Mobilization</u>					
a.	Mobilization	\$ 16,000.00	\$ 8,000.00	\$ -	\$ 8,000.00	\$ 8,000.00
	Subtotal	\$ 16,000.00	\$ 8,000.00	\$ -	\$ 8,000.00	\$ 8,000.00
	Combined Mobilization This Period- Subtotal			\$ -		
2	<u>Demolition</u>					
a.	Removal of Existing Features (Wire Fence, Chain-link Fence, Concrete, Pumphouse, etc.)	\$ 29,740.15	\$ 29,740.15	\$ -	\$ 29,740.15	\$ -
	Subtotal	\$ 29,740.15	\$ 29,740.15	\$ -	\$ 29,740.15	\$ -
	Combined Demolition This Period- Subtotal			\$ -		
3	<u>Erosion Control</u>					
a.	Extended Construction Entrance	\$ 12,327.08	\$ 12,327.08	\$ -	\$ 12,327.08	\$ -
b.	OCF/Tree Protection Fence	\$ 11,861.30	\$ 11,861.30	\$ -	\$ 11,861.30	\$ -
c.	Stil Sock Inlet Protection	\$ 8,319.34	\$ 8,319.34	\$ -	\$ 8,319.34	\$ -
d.	18" Silt Sock	\$ 12,155.00	\$ 12,155.00	\$ -	\$ 12,155.00	\$ -
e.	Temp Seed Topsoil Stockpiles	\$ 1,500.00	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -
f.	Maintenance of E&S	\$ 4,500.00	\$ -	\$ -	\$ -	\$ 4,500.00
g.	Orange Construction Fence (Infiltration Areas)(Added Above)	\$ -	\$ -	\$ -	\$ -	\$ -
h.	Staging Area (no staging areas on plans)	\$ -	\$ -	\$ -	\$ -	\$ -
i.	E&S Removal	\$ 7,500.00	\$ -	\$ -	\$ -	\$ 7,500.00
j.	12" Sock	\$ 3,960.50	\$ 3,960.50	\$ -	\$ 3,960.50	\$ -
k.	32" Sock	\$ 4,239.90	\$ 4,239.90	\$ -	\$ 4,239.90	\$ -
l.	Temporary Swale #4	\$ 1,152.00	\$ 1,152.00	\$ -	\$ 1,152.00	\$ -
m.	N.A.G. S-75 Erosion Control Blanket	\$ 7,863.75	\$ 7,863.75	\$ -	\$ 7,863.75	\$ -
n.	Temp Seed and Mulch (incl above)	\$ -	\$ -	\$ -	\$ -	\$ -
o.	Permanent Seed and Mulch	\$ 8,500.00	\$ -	\$ -	\$ -	\$ 8,500.00
	Subtotal	\$ 83,878.87	\$ 63,378.87	\$ -	\$ 63,378.87	\$ 20,500.00
	Combined Erosion Control This Period - Subtotal			\$ -		
4	<u>Sediment Basin 1</u>					
a.	De-Watering Facility	\$ 358.87	\$ 358.87	\$ -	\$ 358.87	\$ -
b.	Clean Out Stake	\$ 67.83	\$ 67.83	\$ -	\$ 67.83	\$ -
c.	Strip Topsoil & Stockpile	\$ 3,281.25	\$ 3,281.25	\$ -	\$ 3,281.25	\$ -
d.	Cut, Fill & Compact	\$ 1,556.25	\$ 1,556.25	\$ -	\$ 1,556.25	\$ -
e.	Cut Excess to Roads and Compact	\$ 9,856.25	\$ 9,856.25	\$ -	\$ 9,856.25	\$ -
f.	Excavate/Backfill Basin Key Trench	\$ 3,664.00	\$ 3,664.00	\$ -	\$ 3,664.00	\$ -
g.	Replace Topsoil	\$ 5,125.00	\$ 5,125.00	\$ -	\$ 5,125.00	\$ -
h.	P300 Spillway Matting w Rip Rap Dissipator	\$ 9,941.75	\$ 9,941.75	\$ -	\$ 9,941.75	\$ -
i.	Dewater Exsiting Basin	\$ 14,557.95	\$ 14,557.95	\$ -	\$ 14,557.95	\$ -
j.	Rake & Seed	\$ 5,652.50	\$ 5,652.50	\$ -	\$ 5,652.50	\$ -
k.	Baffle Wall	\$ 5,374.99	\$ 5,374.99	\$ -	\$ 5,374.99	\$ -
l.	Skimmer w Stone Horseshoe Berm	\$ 3,015.93	\$ 3,015.93	\$ -	\$ 3,015.93	\$ -
m.	Horseshoe Berm (included w skimmer above)	\$ -	\$ -	\$ -	\$ -	\$ -
	Subtotal	\$ 62,452.57	\$ 62,452.57	\$ -	\$ 62,452.57	\$ -
	Combined Sediment Basin #1 This Period - Subtotal			\$ -		
5	<u>Roadway and Earthwork</u>					
a.	Strip Topsoil & Stockpile	\$ 20,625.00	\$ 20,625.00	\$ -	\$ 20,625.00	\$ -
b.	Cut, Fill and Compact	\$ 18,467.50	\$ 18,467.50	\$ -	\$ 18,467.50	\$ -
c.	Borrow from Lots and Compact	\$ 20,335.00	\$ 20,335.00	\$ -	\$ 20,335.00	\$ -
d.	Fine Grade Swales	\$ 6,536.25	\$ 6,536.25	\$ -	\$ 6,536.25	\$ -
e.	S-75 Roadside Matting at Entrances	\$ 5,818.75	\$ -	\$ -	\$ -	\$ 5,818.75
f.	Fine Grade Paving Areas	\$ 8,925.00	\$ -	\$ -	\$ -	\$ 8,925.00
g.	Replace Topsoil	\$ 1,610.25	\$ -	\$ -	\$ -	\$ 1,610.25
h.	Retaining Wall (4' x 167')	\$ 26,873.64	\$ 25,529.95	\$ -	\$ 25,529.95	\$ 1,343.69
i.	Fine Grade Pads	\$ 9,739.40	\$ 9,739.40	\$ -	\$ 9,739.40	\$ -
	Subtotal	\$ 118,930.79	\$ 101,233.10	\$ -	\$ 101,233.10	\$ 17,697.69
	Combined Roadway and Earthwork This Period - Subtotal			\$ -		

Attn: Chris Himes
Re: Copperleaf Ridge

In accordance with the Township-Builders Escrow Agreement for public improvements for the above referenced project, we hereby request public monies to be released from escrow for the following items of work which have been completed:

Item	Description of Work	Scheduled value	Previously approved	This period	Total completed	Balance to finish
6	Storm Sewer Construction					
a.	15" HDPE	\$ 74,673.36	\$ 74,673.36	\$ -	\$ 74,673.36	\$ -
b.	18" HDPE	\$ 27,473.61	\$ 27,473.61	\$ -	\$ 27,473.61	\$ -
c.	24" HDPE 4-8'	\$ 58,741.53	\$ 58,741.53	\$ -	\$ 58,741.53	\$ -
d.	24" HDPE 8-12'	\$ 14,447.84	\$ 14,447.84	\$ -	\$ 14,447.84	\$ -
e.	30" RCP	\$ 5,212.62	\$ 5,212.62	\$ -	\$ 5,212.62	\$ -
f.	Storm Inlets	\$ 137,939.24	\$ 103,454.43	\$ 20,690.88	\$ 124,145.31	\$ 13,793.93
g.	Storm Manholes	\$ 44,512.38	\$ 33,384.28	\$ -	\$ 33,384.28	\$ 11,128.10
h.	Outlet Structures w Trash Rack	\$ 9,700.00	\$ 9,700.00	\$ -	\$ 9,700.00	\$ -
i.	Pre-Cast Anti-Seep Collars	\$ 8,357.24	\$ 8,357.24	\$ -	\$ 8,357.24	\$ -
j.	Endwalls/Headwalls	\$ 16,074.36	\$ 16,074.36	\$ -	\$ 16,074.36	\$ -
k.	Double Endwalls	\$ 9,460.16	\$ 9,460.16	\$ -	\$ 9,460.16	\$ -
l.	Rip Rap Dissipators	\$ 5,498.84	\$ 5,498.84	\$ -	\$ 5,498.84	\$ -
m.	17' 9" x 3' 10" Alum Box Culvert	\$ 184,894.50	\$ -	\$ 46,223.62	\$ 46,223.62	\$ 138,670.88
n.	13' 0" x 3' 0" Alum Box Culvert	\$ 173,744.76	\$ -	\$ 43,436.19	\$ 43,436.19	\$ 130,308.57
o.	11' 8" x 5' 9" Alum Box Culvert	\$ 159,581.80	\$ -	\$ 143,623.62	\$ 143,623.62	\$ 15,958.18
p.	SWM BMP 2	\$ 197,129.05	\$ -	\$ -	\$ -	\$ 197,129.05
q.	SWM BMP 3	\$ 109,512.92	\$ -	\$ -	\$ -	\$ 109,512.92
r.	Trash Rack (Outlet Structure) (Include w OS above)	\$ -	\$ -	\$ -	\$ -	\$ -
	Subtotal	\$ 1,236,954.21	\$ 366,478.27	\$ 253,974.31	\$ 620,452.58	\$ 616,501.63
	Combined Storm Sewer Construction This Period - Subtotal			\$ 253,974.31		
7	Curbing					
a.	Excavate & Backfill Curb	\$ 14,818.50	\$ -	\$ -	\$ -	\$ 14,818.50
b.	18" Curb	\$ 91,536.50	\$ -	\$ -	\$ -	\$ 91,536.50
	Subtotal	\$ 106,355.00	\$ -	\$ -	\$ -	\$ 106,355.00
	Combined Curbing This Period - Subtotal			\$ -		
8	Paving Roads/Parking Stalls					
a.	Stone Subbase (7" 2A Mod)	\$ 75,671.25	\$ -	\$ -	\$ -	\$ 75,671.25
b.	Paving 6" Base (2 lifts)	\$ 179,647.50	\$ -	\$ -	\$ -	\$ 179,647.50
c.	Paving 2" Binder	\$ 72,519.30	\$ -	\$ -	\$ -	\$ 72,519.30
d.	Paving 1.5" Wearing	\$ 68,106.75	\$ -	\$ -	\$ -	\$ 68,106.75
e.	Tack Coat	\$ 1,790.60	\$ -	\$ -	\$ -	\$ 1,790.60
f.	Curb Sealing	\$ 3,293.00	\$ -	\$ -	\$ -	\$ 3,293.00
g.	Mill Asphalt Butt Joint	\$ 672.80	\$ -	\$ -	\$ -	\$ 672.80
	Subtotal	\$ 401,701.20	\$ -	\$ -	\$ -	\$ 401,701.20
	Combined Paving Roads/Parking Stalls This Period - Subtotal			\$ -		
9	Bancroft Road Widening					
a.	Excavate Road Widening	\$ 10,325.70	\$ -	\$ -	\$ -	\$ 10,325.70
b.	Stone Subbase (7" 2A Mod)	\$ 16,913.05	\$ -	\$ -	\$ -	\$ 16,913.05
c.	Paving 6" Base (2 lifts)	\$ 17,486.70	\$ -	\$ -	\$ -	\$ 17,486.70
d.	Paving 2" Binder	\$ 7,653.80	\$ -	\$ -	\$ -	\$ 7,653.80
e.	Paving 1.5" Wearing	\$ 13,291.25	\$ -	\$ -	\$ -	\$ 13,291.25
f.	Tack Coat & Joint Seal	\$ 2,704.75	\$ -	\$ -	\$ -	\$ 2,704.75
g.	Neat Swa Cut w Flagman	\$ 12,716.00	\$ -	\$ -	\$ -	\$ 12,716.00
h.	Mill 1' Tie-in Joint	\$ 6,364.80	\$ -	\$ -	\$ -	\$ 6,364.80
	Subtotal	\$ 87,456.05	\$ -	\$ -	\$ -	\$ 87,456.05
	Combined Bancroft Road Widening This Period - Subtotal			\$ -		
10	Basin/Trap Conversion					
a.	Convert Detention Basin 1	\$ 25,000.00	\$ -	\$ -	\$ -	\$ 25,000.00
	Subtotal	\$ 25,000.00	\$ -	\$ -	\$ -	\$ 25,000.00
	Combined Basin/Trap Conversion This Period - Subtotal			\$ -		
11	Miscellaneous					
a.	Street Lights	\$ 22,800.00	\$ -	\$ -	\$ -	\$ 22,800.00
b.	Sidewalks (4' wide x 2,645 lf)	\$ 63,480.00	\$ -	\$ -	\$ -	\$ 63,480.00
c.	Driveway Aprons	\$ 21,450.00	\$ -	\$ -	\$ -	\$ 21,450.00
d.	Ramps	\$ 7,200.00	\$ -	\$ -	\$ -	\$ 7,200.00
e.	4" Stone Subbase (Sidewalk, Aprons, Ramps)	\$ 13,064.00	\$ -	\$ -	\$ -	\$ 13,064.00
f.	Planting - Shade Trees	\$ 39,520.00	\$ -	\$ -	\$ -	\$ 39,520.00
g.	Planting - Evergreen Trees	\$ 21,150.00	\$ -	\$ -	\$ -	\$ 21,150.00
h.	Planting - Shrubs	\$ 4,140.00	\$ -	\$ -	\$ -	\$ 4,140.00
i.	Street Signs & Striping	\$ 8,500.00	\$ -	\$ -	\$ -	\$ 8,500.00
j.	As-Built Plans	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 10,000.00
k.	Monuments	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00
l.	Fence or Railing (Retaining Wall)	\$ 2,505.00	\$ -	\$ -	\$ -	\$ 2,505.00
m.	Fence or Railing (Culvert X-ings just Swaynes Way)	\$ 330.00	\$ -	\$ -	\$ -	\$ 330.00
n.	Construction Stakeout	\$ 12,000.00	\$ 6,000.00	\$ -	\$ 6,000.00	\$ 6,000.00
o.	Concrete Washout	\$ 1,250.00	\$ -	\$ -	\$ -	\$ 1,250.00
	Subtotal	\$ 228,389.00	\$ 6,000.00	\$ -	\$ 6,000.00	\$ 222,389.00
	Combined Miscellaneous This Period - Subtotal			\$ -		

NEW GARDEN TOWNSHIP
 299 Starr Road
 Landenberg, PA 19350

NGTWP 00158
 Financial Security Release No. 4
 July 7, 2025

Attn: Chris Himes
 Re: Copperleaf Ridge

In accordance with the Township-Builders Escrow Agreement for public improvements for the above referenced project, we hereby request public monies to be released from escrow for the following items of work which have been completed:

Item	Description of Work	Scheduled value	Previously approved	This period	Total completed	Balance to finish
	SUBTOTAL	\$ 2,396,857.84	\$ 637,282.96	\$ 253,974.31	\$ 891,257.27	\$ 1,505,600.57
	CONTINGENCY (10%)	\$ 239,685.78	\$ 65,008.30	\$ 25,397.43	\$ 90,405.73	\$ 149,280.05
	TOWNSHIP INSPECTION (5%)	\$ 119,842.89	\$ 11,984.28	\$ -	\$ 11,984.28	\$ 107,858.61
	NPDES NOT Engineer Prep and Inspection	\$ 5,500.00	\$ -	\$ -	\$ -	\$ 5,500.00
	TOTAL	\$ 2,761,886.52	\$ 714,275.54	\$ 279,371.74	\$ 993,647.28	\$ 1,768,239.24
	APPROVED THIS RELEASE			\$ 279,371.74		

Request # 4 - 6.24.25

	Quantity		Unit Price	Escrow Amount	Previous Release	Previous Release	Previous Release	This Release	Total Release	Total Remaining	% complete
					#1 - 1.15.25 rev 1	#2 - 2.25.25	#3 - 5.5.25	#4 - 6.24.25			
MOBILIZATION											
Mobilization	1	LS	\$16,000.00	\$16,000.00	\$3,200.00			\$4,800.00	\$8,000.00	\$8,000.00	
Demobilization (no demobilization in bids)											
DEMOLITION											
Removal of Existing Features (Wire Fence, Chain-Link Fence, Concrete, Pumphouse, etc.)	1	LS	\$29,740.15	\$29,740.15	\$29,740.15				\$29,740.15	\$0.00	
EROSION CONTROL											
Extended Construction Entrance	2	EA	\$6,163.54	\$12,327.08	\$6,163.54			\$6,163.54	\$12,327.08	\$0.00	
OCF / Tree Protection Fence	4,510	LF	\$2.63	\$11,861.30	\$11,861.30				\$11,861.30	\$0.00	
Silt Sock Inlet Protection	38	EA	\$218.93	\$8,319.34				\$8,319.34	\$8,319.34	\$0.00	
18" Sock	1,700	LF	\$7.15	\$12,155.00	\$3,038.75			\$9,116.25	\$12,155.00	\$0.00	
Temp Seed Topsoil Stockpiles	25,000	SF	\$0.06	\$1,500.00				\$1,500.00	\$1,500.00	\$0.00	
Maintenance of E&S	1	LS	\$4,500.00	\$4,500.00					\$0.00	\$4,500.00	
Orange Construction Fence (Infiltration Areas) (added above)											
Staging Area (no staging areas on plan)											
E&S Removal	1	LS	\$7,500.00	\$7,500.00					\$0.00	\$7,500.00	
12" Sock	890	LF	\$4.45	\$3,960.50	\$2,970.37			\$990.13	\$3,960.50	\$0.00	
32" Sock	210	LF	\$20.19	\$4,239.90	\$4,239.90				\$4,239.90	\$0.00	
Temporary Swale #4	2,400	SF	\$0.48	\$1,152.00				\$576.00	\$1,152.00	\$0.00	
N.A.G. S-75 Erosion Control Blanket	3,495	SY	\$2.25	\$7,863.75		\$7,863.75			\$7,863.75	\$0.00	
Temp Seed and Mulch (incl above)											
Permanent Seed and Mulch	1	LS	\$8,500.00	\$8,500.00					\$0.00	\$8,500.00	
SEDIMENT BASIN 1											
De-Watering Facility	1	EA	\$358.87	\$358.87	\$358.87				\$358.87	\$0.00	
Clean Out Stake	1	EA	\$67.83	\$67.83	\$67.83				\$67.83	\$0.00	
Strip Topsoil & Stockpile	875	CY	\$3.75	\$3,281.25	\$3,281.25				\$3,281.25	\$0.00	
Cut, Fill & Compact	375	CY	\$4.15	\$1,556.25	\$1,556.25				\$1,556.25	\$0.00	
Cut Excess to Roads and Compact	2,375	CY	\$4.15	\$9,856.25	\$9,856.25				\$9,856.25	\$0.00	
Excavate / Backfill Basin Key Trench	400	LF	\$9.16	\$3,664.00	\$3,664.00				\$3,664.00	\$0.00	
Replace Topsoil	1,025	CY	\$5.00	\$5,125.00	\$5,125.00				\$5,125.00	\$0.00	
P300 Spillway matting w rip rap dissipator	325	SY	\$30.59	\$9,941.75	\$9,941.75				\$9,941.75	\$0.00	
Dewater Existing Basin	1	LS	\$14,557.95	\$14,557.95	\$14,557.95				\$14,557.95	\$0.00	
Rake & Seed	40,375	SF	\$0.14	\$5,652.50	\$5,652.50				\$5,652.50	\$0.00	
Baffle Wall	199	LF	\$27.01	\$5,374.99	\$5,374.99				\$5,374.99	\$0.00	
Skimmer w/ stone horseshoe berm	1	EA	\$3,015.93	\$3,015.93	\$3,015.93				\$3,015.93	\$0.00	
Horseshoe Berm (included w/ skimmer above)											
ROADWAY & SWALE EARTHWORK											
Strip Topsoil & Stockpile	5,500	CY	\$3.75	\$20,625.00		\$20,625.00			\$20,625.00	\$0.00	
Cut, Fill & Compact	4,450	CY	\$4.15	\$18,467.50	\$4,616.87	\$4,616.67	\$9,233.96		\$18,467.50	\$0.00	
Borrow from Lots and Compact	4,900	CY	\$4.15	\$20,335.00	\$5,083.75	\$5,083.75	\$10,167.50		\$20,335.00	\$0.00	
Fine Grade Swales	1,245	LF	\$5.25	\$6,536.25		\$4,902.19	\$1,634.06		\$6,536.25	\$0.00	
S-75 Roadside Matting at Entrances	875	SY	\$6.65	\$5,818.75					\$0.00	\$5,818.75	
Fine Grade Paving Areas	6,375	SY	\$1.40	\$8,925.00					\$0.00	\$8,925.00	
Replace Topsoil	75	CY	\$21.47	\$1,610.25					\$0.00	\$1,610.25	
Retaining Wall (4' x 167')	668	SF	\$40.23	\$26,873.64	\$13,436.82	\$12,093.13			\$25,529.95	\$1,343.69	
Fine Grade Pads	55	EA	\$177.08	\$9,739.40			\$9,739.40		\$9,739.40	\$0.00	
STORM SEWER CONSTRUCTION											
15" HDPE	1,528	LF	\$48.87	\$74,673.36	\$18,668.34		\$56,005.02		\$74,673.36	\$0.00	
18" HDPE	467	LF	\$58.83	\$27,473.61	\$6,868.40	\$6,868.40	\$13,736.81		\$27,473.61	\$0.00	
24" HDPE 4-8'	807	LF	\$72.79	\$58,741.53	\$14,685.38	\$14,685.38	\$29,370.77		\$58,741.53	\$0.00	
24" HDPE 8-12'	176	LF	\$82.09	\$14,447.84	\$3,611.96	\$3,611.96	\$7,223.92		\$14,447.84	\$0.00	
30" RCP	42	LF	\$124.11	\$5,212.62	\$5,212.62				\$5,212.62	\$0.00	
Storm Inlets	38	EA	\$3,629.98	\$137,939.24	\$34,484.81	\$13,793.92	\$55,175.70	\$20,690.88	\$124,145.31	\$13,793.93	90%
Storm Manholes	9	EA	\$4,945.82	\$44,512.38	\$11,128.09		\$22,256.19		\$33,384.28	\$11,128.10	
Outlet Structures w/ Trash rack	1	EA	\$9,700.00	\$9,700.00	\$9,700.00				\$9,700.00	\$0.00	
Pre-cast Anti-seep Collars	4	EA	\$2,089.31	\$8,357.24	\$8,357.24				\$8,357.24	\$0.00	
Endwalls / Headwalls	3	EA	\$5,358.12	\$16,074.36	\$16,074.36				\$16,074.36	\$0.00	
Double Endwalls	1	EA	\$9,460.16	\$9,460.16	\$9,460.16				\$9,460.16	\$0.00	
Rip Rap Dissipators	4	EA	\$1,374.71	\$5,498.84	\$5,498.84				\$5,498.84	\$0.00	
17' 9" x 3' 10" Alum Box Culvert	42	LF	\$4,402.25	\$184,894.50				\$46,223.62	\$46,223.62	\$138,670.88	25%
13' 0" x 3' 0" Alum Box Culvert	42	LF	\$4,136.78	\$173,744.76				\$43,436.19	\$43,436.19	\$130,308.57	25%
11' 8" x 5' 9" Alum Box Culvert	35	LF	\$4,559.48	\$159,581.80				\$143,623.62	\$143,623.62	\$15,958.18	90%
SWM BMP 2	1	EA	\$197,129.05	\$197,129.05					\$0.00	\$197,129.05	
SWM BMP 3	1	EA	\$109,512.92	\$109,512.92					\$0.00	\$109,512.92	
Trash Rack (Outlet Structure) (include w/ OS above)											
CURBING											
Excavate & backfill curb	4,450	LF	\$3.33	\$14,818.50					\$0.00	\$14,818.50	
18" Curb	4,450	LF	\$20.57	\$91,536.50					\$0.00	\$91,536.50	
PAVING ROADS / PARKING STALLS											
Stone Subbase (7" 2A Mod)	6,375	SY	\$11.87	\$75,671.25					\$0.00	\$75,671.25	
Paving 6" Base (2 lifts)	6,375	SY	\$28.18	\$179,647.50					\$0.00	\$179,647.50	
Paving 2" Binder	6,395	SY	\$11.34	\$72,519.30					\$0.00	\$72,519.30	
Paving 1.5" Wearing	6,395	SY	\$10.65	\$68,106.75					\$0.00	\$68,106.75	
Tack Coat	6,395	SY	\$0.28	\$1,790.60					\$0.00	\$1,790.60	
Curb Sealing	4,450	LF	\$0.74	\$3,293.00					\$0.00	\$3,293.00	
Mill Asphalt Butt Joint	20	SY	\$33.64	\$672.80					\$0.00	\$672.80	
BANCROFT ROAD WIDENING											
Excavate Road Widening	385	SY	\$26.82	\$10,325.70					\$0.00	\$10,325.70	
Stone Subbase (7" 2A Mod)	385	SY	\$43.93	\$16,913.05					\$0.00	\$16,913.05	
Paving 6" Base (2 lifts)	385	SY	\$45.42	\$17,486.70					\$0.00	\$17,486.70	
Paving 2" Binder	385	SY	\$19.88	\$7,653.80					\$0.00	\$7,653.80	
Paving 1.5" Wearing	775	SY	\$17.15	\$13,291.25					\$0.00	\$13,291.25	
Tack Coat & Joint Seal	775	SY	\$3.49	\$2,704.75					\$0.00	\$2,704.75	

Neat Saw Cut w flagman	3,400	LF	\$3.74	\$12,716.00				\$0.00	\$12,716.00	
Mill 1' Tie-in Joint	390	SY	\$16.32	\$6,364.80				\$0.00	\$6,364.80	
BASIN/TRAP CONVERSION										
Convert Detention Basin 1	1	LS	\$25,000.00	\$25,000.00				\$0.00	\$25,000.00	
MISCELLANEOUS										
Street Lights	6	EA	\$3,800.00	\$22,800.00				\$0.00	\$22,800.00	
Sidewalks (4' wide x 2,645 lf)	10,580	SF	\$6.00	\$63,480.00				\$0.00	\$63,480.00	
Driveway Aprons	55	EA	\$390.00	\$21,450.00				\$0.00	\$21,450.00	
Ramps	6	EA	\$1,200.00	\$7,200.00				\$0.00	\$7,200.00	
4" Stone Subbase (Sidewalk, Aprons, and Ramps)	1,633	SY	\$8.00	\$13,064.00				\$0.00	\$13,064.00	
Plantings - Shade Trees	104	EA	\$380.00	\$39,520.00				\$0.00	\$39,520.00	
Plantings - Evergreens	94	EA	\$225.00	\$21,150.00				\$0.00	\$21,150.00	
Plantings - Shrubs	92	EA	\$45.00	\$4,140.00				\$0.00	\$4,140.00	
Street Signs & Striping	1	LS	\$8,500.00	\$8,500.00				\$0.00	\$8,500.00	
As-Builts Plans	1	LS	\$10,000.00	\$10,000.00				\$0.00	\$10,000.00	
Monuments	10	EA	\$100.00	\$1,000.00				\$0.00	\$1,000.00	
Fence or Railing (Retaining Wall)	167	LF	\$15.00	\$2,505.00				\$0.00	\$2,505.00	
Fence or Railing (Culvert X-ings just Swaynes Way)	22	LF	\$15.00	\$330.00				\$0.00	\$330.00	
Construction Stakeout	1	LS	\$12,000.00	\$12,000.00	\$3,000.00		\$3,000.00	\$6,000.00	\$6,000.00	
Concrete Washout	1	LS	\$1,250.00	\$1,250.00				\$0.00	\$1,250.00	
SUBTOTAL				\$2,396,857.84	\$293,554.22	\$94,720.15	\$249,008.59	\$253,974.31	\$891,257.27	\$1,505,600.57
10% CONTINGENCY				\$239,685.78	\$29,355.42	\$10,752.02	\$24,900.86	\$25,397.43	\$65,504.87	\$174,180.91
Engineering & Inspection (5%)				\$119,842.89	\$0.00	\$0.00	\$11,984.28	\$0.00	\$0.00	\$119,842.89
NPDES NOT Engineer Prep and Inspection	1	LS	\$5,500.00	\$5,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,500.00
TOTAL ESCROW AMOUNT				\$2,761,886.52	\$322,909.64	\$105,472.17	\$285,893.73	\$279,371.74	\$707,753.55	\$2,054,132.96

#1 - 1.15.25 #2 - 2.25.25 #3 - 5.5.25 #4 - 6.24.25 remaining
revision 1

Handwritten signature and initials in red ink.

Supervisor Date

Township Engineer Date

- Notes:
- 1) Water Main through Chester Water Company directly.
 - 2) Sanitary Main through Aqua Wastewater Pennsylvania directly.

July 15, 2025

New Garden Township
Attn: Board of Supervisors
299 Starr Road
Landenberg, PA 19350

Re: 147 Maple Lane
Register Property
Waiver Justification

Dear Board,

As you are aware, the above referenced property is currently going through the subdivision process to create 3 parcels. As part of your Ordinances, the following sections pertain to all subdivisions, which we are respectfully requesting waivers from due to the simplicity and unique circumstances of the application.

- *170-45.A - In residential subdivision and land developments, it is the policy of the Board to require the dedication of land for recreational purposes within such developments.*

Under the ordinance, the creation of three lots requires a minimum of 1.0 acre to be dedicated for recreational use. However, Section 170-46 of the ordinance allows for a fee-in-lieu of land dedication, calculated as 50% of the fair market value of the entire tract (on a per-acre basis), multiplied by the required acreage.

Using an estimated property value of \$900,000 (as sourced from Zillow), the approximate fee in lieu would be \$88,250. While recreational areas can be beneficial in certain subdivisions, this particular subdivision involves family members and two of the lots are simply formalizing existing homes into fee simple ownership. Given these circumstances, we believe the recreational area requirement is not appropriate in this case and imposes an undue burden on the applicant.

- *Per resolution 2024-003 an interim impact fee of \$1,000.00 per peak-hour vehicular trip generated by new development proposed in New Garden Township.*

As previously noted, this application proposes the creation of three lots; however, two of the lots already contain existing homes. As a result, the only potential traffic impact stems from the construction of one additional dwelling unit. According to the ITE Trip Generation Handbook, a single-family dwelling generates approximately 10 daily vehicle trips, including two during peak hours (one in the AM and one in the PM). Based on this data and the relevant resolution, the calculated impact fee for this application is \$2,000.

Furthermore, as previously discussed, the proposed new dwelling is intended for a family member who currently resides on the property. In our view, this means there will be no net increase in traffic, as the associated trips are already occurring.