



**NEW GARDEN TOWNSHIP  
BOARD OF SUPERVISORS  
BUSINESS MEETING AGENDA  
October 20, 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**

- a.* Comcast Franchise Agreement Renewal – Public Comments

**7. RECOGNITIONS**

- a.* Parks and Recreation – 2025 Community Day

**8. PRESENTATIONS**

**9. MINUTES**

- a.* Approval of Meeting Minutes from 9-15-25.

**10. TREASURER'S REPORT**

- a.* Approval of paid invoices \$357,390.95 and unpaid invoices \$1,090,251.16 totaling \$1,447,642.11.

**11. PUBLIC SAFETY REPORT**

- a.* Avondale Fire Company – 3<sup>rd</sup> Qtr. Report  
*b.* Southern Chester County Region Police – 3<sup>rd</sup> Qtr. Report

**12. MONTHLY DEPARTMENT REPORT**

- a.* Monthly Manager Department Report – September 2025

**13. UNFINISHED BUSINESS**

## 14. NEW BUSINESS

- a. **White Clay Point Development Update** – presentation by Stonewall Capital on the updated plans for the property located at 9070 Gap Newport Pike (“White Clay Point”).
- b. **FY2026 Proposed Budget** – consideration to advertise the FY2026 Proposed Budget as presented, with all funds totaling \$14,635,490.37.
- c. **AFC & SCCEMS FY25 4<sup>th</sup> QTR. Appropriation** – consideration to approve the FY25 Q4 appropriation to AFC and SCCEMS in the amount of \$297,811.75.
- d. **Copperleaf Ridge Escrow Release #6** – consideration for a reduction of secured funds for Copperleaf Ridge (formerly Rouse Chamberlain) in the amount of \$118,805.57, leaving a balance of \$1,292,946.22.
- e. **Copperleaf Ridge Escrow Release #7** – consideration for a reduction of secured funds for Copperleaf Ridge (formerly Rouse Chamberlain) in the amount of \$341,848.67, leaving a balance of \$951,097.55.
- f. **Stonebridge Escrow Release #7** – consideration for a reduction of secured funds for the Thompson Tract (Longwood at Stonebridge) in the amount of \$19,000.00, leaving a balance of \$2,573,730.80.
- g. **Penn Green Rd Detour Plan** – consideration to approve the Penn Green Rd. detour plan.
- h. **Zoning Hearing Board Application – 191 Laurel Heights** – consideration of the Zoning Hearing Board application for the property located at 191 Laurel Heights Rd (UPI #60-5-27).
- i. **Route 7 Line of Sight Grading Project** – consideration to award the construction bid to G&G Construction, in a total amount not to exceed \$120,152.00.00.
- j. **Stonebridge at Longwood Pump and Haul Agreement** – consideration to authorize forwarding the application to DEP.

## 15. MANAGER’S REPORT

## 16. LEGISLATION

### NOTICES:

October 22, 2025	7:00 p.m. – Planning Commission Meeting
October 24, 2025	5:30 p.m. – 8:00 p.m. – Halloween Movie Night
November 2, 2025	1:00 p.m. – Fall Health & Wellness Hike @ Smedley Preserve
November 5, 2025	7:30 p.m. – Historical Commission Meeting
November 11, 2025	Veterans Day – Township Offices closed
	5:30 p.m. - Parks & Recreation Board Meeting
	7:00 p.m. – Open Space Review Board Meeting
November 13, 2025	7:00 p.m. – Public Safety Commission Meeting
November 17, 2025	Board of Supervisors Meeting



**NEW GARDEN TOWNSHIP  
BOARD OF SUPERVISORS  
MEETING MINUTES  
September 15, 2025**

**ATTENDING  
BOARD OF SUPERVISORS**

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

**TOWNSHIP PERSONNEL**

Chris Himes – Township Manager  
John Gibson - Codes  
Mike Buck – Superintendent Parks & Open Space  
Kristina Molnar – Asst. Finance Dir.  
Robert Weer – Dir. of Community Dev. & Safety  
Kenny Reed – Dir. of Public Works

**1. CALLED TO ORDER**

Chairman Ted Gallivan called the meeting to order at 7:00 p.m.

**2. PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was recited.

**3. ANNOUNCEMENT –**

**4. PUBLIC COMMENT (3 minute time limit) –**

**5. PUBLIC COMMENT ON AGENDA ITEMS:**

a) **Sam Stanton** – 108 Rocky Springs Rd. commented on White Clay Point

**6. PUBLIC HEARING –**

**7. MINUTES - Approval of 8-18-2025 BOS Meeting Minutes.**

**Action:** *motion to approve minutes made by Mr. Allaband, seconded by Mr. Unger. Minutes to be corrected to reflect K. Reed was in attendance and Item No. 15 typo correction. All Ayes.*

**8. TREASURER’S REPORT**

- Approval of paid and unpaid invoices totaling \$529,057.76.

**Action:** *Motion to approve made by Ms. Brodowski, seconded by Mr. Unger. Mr. Allaband recused from approving R.M. Crossan Invoices (employer). No discussion. All Ayes.*

**9. RECOGNITIONS & APPOINTMENTS**

**10. PRESENTATIONS – Workforce/Affordable Housing Brief – Southern Chester County Council on Housing Affordability (SoCCCHA) & Kennett Area Community Services (KACS). Presentations made by Burt Rothenberger and Cheryl Miles.**

Comments made by following attendees:

- a) Don Morgan
- b) Donna Lewis - Harrogate
- c) Bob Perrotti

## 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 (August) made by Township Manager.

## 13. UNFINISHED BUSINESS

## 14. NEW BUSINESS

- a. **New Garden Hills Update** – presentation of the revised park implementation plan for New Garden Hills (formerly named St. Anthony's in the Hills).  
**Action:** Presentation only. No action required.  
**Comments made by** – a. Barclay Hoopes, b. Bob Perrotti
- b. **Community Day Brief** – presentation of the Community Day event planned for Saturday, October 4<sup>th</sup> @ New Garden Park from 12-4 p.m.  
**Action:** Presentation only. No action required.
- c. **Copperleaf Ridge Escrow Release #5**– consideration for a reduction of secured funds for Copperleaf Ridge (formerly Rouse Chamberlain) in the amount of \$356,487.45, leaving a balance of \$1,411,751.79.  
**Action:** Motion to approve a reduction of secured funds for Copperleaf Ridge (formerly Rouse Chamberlain) in the amount of \$356,487.45 leaving a balance of \$1,411,751.79 made by Mr. Unger, seconded by Mr. Allaband. No discussion. All Ayes.
- d. **Stonebridge Escrow Release #6** – consideration for a reduction of secured funds for the Thompson Tract (Longwood at Stonebridge) in the amount of \$153,359.91, leaving a balance of \$2,592,730.80.  
**Action:** Motion to approve the reduction of secured funds for the Thompson Tract (Longwood at Stonebridge) in the amount of \$153,359.91, leaving a balance of \$2,592,730.80 made by Mr. Allaband, seconded by Mr. Unger. No discussion. All Ayes.
- e. **Harrogate North Plan Amendment** – consideration to approve the Harrogate North Plan Amendment.  
**Action:** Motion to approve the Harrogate North Plan amendment made by Mr. Unger, seconded by Mr. Allaband. No discussion. All Ayes.
- f. **229 Laurel Bridge Driveway** – consideration of a waiver request for the property located at 229 Laurel Bridge Rd. (UPI 60-5-45.2).  
**Action:** Motion to approve waiver request for the property located at 229 Laurel Bridge Rd. (UPI 60-5-45.2) made by Ms. Brodowski seconded by Mr. Unger. No discussion. All Ayes.

- g. **Act 205 Pension Plan FY2026** – consideration to approve the FY26 Minimum Municipal Obligation (MMO) Pension Plan for New Garden Township and the former New Garden Township Police Department.  
**Action:** Information only. No vote required.
- h. **Bucktoe Rd. Stormwater Pipe Replacement** – consideration to approve the purchase of the Snap-Tite Stormwater pipe from LB Water in the amount not to exceed \$62,960.00.  
**Action:** Motion to approve the purchase of the Snap-Tite stormwater pipe from LB Water in the amount not to exceed \$62,960.00 made by Mr. Allaband, seconded by Mr. Unger.
- i. **Truck Traffic Restrictions Paving Analysis** – consideration to approve the Bowman scope of work for the truck restriction pavement analysis at a cost not to exceed \$27,300.00.  
**Action:** Motion to approve the Bowman scope of work for the truck restriction pavement analysis at a cost not to exceed \$27,300.00. Motion made by Mr. Allaband to approve study based on Manager’s approval with the reduction of Hillendale Rd., seconded by Mr. Unger. All Ayes.
- j. **Comcast Franchise Renewal** – consideration to authorize the advertisement for the public hearing regarding the Comcast Cable Franchise renewal.  
**Action:** Motion to authorize the advertisement for the public hearing regarding the Comcast Cable Franchise renewal made by Mr. Allaband, seconded by Ms. Brodowski.

**15. MANAGER’S REPORT –**

- a. New Garden Grower’s Market Issue
- b. Tree Removal Policy discussion

**16. LEGISLATION:**

**ADJOURNMENT** – motion to adjourn meeting @ 9:15 p.m. made by Mr. Allaband, seconded by Mr. Unger. No discussion. All Ayes.

**The next Board of Supervisor’s Meeting will be held on Monday, October 20 @ 7:00 p.m.**

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

DATE: October 20, 2025

FUND	UNPAID INVOICES TOTALS	PAID INVOICES TOTALS	INVOICES TOTALS
01 - GENERAL	\$828,682.46	\$3,454.58	\$832,137.04
03 - FIRE	\$15,609.00	\$15,209.80	\$30,818.80
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	\$90,720.63	\$338,486.46	\$429,207.09
30 - CAPITAL	\$33,355.25	\$0.00	\$33,355.25
31 - OPEN SPACE	\$6,628.70	\$240.11	\$6,868.81
33 - AIRPORT CAPITAL FUND	\$115,255.12	\$0.00	\$115,255.12
34 - CAPITAL RESERVE FUND	\$0.00	\$0.00	\$0.00
35 - STATE LIQUID FUELS	\$0.00	\$0.00	\$0.00
<b>TOTALS</b>	<b>\$1,090,251.16</b>	<b>\$357,390.95</b>	<b>\$1,447,642.11</b>

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
<b>01</b>									
<b>2001 Delaware Valley Health Trust</b>									
30046	1	Medical/Rx & Dental - Manager	Invoice	10/01/2025	11/01/2025	1,973.00		1,973.00	01-401-156
30046	2	Medical/Rx & Dental - Finance	Invoice	10/01/2025	11/01/2025	2,450.00		2,450.00	01-402-156
<b>10353 Bee Bergvall &amp; Co.</b>									
44889	1	Progress Billing Sept. 30,2025-for the 2	Invoice	10/16/2025	10/20/2025	12,000.00		12,000.00	01-402-311
<b>9670 Molnar, Kristina</b>									
10152025	1	Mileage reimbursement for weekly bank	Invoice	10/15/2025	11/15/2025	122.50		122.50	01-402-331
<b>9703 H.A. Thompson Co.</b>									
378805	1	Treasurer Bond #108187755- K Molnar	Invoice	10/16/2025	10/20/2025	3,816.00		3,816.00	01-402-353
<b>9268 Berkheimer Tax Administrator</b>									
093025-273	1	Amusement Tax-Distribution #273	Invoice	10/07/2025	10/20/2025	89.16		89.16	01-403-450
<b>4495 Lamb McErlane, PC</b>									
280340,2803	1	130174-0001 General	Invoice	10/03/2025	10/20/2025	9,327.50		9,327.50	01-404-314
280340,2803	2	Acct #130174-0267 NGH - Splash	Invoice	10/03/2025	10/20/2025	3,105.75		3,105.75	01-404-314
<b>2001 Delaware Valley Health Trust</b>									
30046	3	Medical/Rx & Dental - General	Invoice	10/01/2025	11/01/2025	3,525.00		3,525.00	01-406-156
<b>4710 Lowe's</b>									
613538665	1	Dawn power wash, febreze, toilet pap	Invoice	10/07/2025	10/20/2025	118.98		118.98	01-406-210
536994586	1	Padding etc supplies to ship Sheehan	Invoice	10/07/2025	10/20/2025	36.06		36.06	01-406-300
<b>9341 FedEx</b>									
8-988-07566	1	Fedex shipping to CashFlow Lease	Invoice	09/24/2025	10/20/2025	64.83		64.83	01-406-325
<b>70 AD Pro Inc.</b>									
94162	1	Inv 94162 Advertising SCCC	Invoice	10/03/2025	10/20/2025	435.00		435.00	01-406-341
<b>9627 U.S. Bank Equipment Finance</b>									
5659533494	1	Contract #500-0639672-000	Invoice	10/16/2025	10/20/2025	996.00		996.00	01-406-383
<b>1680 COMCAST CABLE</b>									
0010026821	1	Admin Business Voice Acct 708892019	Invoice	10/07/2025	10/20/2025	81.69		81.69	01-407-321
77131	1	Admin Business Voice Acct 708888302	Invoice	09/24/2025	10/20/2025	771.31		771.31	01-407-321
<b>1683 Comcast Business Voice</b>									
28057	1	Acct 8499101360172206 Public Works	Invoice	09/24/2025	10/20/2025	280.57		280.57	01-407-321
<b>9707 AT&amp;T Mobility, LLC</b>									
2873138497	1	Foundation Account - 60915817	Invoice	09/24/2025	10/20/2025	466.83		466.83	01-407-321
2873138497	1	KR-PW 2130	Invoice	10/16/2025	10/20/2025	43.51		43.51	01-407-324
2873138497	2	CH-5870	Invoice	10/16/2025	10/20/2025	43.51		43.51	01-407-324
2873138497	3	RM-1888	Invoice	10/16/2025	10/20/2025	43.51		43.51	01-407-324
2873138497	4	Ipad-4540	Invoice	10/16/2025	10/20/2025	34.74		34.74	01-407-324
2873138497	5	Ipad 3-7835	Invoice	10/16/2025	10/20/2025	34.74		34.74	01-407-324
2873138497	6	Ipad Codes dept.-7110	Invoice	10/16/2025	10/20/2025	37.73		37.73	01-407-324
2873138497	7	Ipad Codes dept.-5848	Invoice	10/16/2025	10/20/2025	37.73		37.73	01-407-324
2873138497	8	Tablet NGT EMA-2206	Invoice	10/16/2025	10/20/2025	34.74		34.74	01-407-324
2873138497	9	MB-9017	Invoice	10/16/2025	10/20/2025	43.51		43.51	01-407-324
2873138497	10	Tablet NGT-8997	Invoice	10/16/2025	10/20/2025	37.73		37.73	01-407-324
2873138497	11	C-Owens tablet-4779	Invoice	10/16/2025	10/20/2025	37.73		37.73	01-407-324
2873138497	12	Tablet NGT-0116	Invoice	10/16/2025	10/20/2025	37.73		37.73	01-407-324
<b>1683 Comcast Business Voice</b>									
37109	1	acct 8499 10 136 0060732	Invoice	09/24/2025	10/20/2025	371.09		371.09	01-407-325
<b>7010 PC Solutions, Inc.</b>									
CW123933	1	SOPHOS	Invoice	09/24/2025	10/20/2025	383.91		383.91	01-407-452
CW124218	1	SOPHOS MSP Agreement New Garden	Invoice	10/03/2025	10/20/2025	391.41		391.41	01-407-452
<b>4975 Bowman Consulting Group, Ltd</b>									
872125	2	Project 310010-25-001 Limestone Rd (	Invoice	10/16/2025	10/20/2025	3,442.50		3,442.50	01-408-312

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
872125	5	Project 310337-01-001 Thompson Tract	Invoice	10/16/2025	10/20/2025	652.50		652.50	01-408-312
<b>8570 AECOM Technical Services, Inc.</b>									
2001059408	1	Project 60738744 - Thompson Property	Invoice	09/17/2025	10/20/2025	101.00		101.00	01-408-312
2001059435	1	Project 60764711 NGT White Clay Poin	Invoice	09/24/2025	10/20/2025	404.00		404.00	01-408-312
<b>9281 Pennoni Associates, Inc</b>									
10260	2	NGTWP00101 White Clay Point	Invoice	09/24/2025	10/20/2025	588.00		588.00	01-408-312
10260	3	NGTWP00158 Copperleaf Ridge	Invoice	09/24/2025	10/20/2025	3,626.75		3,626.75	01-408-312
10260	4	NGTWP00161 163 Sheehan Road, KC	Invoice	09/24/2025	10/20/2025	42.00		42.00	01-408-312
10260	5	NGTWP00163 Stonebridge at Longwoo	Invoice	09/24/2025	10/20/2025	4,033.75		4,033.75	01-408-312
10260	6	NGTWP00170 Pleasantville Farm	Invoice	09/24/2025	10/20/2025	242.00		242.00	01-408-312
10260	7	NGTWP00174 New Garden Elementar	Invoice	09/24/2025	10/20/2025	988.50		988.50	01-408-312
10260	8	NGTWP00185 Colonial Village, Kaolin	Invoice	09/24/2025	10/20/2025	42.00		42.00	01-408-312
10260	9	NGTWP07019 Basciani Foods 944 Pen	Invoice	09/24/2025	10/20/2025	84.00		84.00	01-408-312
<b>4975 Bowman Consulting Group, Ltd</b>									
872125	1	Project 310010-01-001	Invoice	10/16/2025	10/20/2025	2,288.75		2,288.75	01-408-313
872125	3	Project 310010-25-002 Truck Restrictio	Invoice	10/16/2025	10/20/2025	1,170.00		1,170.00	01-408-313
872125	4	Project 310010-25-004 White Clay Poin	Invoice	10/16/2025	10/20/2025	360.00		360.00	01-408-313
872125	6	Project 311210-01-01	Invoice	10/16/2025	10/20/2025	807.50		807.50	01-408-313
<b>9281 Pennoni Associates, Inc</b>									
10260	1	NGTWP00000 General	Invoice	09/24/2025	10/20/2025	204.00		204.00	01-408-313
10260	10	NGTWP07024 Qfix, 420 Church Road	Invoice	09/24/2025	10/20/2025	252.00		252.00	01-408-313
10260	11	NGTWP21020 Stormwater	Invoice	09/24/2025	10/20/2025	157.00		157.00	01-408-313
<b>1650 Colonial Flag Company</b>									
24480	1	6x10 US Flags for Admin Building	Invoice	10/07/2025	10/20/2025	244.80		244.80	01-409-240
<b>1590 Colledge Tire &amp; Auto</b>									
0161013	1	Replace tire damaged by hitting curb @	Invoice	10/16/2025	10/20/2025	162.41		162.41	01-409-250
<b>6090 PECO ENERGY CO.</b>									
2883	7	3527657000-Sign Shop	Invoice	10/16/2025	10/20/2025	14.03		14.03	01-409-360
2883	15	8742762222 Garage	Invoice	10/16/2025	10/20/2025	280.87		280.87	01-409-360
2883	2	1678601111-Park 2	Invoice	10/16/2025	10/20/2025	121.43		121.43	01-409-361
2883	6	3075856000 8934 Gap Newport Pke	Invoice	10/16/2025	10/20/2025	74.21		74.21	01-409-361
2883	8	4515992000 NG Pavilion	Invoice	10/16/2025	10/20/2025	11.98		11.98	01-409-361
2883	10	5737084000 Barn	Invoice	10/16/2025	10/20/2025	44.55		44.55	01-409-361
2883	16	9435935000 NG Park Restrooms	Invoice	10/16/2025	10/20/2025	73.72		73.72	01-409-361
2883	17	9519743000 NG Park Lites	Invoice	10/16/2025	10/20/2025	47.40		47.40	01-409-361
2883	3	1843918000-NGT	Invoice	10/16/2025	10/20/2025	867.71		867.71	01-409-362
2883	11	5871166000 Lites	Invoice	10/16/2025	10/20/2025	811.86		811.86	01-409-362
2883	12	7300822000 Traffic Lights	Invoice	10/16/2025	10/20/2025	119.46		119.46	01-409-362
2883	13	7644501111 McCue Road	Invoice	10/16/2025	10/20/2025	53.34		53.34	01-409-362
<b>317 Aqua Pennsylvania</b>									
00265826115	1	Acct #002658261 1500259 - 8938 Gap	Invoice	10/03/2025	10/20/2025	205.19		205.19	01-409-364
23013	1	Acct #002658243 1500256 - 299 Starr	Invoice	09/24/2025	10/20/2025	230.13		230.13	01-409-364
<b>1510 Chester Water Authority</b>									
4810328	1	Acct #02580000299 - 299 Starr Road	Invoice	10/16/2025	10/20/2025	200.52		200.52	01-409-366
4810328	2	Acct #02575078989 8938 Gap Newport	Invoice	10/16/2025	10/20/2025	1,126.40		1,126.40	01-409-366
4810328	3	Acct #02580079055 299 Starr Road Fir	Invoice	10/16/2025	10/20/2025	562.98		562.98	01-409-366
N60697086,	1	Acct #02575078989 8938 Gap Newport	Invoice	09/24/2025	10/20/2025	563.20		563.20	01-409-366
N60697086,	2	Acct #02580000299 - 299 Starr Road	Invoice	09/24/2025	10/20/2025	102.68		102.68	01-409-366
N60697086,	3	Acct #02580079055 299 Starr Road Fir	Invoice	09/24/2025	10/20/2025	281.49		281.49	01-409-366
<b>7502 Sinton Air Cond &amp; Heating</b>									
52917	1	Sinton Invoice #52917 - Call out and di	Invoice	10/07/2025	10/20/2025	522.00		522.00	01-409-373
52917	2	Sinton Invoice #52918 - Return to fix le	Invoice	10/07/2025	10/20/2025	1,696.00		1,696.00	01-409-373
52917	3	Sinton Invoice #52919 - Return to fix #2	Invoice	10/07/2025	10/20/2025	1,546.00		1,546.00	01-409-373
52917	4	Sinton Invoice #52979 - Units #1 & 2 no	Invoice	10/07/2025	10/20/2025	403.00		403.00	01-409-373
<b>2409 EcoClean By Design</b>									
1738,1748,1	1	June Twp building cleaning (5 cleanings	Invoice	10/07/2025	10/20/2025	1,025.00		1,025.00	01-409-450
1738,1748,1	2	July Twp building cleaning (4 cleanings)	Invoice	10/07/2025	10/20/2025	820.00		820.00	01-409-450

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
1738,1748,1	3	Aug Twp building cleaning (4 cleanings)	Invoice	10/07/2025	10/20/2025	820.00		820.00	01-409-450
<b>5150 Mike Singleton's Superior</b>									
9302025-180	1	Vole & Pest Township Bldng-Sept. 30 2	Invoice	10/03/2025	10/20/2025	180.00		180.00	01-409-450
<b>9312 Deerfield Mowing &amp; Property Mnt</b>									
2519	1	Mowing & Trimming NGT 9/5,9/12,9/19,	Invoice	10/16/2025	10/20/2025	2,883.33		2,883.33	01-409-452
2519	4	NGT Retention basin mowing Sept. 202	Invoice	10/16/2025	10/20/2025	1,200.00		1,200.00	01-409-452
2519	7	NGT Bank mowing-Fall	Invoice	10/16/2025	10/20/2025	800.00		800.00	01-409-452
2519	3	Mowing & Trimming Police Station 9/5,9	Invoice	10/16/2025	10/20/2025	2,883.34		2,883.34	01-410-452
<b>1621 Cole, Steven</b>									
9461	1	20% Rebate 2024 Real Estate Tax - Vol	Invoice	10/07/2025	10/20/2025	94.61		94.61	01-411-450
<b>4759 Male, Theron</b>									
13207	1	20% Rebate 2024 Real Estate Tax - Vo	Invoice	10/07/2025	10/20/2025	132.07		132.07	01-411-450
<b>5228 Morris, John R. III</b>									
5438	1	Rebate of 2024 Real Estate Tax - Volun	Invoice	10/07/2025	10/20/2025	54.38		54.38	01-411-450
<b>9698 Hernandez, Javier Garcia</b>									
10598	1	20% Rebate 2024 Real Estate Tax - Vol	Invoice	10/07/2025	10/20/2025	105.98		105.98	01-411-450
<b>9699 Cole, Nichole</b>									
9461-2024	1	20% Rebate 2024 Real Estate Tax - Vol	Invoice	10/07/2025	10/20/2025	94.61		94.61	01-411-450
<b>9828 Nowland, Robert L.</b>									
10021	1	20% Rebate 2024 Real Estate Tax - Vol	Invoice	10/07/2025	10/20/2025	100.21		100.21	01-411-450
<b>10349 Kenneth C. Pratt</b>									
10842	1	20% Rebate 2024 Real Estate Tax- Vol	Invoice	10/07/2025	10/20/2025	108.42		108.42	01-411-450
<b>10350 Samuel Ianni</b>									
10839	1	20% Rebate 2024 Real Estate Tax-Volu	Invoice	10/07/2025	10/20/2025	108.39		108.39	01-411-450
<b>480 Avondale Fire Company</b>									
102025-9821	1	Contribution - 4th Quarter 2025	Invoice	09/24/2025	10/20/2025	98,217.50		98,217.50	01-411-501
<b>490 Avondale Fire Company - EMS Division</b>									
102025	1	Contribution - 4th Quarter 2025	Invoice	09/17/2025	10/20/2025	174,772.25		174,772.25	01-412-501
<b>7525 Southern Chester County</b>									
102025-2482	1	Contribution - 4th Quarter 2025	Invoice	09/24/2025	10/20/2025	24,822.00		24,822.00	01-412-503
<b>2001 Delaware Valley Health Trust</b>									
30046	4	Medical/Rx & Dental - Codes	Invoice	10/01/2025	11/01/2025	3,000.00		3,000.00	01-413-156
<b>6650 PSATS CDL PROGRAM</b>									
177152-16S2	1	CDL Alcohol Test-Weer Robert	Invoice	09/24/2025	10/20/2025	55.00		55.00	01-413-450
<b>1120 Building Inspection</b>									
0100-0150-0	1	Inv 011642: Rental Inspections	Invoice	10/07/2025	10/20/2025	1,950.00		1,950.00	01-413-451
11626,11627,	1	Inv 011626: Building Inspections	Invoice	09/24/2025	10/20/2025	6,022.00		6,022.00	01-413-451
11626,11627,	2	Inv 011627: Plumbing Inspections	Invoice	09/24/2025	10/20/2025	330.00		330.00	01-413-451
11626,11627,	3	Inv 011628: Mechanical Inspections	Invoice	09/24/2025	10/20/2025	1,050.00		1,050.00	01-413-451
11626,11627,	4	Inv 011629: Electrical Inspections	Invoice	09/24/2025	10/20/2025	1,680.00		1,680.00	01-413-451
<b>1950 21st Century Media</b>									
2762929	1	Ad #2762929-Public Notice Notice is Gl	Invoice	10/16/2025	10/20/2025	138.19		138.19	01-414-341
<b>181 Republic Services #319</b>									
0319-001131	1	Refuse Twp Bldng	Invoice	10/03/2025	10/20/2025	30.88		30.88	01-426-450
0319-001131	2	Recycling Twp Bldng	Invoice	10/03/2025	10/20/2025	26.32		26.32	01-426-450
0319-001131	3	Refuse PW	Invoice	10/03/2025	10/20/2025	160.00		160.00	01-426-450
0319-001131	4	Recycling PW	Invoice	10/03/2025	10/20/2025	345.53		345.53	01-426-450
<b>2001 Delaware Valley Health Trust</b>									
30046	6	Medical/Rx & Dental - Public Works	Invoice	10/01/2025	11/01/2025	8,930.42		8,930.42	01-430-156
<b>4710 Lowe's</b>									
973319	1	Masonry drill bit for storage room	Invoice	10/16/2025	10/20/2025	9.01		9.01	01-430-213
<b>2217 Dixie Land Energy, LLC</b>									
980349,9803	1	1,300 gallons of Gasoline	Invoice	09/24/2025	10/20/2025	3,214.34		3,214.34	01-430-235
980349,9803	2	700 gallons of Diesel Fuel	Invoice	09/24/2025	10/20/2025	1,880.98		1,880.98	01-430-235
<b>4474 L &amp; L Carquest</b>									
9577-182827	1	(3) 4.75 gallon jugs of Tru-Fuel for gene	Invoice	10/16/2025	10/20/2025	359.97		359.97	01-430-235
9577-185284	1	Tru-fuel for generators	Invoice	09/26/2025	10/20/2025	119.99		119.99	01-430-235

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
<b>4710 Lowe's</b>									
990953	1	Tru-Fuel for generators and small equip	Invoice	09/26/2025	10/20/2025	372.24		372.24	01-430-235
992278,9951	1	Tru-Fuel mixed gas	Invoice	09/24/2025	10/20/2025	141.03		141.03	01-430-235
992278,9951	2	Bar and chain oil	Invoice	09/24/2025	10/20/2025	28.46		28.46	01-430-235
<b>5540 CINTAS CORPORATION #100</b>									
4242480700,	1	Weekly uniforms (9-04)	Invoice	09/24/2025	10/20/2025	325.30		325.30	01-430-238
4242480700,	2	Weekly uniforms (9-11)	Invoice	09/24/2025	10/20/2025	312.49		312.49	01-430-238
4243907428,	1	Weekly uniforms (9-18)	Invoice	09/26/2025	10/20/2025	312.49		312.49	01-430-238
4243907428,	2	Weekly uniforms (9-25)	Invoice	09/26/2025	10/20/2025	312.49		312.49	01-430-238
<b>5460 New Enterprise Stone &amp; Lime Co, Inc.</b>									
867-4351,43	1	48.71 tons of 2A stone	Invoice	09/26/2025	10/20/2025	1,103.28		1,103.28	01-430-245
867-4351,43	2	21.09 tons of Rip-Rap #7	Invoice	09/26/2025	10/20/2025	1,192.64		1,192.64	01-430-245
867-4351,43	3	24.43 tons of 2A stone	Invoice	09/26/2025	10/20/2025	553.34		553.34	01-430-245
<b>210 Alpha Space Control Co., Inc</b>									
ASC137	1	2025 Line painting	Invoice	10/07/2025	10/20/2025	33,182.44		33,182.44	01-430-246
<b>2419 E.M. Kutz, Inc</b>									
45788	1	(2) swing arms for truck beds	Invoice	10/16/2025	10/20/2025	292.01		292.01	01-430-250
<b>2885 G &amp; E Welding Supply</b>									
240321	1	Tank Rental (August)	Invoice	09/24/2025	10/20/2025	33.75		33.75	01-430-250
240902	1	Tank Rental (September)	Invoice	10/16/2025	10/20/2025	33.75		33.75	01-430-250
<b>4474 L &amp; L Carquest</b>									
9577-185196	1	Heat shrink connectors for wiring repair	Invoice	10/16/2025	10/20/2025	169.85		169.85	01-430-250
9577-185284	2	Headlight bulbs for trucks	Invoice	09/26/2025	10/20/2025	35.38		35.38	01-430-250
9577-185383	1	Batteries for 2020 F-550	Invoice	10/07/2025	10/20/2025	359.98		359.98	01-430-250
9577-185383	2	Fuses for vehicles and equipment	Invoice	10/07/2025	10/20/2025	44.93		44.93	01-430-250
9577-185383	3	Tire shine for vehicles	Invoice	10/07/2025	10/20/2025	28.97		28.97	01-430-250
<b>4710 Lowe's</b>									
971877	1	Misc. hardware for storage room organi	Invoice	10/07/2025	10/20/2025	43.79		43.79	01-430-373
991099	1	Clamps and hardware for chainsaw roo	Invoice	10/16/2025	10/20/2025	8.45		8.45	01-430-373
<b>3130 Gravely Hockessin Inc.</b>									
89998	1	Fuel line, bumper, backplate and screw	Invoice	09/24/2025	10/20/2025	88.46		88.46	01-430-374
<b>4290 NAPA AUTO PARTS</b>									
132755	1	Cable stops for jumping jack	Invoice	09/24/2025	10/20/2025	3.14		3.14	01-430-374
<b>4474 L &amp; L Carquest</b>									
9577-184976	1	Fuel line and filter for generator	Invoice	10/16/2025	10/20/2025	10.23		10.23	01-430-374
<b>7710 SEI Corporate Headquarters</b>									
P0233208	1	Filters for JCB 8035	Invoice	09/26/2025	10/27/2025	295.45		295.45	01-430-374
P0240808	1	Ram guard, misc. parts, and remaining	Invoice	10/07/2025	10/20/2025	950.81		950.81	01-430-374
<b>10269 Hafer Equipment</b>									
24976	1	(2) breakaways for diesel hoses	Invoice	10/16/2025	10/20/2025	391.36		391.36	01-430-374
<b>2519 Established Traffic Control</b>									
25527	1	Misc. signs	Invoice	10/07/2025	10/20/2025	1,083.75		1,083.75	01-433-245
<b>9458 L/B Water Service, Inc.</b>									
3976591	1	Snap-Tite pipe for Bucktoe Road	Invoice	10/16/2025	10/20/2025	16,026.26		16,026.26	01-436-245
<b>10344 Barwis Construction</b>									
2349	1	Replacement of two pipes on Hillendale	Invoice	09/24/2025	10/20/2025	4,851.20		4,851.20	01-436-245
<b>2990 General Rental &amp; Sales</b>									
175179	1	Asphalt saw rental	Invoice	10/16/2025	10/20/2025	187.00		187.00	01-436-383
<b>9458 L/B Water Service, Inc.</b>									
3976591	2	Snap-Tite pipe for Bucktoe Road	Invoice	10/16/2025	10/20/2025	4,846.73		4,846.73	01-436-383
<b>9495 Gap Power</b>									
2052728	1	Asphalt saw rental	Invoice	09/26/2025	10/20/2025	158.00		158.00	01-436-383
<b>5824 PA One Call System Inc.</b>									
0001117387	1	Monthly notifications (August)	Invoice	09/24/2025	10/20/2025	105.94		105.94	01-436-450
0001121075	1	Monthly notifications (September)	Invoice	10/16/2025	10/20/2025	115.32		115.32	01-436-450
<b>9458 L/B Water Service, Inc.</b>									
3976591	3	Snap-Tite pipe for Bucktoe Road	Invoice	10/16/2025	10/20/2025	12,830.76		12,830.76	01-438-245

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
<b>9463 Highway Materials, Inc.</b>									
473-7323,83	1	6.52 tons of hot mix for Crestview	Invoice	10/07/2025	10/20/2025	479.22		479.22	01-438-245
473-7323,83	2	7.49 tons of hot mix for Glenfield	Invoice	10/07/2025	10/20/2025	550.52		550.52	01-438-245
473-7323,83	3	10.01 tons of hot mix for Sherwood	Invoice	10/07/2025	10/20/2025	735.74		735.74	01-438-245
473-7323,83	4	7.98 tons of hot mix for Sherwood	Invoice	10/07/2025	10/20/2025	586.53		586.53	01-438-245
473-7323,83	5	17.0 tons of hot mix for Scarlett	Invoice	10/07/2025	10/20/2025	1,110.10		1,110.10	01-438-245
473-7323,83	6	7.02 tons of hot mix for Scarlett	Invoice	10/07/2025	10/20/2025	515.97		515.97	01-438-245
<b>9458 L/B Water Service, Inc.</b>									
3976591	4	Snap-Tite pipe for Bucktoe Road	Invoice	10/16/2025	10/20/2025	11,301.00		11,301.00	01-446-452
<b>4710 Lowe's</b>									
92536,95451	1	New locks for NGP kiosks	Invoice	10/16/2025	10/20/2025	30.36		30.36	01-454-245
92536,95451	2	marking paint	Invoice	10/16/2025	10/20/2025	80.80		80.80	01-454-245
<b>8863 Weaver's Hardware</b>									
K-25614	1	NGP restroom hand soap	Invoice	10/16/2025	10/20/2025	106.28		106.28	01-454-245
<b>2706 1st Choice Lock &amp; Safe</b>									
AF2871	1	NGP restroom lock repairs	Invoice	10/09/2025	10/20/2025	135.00		135.00	01-454-373
<b>6990 R. M. CROSSAN INC. (SERVICE NOT FUEL)</b>									
18849	1	Clogged urinal at NGP	Invoice	10/16/2025	10/20/2025	185.00		185.00	01-454-373
<b>10171 Justin's Pressure Washing, LLC</b>									
9232025	1	Quonset Hut roof cleaning	Invoice	10/16/2025	10/20/2025	950.00		950.00	01-454-373
<b>9880 Ace Hardware</b>									
C55226/1	1	Replacement pump for pesticide sprayer	Invoice	10/16/2025	10/20/2025	99.99		99.99	01-454-374
<b>9529 Solitude Lake Management LLC</b>									
PSI209148	1	NGP pond maintenance	Invoice	10/16/2025	10/20/2025	482.25		482.25	01-454-375
<b>9755 Audio Firm LLC</b>									
AF2871	1	10/24 Movie Night AV	Invoice	10/16/2025	10/20/2025	450.00		450.00	01-454-451
<b>9312 Deerfield Mowing &amp; Property Mnt</b>									
2519	2	Mowing & Trimming NGP 9/5,9/12,9/19,	Invoice	10/16/2025	10/20/2025	2,883.33		2,883.33	01-454-453
2519	8	NGP Bank mowing Fall	Invoice	10/16/2025	10/20/2025	695.00		695.00	01-454-453
2527	1	2025 CD services	Invoice	10/16/2025	10/20/2025	3,362.75		3,362.75	01-454-455
<b>10186 DMD Forms &amp; Printing, INC</b>									
31902	1	Signs for 2025 CD	Invoice	10/09/2025	10/20/2025	299.00		299.00	01-454-455
<b>10352 MEDINA'S LANDSCAPING</b>									
3955	1	Pumpkins for 2025 CD	Invoice	10/16/2025	10/20/2025	1,200.00		1,200.00	01-454-455
<b>2010 Haawk, David</b>									
2010-15	1	CCHPN FALL WORKSHOP	Invoice	10/16/2025	10/20/2025	15.00		15.00	01-459-450
<b>7055 Roberts, Brian</b>									
7055-15	1	CCHPN FALL WORKSHOP	Invoice	10/16/2025	10/20/2025	15.00		15.00	01-459-450
<b>9294 Robinson, Chris</b>									
9294-15	1	CCHPN FALL WORKSHOP	Invoice	10/16/2025	10/20/2025	15.00		15.00	01-459-450
<b>510 Avondale Firemen's Relief Fund</b>									
15-105-5	1	Annual Fireman's Relief State Allocatio	Invoice	09/17/2025	10/20/2025	98,781.11		98,781.11	01-481-390
<b>5810 PA MUNICIPAL RETIREMENT SYSTEM</b>									
09302025	1	2025 Pension Contribution	Invoice	09/30/2025	10/30/2025	176,001.46		176,001.46	01-486-160
<b>9611 Delaware Valley Property&amp;Liability Trust</b>									
PREM25-NG	1	General Liability Insurance	Invoice	10/01/2025	11/01/2025	33,473.00		33,473.00	01-486-352
<b>1998 Delaware Valley Workers Comp. Trust</b>									
WCPREM25-	1	WC Quarterly - NGT Personnel	Invoice	10/01/2025	11/01/2025	3,659.75		3,659.75	01-486-354
Total 01:						828,682.46	.00	828,682.46	
<b>03</b>									
<b>1510 Chester Water Authority</b>									
09/04/25-10/	1	Acct #02821078400 - Public Fire Hydra	Invoice	09/24/2025	10/20/2025	7,804.50		7,804.50	03-448-383
4811217	1	02821078400- Public Fire Hydrants	Invoice	10/16/2025	10/20/2025	7,804.50		7,804.50	03-448-383

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 03:						15,609.00	.00	15,609.00	
<b>09</b>									
<b>2001 Delaware Valley Health Trust</b>									
30046	7	Medical/Rx & Dental - Airport Admin	Invoice	10/01/2025	11/01/2025	3,420.00		3,420.00	09-440-156
<b>365 Ascent Aviation Group, Inc.</b>									
1150672	1	Inv 1150672 - Fuel Delivery 10/9 100LL	Invoice	10/16/2025	10/20/2025	37,200.67		37,200.67	09-440-233
M329899	1	Inv M329899 - Avgas Refueler 44407	Invoice	10/16/2025	10/20/2025	700.00		700.00	09-440-233
<b>1998 Delaware Valley Workers Comp. Trust</b>									
WCPREM25-	3	WC Quarterly - Airport Admin	Invoice	10/01/2025	11/01/2025	4,500.00		4,500.00	09-440-354
<b>1510 Chester Water Authority</b>									
4789843,481	1	Inv 4789843 - Base water and consum	Invoice	10/16/2025	10/20/2025	946.68		946.68	09-440-360
4789843,481	2	Inv 4810076 - Base water charge + con	Invoice	10/16/2025	10/20/2025	907.48		907.48	09-440-360
<b>6090 PECO ENERGY CO.</b>									
23567	1	3424923333-0 Airport Way East Hanger	Invoice	09/24/2025	10/20/2025	235.67		235.67	09-440-360
<b>1810 Cook's Service Company, Inc</b>									
117678	1	inv 117678 - installed new quad outlet, r	Invoice	10/16/2025	10/20/2025	447.00		447.00	09-440-370
<b>7470 SHERWIN WILLIAMS</b>									
0586-5	1	Inv 0586-5, sales # 8000-55931 5GL P	Invoice	10/16/2025	10/20/2025	777.51		777.51	09-440-370
<b>9669 Tony's Emergency Services</b>									
1454-2025	1	Inv 1454 - (1) soundoff signal LED inser	Invoice	10/16/2025	10/20/2025	235.00		235.00	09-440-370
<b>6992 R.M. Crossan Fuel</b>									
F188275	1	Inv F188275 - Low Sulfur Diesel deliver	Invoice	10/16/2025	10/20/2025	889.91		889.91	09-440-374
<b>9929 Invoice Cloud, Inc</b>									
3063-2025_9	1	Inv 3063-2025_9 Paperless customers	Invoice	10/16/2025	10/20/2025	32.00		32.00	09-440-420
<b>2409 EcoClean By Design</b>									
1765-2025	1	Inv 1765 - Airport Cleaning Sept (5week	Invoice	10/16/2025	10/20/2025	725.00		725.00	09-440-450
<b>5150 Mike Singleton's Superior</b>									
9/23-25	1	9/23 Inv - Service Airport and hangar	Invoice	10/16/2025	10/20/2025	230.00		230.00	09-440-450
<b>6650 PSATS CDL PROGRAM</b>									
177152-16S2	2	CDL Alcohol Test-Conner,Orville W	Invoice	09/24/2025	10/20/2025	55.00		55.00	09-440-450
<b>9050 Wm. P. McGovern, Inc.</b>									
183829	1	Inv 183829 - Service Regular units 9/17	Invoice	10/16/2025	10/20/2025	285.00		285.00	09-440-450
<b>9738 Collective Event Group</b>									
60472-3	1	Inv 60472-3 July Camp Tent Rental	Invoice	09/26/2025	10/20/2025	2,856.00		2,856.00	09-440-454
60472-3	2	Inv 60473-3 Aug Camp Tent Rental	Invoice	09/26/2025	10/20/2025	2,856.00		2,856.00	09-440-454
<b>10317 Madalyn Browne</b>									
10317-500	1	Camp Counselor - Aug	Invoice	08/12/2025	08/18/2025	500.00		500.00	09-440-454
10317-500		Chk No: 5933 (1)	Calculated	08/13/2025				500.00-	09-200200
10317-500		Chk No: 5933 (1)	Calculated	08/13/2025				500.00	09-200200
<b>10345 Higgins, Spencer</b>									
0917205-80	1	Airshow Parking - Saturday 6-10p	Invoice	09/17/2025	10/20/2025	80.00		80.00	09-440-455
<b>9916 Hontanon, Ramon</b>									
011-2025	1	Inv 0011 - Mahmood Ahmad Intro Flight	Invoice	10/16/2025	10/20/2025	35.00		35.00	09-441-450
<b>10110 Alan Fox</b>									
N2024-8/25,9	1	N20420 Flight revenue with Flight Scho	Invoice	10/16/2025	10/20/2025	11,334.98		11,334.98	09-441-450
N2024-8/25,9	2	N20420 Leaseback for Sept 2025	Invoice	10/16/2025	10/20/2025	3,660.30		3,660.30	09-441-450
<b>2325 Dunn, Courtland</b>									
112025	1	Flight School Transfer Installment - Nov.	Invoice	10/07/2025	10/20/2025	2,700.00		2,700.00	09-441-451
11-2025	1	Flight School Transfer Installment - Nov	Invoice	09/26/2025	10/20/2025	2,700.00		2,700.00	09-441-451
<b>2001 Delaware Valley Health Trust</b>									
30046	8	Medical/Rx & Dental - Airport Maint	Invoice	10/01/2025	11/01/2025	3,450.00		3,450.00	09-447-156
<b>9851 Flightline Drug Testing</b>									
25009288,25	1	Inv 25009288 - 6 Active DOT, Admin fe	Invoice	10/16/2025	10/20/2025	35.70		35.70	09-447-252
25009288,25	2	Inv 25010244 - 6 Active DOT, Admin fe	Invoice	10/16/2025	10/20/2025	35.70		35.70	09-447-252

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
<b>1998 Delaware Valley Workers Comp. Trust</b>									
WCPREM25-	2	WC Quarterly - Airport Maintenance	Invoice	10/01/2025	11/01/2025	4,500.00		4,500.00	09-447-354
<b>9628 Safety-Kleen Systems, Inc.</b>									
98228608	1	Inv 98228608 - Parts washing service o	Invoice	10/16/2025	10/20/2025	214.03		214.03	09-447-450
<b>9824 Roberts, Bruce</b>									
25-06	1	Inv 25-06 N3869Q Engine change	Invoice	10/16/2025	10/20/2025	1,916.00		1,916.00	09-447-450
25-06	2	Inv 25-07 N7209F Annual	Invoice	10/16/2025	10/20/2025	540.00		540.00	09-447-450
25-06	3	Inv 25-08 N9167C Annu	Invoice	10/16/2025	10/20/2025	440.00		440.00	09-447-450
25-06	4	Inv 25-09 N759XQ C182Q Annual	Invoice	10/16/2025	10/20/2025	1,280.00		1,280.00	09-447-450
Total 09:						90,720.63	.00	90,720.63	
<b>30</b>									
<b>10287 ETC INSTITUTE</b>									
33723	1	Community Survey 2025	Invoice	09/24/2025	10/20/2025	4,000.00		4,000.00	30-406-700
<b>7502 Sinton Air Cond &amp; Heating</b>									
53064	1	Unit#2 replacement 5 ton geothermal u	Invoice	10/07/2025	10/20/2025	11,400.00		11,400.00	30-409-700
<b>9458 L/B Water Service, Inc.</b>									
3976591	5	Snap-Tite pipe for Bucktoe Road	Invoice	10/16/2025	10/20/2025	17,955.25		17,955.25	30-439-450
Total 30:						33,355.25	.00	33,355.25	
<b>31</b>									
<b>5400 NATURAL LANDS TRUST, INC.</b>									
INV287878, I	1	NLT services 3/31/25 - 6/27/25	Invoice	10/16/2025	10/20/2025	1,297.90		1,297.90	31-461-310
INV287878, I	2	NLT services 6/28/2025 - 9/26/25	Invoice	10/16/2025	10/20/2025	1,488.36		1,488.36	31-461-310
<b>85 A.J. Blosenski, Inc.</b>									
2576507W36	1	Trash service for NGH	Invoice	09/24/2025	10/20/2025	110.00		110.00	31-461-451
<b>2001 Delaware Valley Health Trust</b>									
30046	5	Medical/Rx & Dental - Parks	Invoice	10/01/2025	11/01/2025	1,650.00		1,650.00	31-461-451
<b>6090 PECO ENERGY CO.</b>									
2883	1	1643497000-Shop Avondale	Invoice	10/16/2025	10/20/2025	93.57		93.57	31-461-451
2883	4	1879281222-Ampt Avondale	Invoice	10/16/2025	10/20/2025	40.36		40.36	31-461-451
2883	5	1880815000-Barn 1	Invoice	10/16/2025	10/20/2025	61.23		61.23	31-461-451
2883	9	5620985000 Pool	Invoice	10/16/2025	10/20/2025	47.50		47.50	31-461-451
2883	14	7677741222 Lambourne House	Invoice	10/16/2025	10/20/2025	119.78		119.78	31-461-451
<b>9312 Deerfield Mowing &amp; Propery Mnt</b>									
2519	5	Mowing and Trimming of path (8ft) at S	Invoice	10/16/2025	10/20/2025	850.00		850.00	31-461-451
2519	6	Roadside mowing at Smedley Preserve	Invoice	10/16/2025	10/20/2025	650.00		650.00	31-461-451
<b>85 A.J. Blosenski, Inc.</b>									
2614159W36	1	NGH trash service	Invoice	10/16/2025	10/20/2025	220.00		220.00	31-461-453
Total 31:						6,628.70	.00	6,628.70	
<b>33</b>									
<b>10290 DiRocco Bros, Inc.</b>									
C920003660-	1	Inv Cert C920003660 - Pay App#4 - RF	Invoice	09/26/2025	10/20/2025	115,255.12		115,255.12	33-440-606
Total 33:						115,255.12	.00	115,255.12	
Total :						1,090,251.	.00	1,090,251.16	
Grand Totals:						1,090,251.	.00	1,090,251.16	

GL Account Number	Debit	Credit	Net
01-401-156	1,973.00	.00	1,973.00
01-402-156	2,450.00	.00	2,450.00
01-402-311	12,000.00	.00	12,000.00
01-402-331	122.50	.00	122.50
01-402-353	3,816.00	.00	3,816.00
01-403-450	89.16	.00	89.16
01-404-314	12,433.25	.00	12,433.25
01-406-156	3,525.00	.00	3,525.00
01-406-210	118.98	.00	118.98
01-406-300	36.06	.00	36.06
01-406-325	64.83	.00	64.83
01-406-341	435.00	.00	435.00
01-406-383	996.00	.00	996.00
01-407-321	1,600.40	.00	1,600.40
01-407-324	466.91	.00	466.91
01-407-325	371.09	.00	371.09
01-407-452	775.32	.00	775.32
01-408-312	14,247.00	.00	14,247.00
01-408-313	5,239.25	.00	5,239.25
01-409-240	244.80	.00	244.80
01-409-250	162.41	.00	162.41
01-409-360	294.90	.00	294.90
01-409-361	373.29	.00	373.29
01-409-362	1,852.37	.00	1,852.37
01-409-364	435.32	.00	435.32
01-409-366	2,837.27	.00	2,837.27
01-409-373	4,167.00	.00	4,167.00
01-409-450	2,845.00	.00	2,845.00
01-409-452	4,883.33	.00	4,883.33
01-410-452	2,883.34	.00	2,883.34
01-411-450	798.67	.00	798.67
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
01-413-450	55.00	.00	55.00
01-413-451	11,032.00	.00	11,032.00
01-414-341	138.19	.00	138.19
01-426-450	562.73	.00	562.73
01-430-156	8,930.42	.00	8,930.42
01-430-213	9.01	.00	9.01
01-430-235	6,117.01	.00	6,117.01
01-430-238	1,262.77	.00	1,262.77
01-430-245	2,849.26	.00	2,849.26
01-430-246	33,182.44	.00	33,182.44
01-430-250	998.62	.00	998.62
01-430-373	52.24	.00	52.24
01-430-374	1,739.45	.00	1,739.45
01-433-245	1,083.75	.00	1,083.75
01-436-245	20,877.46	.00	20,877.46
01-436-383	5,191.73	.00	5,191.73
01-436-450	221.26	.00	221.26
01-438-245	16,808.84	.00	16,808.84
01-446-452	11,301.00	.00	11,301.00
01-454-245	217.44	.00	217.44
01-454-373	1,270.00	.00	1,270.00
01-454-374	99.99	.00	99.99

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
01-454-375	482.25	.00	482.25
01-454-451	450.00	.00	450.00
01-454-453	3,578.33	.00	3,578.33
01-454-455	4,861.75	.00	4,861.75
01-459-450	45.00	.00	45.00
01-481-390	98,781.11	.00	98,781.11
01-486-160	176,001.46	.00	176,001.46
01-486-352	33,473.00	.00	33,473.00
01-486-354	3,659.75	.00	3,659.75
03-448-383	15,609.00	.00	15,609.00
09-200200	500.00	500.00-	.00
09-440-156	3,420.00	.00	3,420.00
09-440-233	37,900.67	.00	37,900.67
09-440-354	4,500.00	.00	4,500.00
09-440-360	2,089.83	.00	2,089.83
09-440-370	1,459.51	.00	1,459.51
09-440-374	889.91	.00	889.91
09-440-420	32.00	.00	32.00
09-440-450	1,295.00	.00	1,295.00
09-440-454	6,212.00	.00	6,212.00
09-440-455	80.00	.00	80.00
09-441-450	15,030.28	.00	15,030.28
09-441-451	5,400.00	.00	5,400.00
09-447-156	3,450.00	.00	3,450.00
09-447-252	71.40	.00	71.40
09-447-354	4,500.00	.00	4,500.00
09-447-450	4,390.03	.00	4,390.03
30-406-700	4,000.00	.00	4,000.00
30-409-700	11,400.00	.00	11,400.00
30-439-450	17,955.25	.00	17,955.25
31-461-310	2,786.26	.00	2,786.26
31-461-451	3,622.44	.00	3,622.44
31-461-453	220.00	.00	220.00
33-440-606	115,255.12	.00	115,255.12
Grand Totals:	<u>1,090,751.16</u>	<u>500.00-</u>	<u>1,090,251.16</u>

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
08/25	1,000.00	500.00-	500.00
09/25	747,405.04	.00	747,405.04
10/25	342,346.12	.00	342,346.12
Grand Totals:	<u>1,090,751.16</u>	<u>500.00-</u>	<u>1,090,251.16</u>

Summary by General Ledger Posting Period

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GL Posting Period	Debit	Credit	Net
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Report Criteria:

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

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

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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
5228	Morris, John R. III	2024-6033	20% Rebate of 2024 Real	1	09/19/2025	60.33	.00	60.33	32164	09/24/2025
Total 5228:						60.33	.00	60.33		
8165	The Hartford	66946951108	LIFE; AD&D; STD; LTD - A	1	09/01/2025	97.02	.00	97.02	32163	09/18/2025
		66946951108	LIFE; AD&D; STD; LTD - Fi	2	09/01/2025	210.35	.00	210.35	32163	09/18/2025
		66946951108	LIFE; AD&D; STD; LTD - G	3	09/01/2025	124.09	.00	124.09	32163	09/18/2025
		66946951108	LIFE; AD&D; STD; LTD - C	4	09/01/2025	212.89	.00	212.89	32163	09/18/2025
		66946951108	LIFE; AD&D; STD; LTD - P	5	09/01/2025	176.11	.00	176.11	1603	09/18/2025
		66946951108	LIFE; AD&D; STD; LTD - P	6	09/01/2025	462.05	.00	462.05	32163	09/18/2025
		66946951108	LIFE; AD&D; STD; LTD - Ai	7	09/01/2025	467.92	.00	467.92	5980	09/18/2025
Total 8165:						1,750.43	.00	1,750.43		
9154	GFT	4513118/526	RFR#1 Inv-0004513118 E.	1	10/02/2025	22,033.89	.00	22,033.89	1383	10/01/2025
		4513118/526	RFR#1 INV0004552683 E.	2	10/02/2025	23,761.21	.00	23,761.21	1383	10/01/2025
		4799886	Pay App#2 - INV-00047998	1	10/02/2025	2,707.48	.00	2,707.48	1384	10/01/2025
Total 9154:						48,502.58	.00	48,502.58		
9905	First Insurance Funding	09292025	AVC101276-01 - Auto Pay	1	09/29/2025	2,164.21	.00	2,164.21	1	09/27/2025
		09292025	AVC101276-01 - Auto Pay	2	09/29/2025	2,164.21	.00	2,164.21	1	09/27/2025
		09292025	AVC101276-01 - Auto Pay	3	09/29/2025	2,164.21	.00	2,164.21	1	09/27/2025
		09292025	AVC101276-01 - Auto Pay	4	09/29/2025	2,164.21	.00	2,164.21	1	09/27/2025
		092920251	AVC101276-01 - Auto Pay	1	09/29/2025	2,164.21	.00	2,164.21	2	09/27/2025
		092920251	AVC101276-01 - Auto Pay	2	09/29/2025	2,164.21	.00	2,164.21	2	09/27/2025
		092920251	AVC101276-01 - Auto Pay	3	09/29/2025	2,164.21	.00	2,164.21	2	09/27/2025
Total 9905:						15,149.47	.00	15,149.47		
10140	BMO Spend Dynamics	08282025-01	Gaterades	1	08/06/2025	55.94	.00	55.94	828251	09/16/2025
		08282025-01	ICMA Conference Event	2	08/06/2025	139.00	.00	139.00	828251	09/16/2025
		08282025-01	Breakfast on the way to the	3	08/06/2025	24.54	.00	24.54	828251	09/16/2025
		08282025-01	Lunch on the way home fro	4	08/06/2025	54.51	.00	54.51	828251	09/16/2025
		08282025-01	Course Hero	5	08/06/2025	143.40	.00	143.40	828251	09/16/2025
		08282025-01	Office supplies (desktop cal	6	08/06/2025	18.42	.00	18.42	828251	09/16/2025
		08282025-01	Linda's bday lunch	7	08/06/2025	190.05	.00	190.05	828251	09/16/2025
		08282025-01	Water delivery company	8	08/06/2025	219.95	.00	219.95	828251	09/16/2025
		08282025-01	Code compliance course	9	08/06/2025	80.00	.00	80.00	828251	09/16/2025
		08282025-01	Three boxes of Band-Aids	10	08/06/2025	7.99	.00	7.99	828251	09/16/2025
		08282025-01	Storage fees	11	08/06/2025	.99	.00	.99	828251	09/16/2025
		08282025-01	Batteries for misc. tools	12	08/06/2025	115.79	.00	115.79	828251	09/16/2025
		08282025-01	Three boxes of Band-Aids	13	08/06/2025	25.44	.00	25.44	828251	09/16/2025
		08282025-01	Tax credit	14	08/06/2025	4.02	.00	4.02	828251	09/16/2025
		08282025-01	Repair to Husqvarna chain	15	08/06/2025	72.77	.00	72.77	828251	09/16/2025
		08282025-01	Spring pins and cotter pins	16	08/06/2025	21.57	.00	21.57	828251	09/16/2025
		08282025-01	Annual license for GIS soft	17	08/06/2025	810.00	.00	810.00	828251	09/16/2025
		08282025-01	Credits for GIS	18	08/06/2025	120.00	.00	120.00	828251	09/16/2025
		08282025-01	Plant hand pruner	19	08/06/2025	17.16	.00	17.16	828251	09/16/2025
		08282025-01	Pliers	20	08/06/2025	24.99	.00	24.99	828251	09/16/2025
		08282025-01	Key organizers and copies	21	08/06/2025	27.98	.00	27.98	828251	09/16/2025
		08282025-01	Volunteer snacks and vehic	22	08/06/2025	99.30	.00	99.30	828251	09/16/2025
		08282025-01	Cleaning supplies	23	08/06/2025	6.98	.00	6.98	828251	09/16/2025
		08282025-01	Graffiti remover for NGP	24	08/06/2025	27.96	.00	27.96	828251	09/16/2025

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		08282025-01	Rakes and bottled water	25	08/06/2025	47.47	.00	47.47	828251	09/16/2025
		08282025-09	Pens, coffee creamer	1	08/27/2025	57.28	.00	57.28	828259	09/16/2025
		08282025-09	coffee creamer	2	08/27/2025	12.34	.00	12.34	828259	09/16/2025
		08282025-09	Cleaning supplies	3	08/27/2025	50.79	.00	50.79	828259	09/16/2025
		08282025-09	Toilet paper	4	08/27/2025	60.89	.00	60.89	828259	09/16/2025
		08282025-09	multifold hand towels	5	08/27/2025	62.76	.00	62.76	828259	09/16/2025
		08282025-09	Coffee & Raffle tickets	6	08/27/2025	73.30	.00	73.30	828259	09/16/2025
		08282025-09	envelopes	7	08/27/2025	20.93	.00	20.93	828259	09/16/2025
		08282025-09	hand soap, napkins, etc.	8	08/27/2025	33.34	.00	33.34	828259	09/16/2025
		08282025-09	Clasp envelopes & colored	9	08/27/2025	54.23	.00	54.23	828259	09/16/2025
		08282025-09	Colored Clasp Envelopes	10	08/27/2025	230.52	.00	230.52	828259	09/16/2025
		08282025-09	4k HDR HDMI cable 50ft	11	08/27/2025	18.00	.00	18.00	828259	09/16/2025
		08282025-09	Event white wrist bands &	12	08/27/2025	49.63	.00	49.63	828259	09/16/2025
		08282025-09	Trash bags, rubber bands	13	08/27/2025	40.51	.00	40.51	828259	09/16/2025
		08282025-09	Heavy duty trash bags and	14	08/27/2025	30.13	.00	30.13	828259	09/16/2025
		08282025-09	Camp water balloons bifold	15	08/27/2025	37.39	.00	37.39	828259	09/16/2025
		08282025-09	Wireless Microphone	16	08/27/2025	26.17	.00	26.17	828259	09/16/2025
		08282025-09	food	17	08/27/2025	58.30	.00	58.30	828259	09/16/2025
		08282025-09	Fuel truck fuel	18	08/27/2025	32.43	.00	32.43	828259	09/16/2025
		08282025-09	Fuel truck - Fuel	19	08/27/2025	33.15	.00	33.15	828259	09/16/2025
		08282025-09	Nissan car Fuel	20	08/27/2025	25.16	.00	25.16	828259	09/16/2025
		08282025-09	Nissan - fuel	21	08/27/2025	30.25	.00	30.25	828259	09/16/2025
		08282025-09	Polo shirts and hats for res	22	08/27/2025	2,172.00	.00	2,172.00	828259	09/16/2025
		08282025-09	Airport office phones	23	08/27/2025	234.35	.00	234.35	828259	09/16/2025
		08282025-09	Airport office and outdoor i	24	08/27/2025	293.22	.00	293.22	828259	09/16/2025
		08282025-09	BLDG 900 internet	25	08/27/2025	104.90	.00	104.90	828259	09/16/2025
		08282025-09	Flag	26	08/27/2025	36.98	.00	36.98	828259	09/16/2025
		08282025-09	monthly subscription	27	08/27/2025	63.59	.00	63.59	828259	09/16/2025
		08282025-09	monthly email subscription	28	08/27/2025	116.00	.00	116.00	828259	09/16/2025
		08282025-09	monthly Flight school sche	29	08/27/2025	382.50	.00	382.50	828259	09/16/2025
		08282025-09	Monthly floor mat service	30	08/27/2025	70.61	.00	70.61	828259	09/16/2025
		08282025-09	July Mowing + Trimming	31	08/27/2025	3,385.71	.00	3,385.71	828259	09/16/2025
		08282025-09	Summer Camp Kona Ice	32	08/27/2025	609.50	.00	609.50	828259	09/16/2025
		08282025-09	Future Aviator Camp Flight	33	08/27/2025	480.00	.00	480.00	828259	09/16/2025
		08282025-09	August Future Aviators Piz	34	08/27/2025	494.58	.00	494.58	828259	09/16/2025
		08282025-09	Aug Camp Intro Flights	35	08/27/2025	315.00	.00	315.00	828259	09/16/2025
		08282025-09	Aug Camp counselor dinne	36	08/27/2025	260.87	.00	260.87	828259	09/16/2025
		08282025-09	food	37	08/27/2025	15.79	.00	15.79	828259	09/16/2025
		08282025-09	Voucher Code (additional a	38	08/27/2025	10.00	.00	10.00	828259	09/16/2025
		08282025-09	TEE HD	39	08/27/2025	30.00	.00	30.00	828259	09/16/2025
		08282025-09	Camp Counselor Donuts	40	08/27/2025	53.96	.00	53.96	828259	09/16/2025
		08282025-09	Shake Shack Voucher Cou	41	08/27/2025	417.50	.00	417.50	828259	09/16/2025
		08282025-09	Camp - Tie-Dye kits	42	08/27/2025	113.27	.00	113.27	828259	09/16/2025
		08282025-09	Camp Shirts	43	08/27/2025	3,242.00	.00	3,242.00	828259	09/16/2025
		08282025-09	Waterslide For Camp	44	08/27/2025	909.50	.00	909.50	828259	09/16/2025
		08282025-09	Camp - volleyballs	45	08/27/2025	42.39	.00	42.39	828259	09/16/2025
		08282025-09	Camp - soft logbooks Fuel	46	08/27/2025	222.00	.00	222.00	828259	09/16/2025
		08282025-09	Camp Shake shack pre-ord	47	08/27/2025	1,272.50	.00	1,272.50	828259	09/16/2025
		08282025-09	Estes Rockets for August C	48	08/27/2025	606.40	.00	606.40	828259	09/16/2025
		08282025-09	Camp water balloons bifold	49	08/27/2025	82.65	.00	82.65	828259	09/16/2025
		08282025-09	Aug camp Rockets	50	08/27/2025	1,238.69	.00	1,238.69	828259	09/16/2025
		08282025-09	camp build supplies	51	08/27/2025	342.51	.00	342.51	828259	09/16/2025
		08282025-09	Camp Balsa wood	52	08/27/2025	455.75	.00	455.75	828259	09/16/2025
		08282025-09	Camp balsa wood	53	08/27/2025	56.51	.00	56.51	828259	09/16/2025
		08282025-09	Aug Camp - Bus trip	54	08/27/2025	2,722.00	.00	2,722.00	828259	09/16/2025
		08282025-09	Kona Ice - July camp	55	08/27/2025	583.53	.00	583.53	828259	09/16/2025
		08282025-09	Camp - Cardboard sheets	56	08/27/2025	142.99	.00	142.99	828259	09/16/2025

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		08282025-09	suface paper - camp	57	08/27/2025	163.84	.00	163.84	828259	09/16/2025
		08282025-09	camp supplies	58	08/27/2025	170.47	.00	170.47	828259	09/16/2025
		08282025-09	Air Show Rental Car	59	08/27/2025	269.43	.00	269.43	828259	09/16/2025
		08282025-09	car rental	60	08/27/2025	221.55	.00	221.55	828259	09/16/2025
		08282025-09	car rentals	61	08/27/2025	200.40	.00	200.40	828259	09/16/2025
		08282025-09	car rentals	62	08/27/2025	142.06	.00	142.06	828259	09/16/2025
		08282025-09	car rental	63	08/27/2025	204.63	.00	204.63	828259	09/16/2025
		08282025-09	car rentals	64	08/27/2025	205.05	.00	205.05	828259	09/16/2025
		08282025-09	car rentals	65	08/27/2025	456.36	.00	456.36	828259	09/16/2025
		08282025-09	car rentals	66	08/27/2025	210.55	.00	210.55	828259	09/16/2025
		08282025-09	car rental	67	08/27/2025	276.20	.00	276.20	828259	09/16/2025
		08282025-09	car rentals	68	08/27/2025	265.20	.00	265.20	828259	09/16/2025
		08282025-09	car retnals	69	08/27/2025	466.51	.00	466.51	828259	09/16/2025
		08282025-09	car rentals	70	08/27/2025	456.36	.00	456.36	828259	09/16/2025
		08282025-09	car rentals	71	08/27/2025	133.60	.00	133.60	828259	09/16/2025
		08282025-09	Air Show Car Rental	72	08/27/2025	208.86	.00	208.86	828259	09/16/2025
		08282025-09	Car rental	73	08/27/2025	133.60	.00	133.60	828259	09/16/2025
		08282025-09	car rentals	74	08/27/2025	200.40	.00	200.40	828259	09/16/2025
		08282025-09	Air Show Volunteer Food	75	08/27/2025	594.63	.00	594.63	828259	09/16/2025
		08282025-09	Airshow set up food	76	08/27/2025	215.18	.00	215.18	828259	09/16/2025
		08282025-09	Airshow volunteer/perform	77	08/27/2025	418.70	.00	418.70	828259	09/16/2025
		08282025-09	Cookies, snacks for Airsho	78	08/27/2025	115.85	.00	115.85	828259	09/16/2025
		08282025-09	Brooke Zook Art - Balance	79	08/27/2025	2,300.00	.00	2,300.00	828259	09/16/2025
		08282025-09	Airshow setup - food for wo	80	08/27/2025	101.34	.00	101.34	828259	09/16/2025
		08282025-09	Cocktail napkins, plastic w	81	08/27/2025	244.52	.00	244.52	828259	09/16/2025
		08282025-09	added golf cart for airshow	82	08/27/2025	201.40	.00	201.40	828259	09/16/2025
		08282025-09	mechanical bull	83	08/27/2025	1,523.00	.00	1,523.00	828259	09/16/2025
		08282025-09	Airshow - sign holders	84	08/27/2025	31.79	.00	31.79	828259	09/16/2025
		08282025-09	Blank corrctg sign	85	08/27/2025	19.04	.00	19.04	828259	09/16/2025
		08282025-09	Handicapped parking and	86	08/27/2025	72.14	.00	72.14	828259	09/16/2025
		08282025-09	Black sign 20x24	87	08/27/2025	66.64	.00	66.64	828259	09/16/2025
		08282025-09	RC planes for Airshow Auct	88	08/27/2025	402.79	.00	402.79	828259	09/16/2025
		08282025-09	Airshow - D2 Mach watch	89	08/27/2025	524.99	.00	524.99	828259	09/16/2025
		08282025-09	Brooke Zook Art - Airsho f	90	08/27/2025	400.00	.00	400.00	828259	09/16/2025
		08282025-09	Airshow Volunteer Shirts	91	08/27/2025	800.00	.00	800.00	828259	09/16/2025
		08282025-09	Pancake breakfast tickets f	92	08/27/2025	104.92	.00	104.92	828259	09/16/2025
		08282025-09	Airshow - more wrist bands	93	08/27/2025	25.30	.00	25.30	828259	09/16/2025
		08282025-09	Airshow - Event wrist band	94	08/27/2025	84.84	.00	84.84	828259	09/16/2025
		08282025-09	Airshow ticket prints	95	08/27/2025	155.80	.00	155.80	828259	09/16/2025
		08282025-09	Acrylic sign holders - Airsh	96	08/27/2025	33.22	.00	33.22	828259	09/16/2025
		08282025-09	Corrugated signs	97	08/27/2025	90.95	.00	90.95	828259	09/16/2025
		08282025-09	Dunk Tank for Air Show	98	08/27/2025	468.71	.00	468.71	828259	09/16/2025
		08282025-09	Supplies for Airshow Baske	99	08/27/2025	41.22	.00	41.22	828259	09/16/2025
		08282025-09	Vista print orders for Airsho	100	08/27/2025	277.69	.00	277.69	828259	09/16/2025
		08282025-09	Vista print orders for Airsho	101	08/27/2025	153.68	.00	153.68	828259	09/16/2025
		08282025-09	Airshow - Smoke Oil and E	102	08/27/2025	2,508.02	.00	2,508.02	828259	09/16/2025
		08282025-09	Toll Receipt	103	08/27/2025	79.29	.00	79.29	828259	09/16/2025
		08282025-09	Toll Receipt	104	08/27/2025	70.24	.00	70.24	828259	09/16/2025
		08282025-09	Toll Receipt	105	08/27/2025	20.91	.00	20.91	828259	09/16/2025
		08282025-09	Toll Receipt	106	08/27/2025	30.70	.00	30.70	828259	09/16/2025
		08282025-09	Jon Training	107	08/27/2025	29.95	.00	29.95	828259	09/16/2025
		08282025-09	Car rental for Nick/Noah/S	108	08/27/2025	1,156.58	.00	1,156.58	828259	09/16/2025
		08282025-09	Nlght Owl 2way Audio	109	08/27/2025	890.39	.00	890.39	828259	09/16/2025
		08282025-09	Claw Tiedown Kits	110	08/27/2025	1,361.22	.00	1,361.22	828259	09/16/2025
		08282025-09	sectional charts	111	08/27/2025	61.84	.00	61.84	828259	09/16/2025
		08282025-09	Camp - soft logbooks Fuel	112	08/27/2025	25.96	.00	25.96	828259	09/16/2025
		08282025-09	Fuel tester & Cessna 150 f	113	08/27/2025	76.57	.00	76.57	828259	09/16/2025

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		08282025-09	Gaterade for shop employe	114	08/27/2025	46.45	.00	46.45	828259	09/16/2025
		08282025-09	524 - Carb heat control	115	08/27/2025	192.72	.00	192.72	828259	09/16/2025
		08282025-09	N63524 = Nose wheel 40-7	116	08/27/2025	1,490.11	.00	1,490.11	828259	09/16/2025
		08282025-09	69Q - R-1 Electric RPM Ta	117	08/27/2025	609.70	.00	609.70	828259	09/16/2025
		08282025-09	CC fee for aircraft insur. pa	118	08/27/2025	64.93	.00	64.93	828259	09/16/2025
		08282025-09	Aircraft Insurance	119	08/27/2025	2,164.21	.00	2,164.21	828259	09/16/2025
		08282025-09	Richard Wiltison 2.5 groun	120	08/27/2025	175.00	.00	175.00	828259	09/16/2025
		08282025-09	Discovery flight Foster Aro	121	08/27/2025	159.00	.00	159.00	828259	09/16/2025
		08282025-09	Camp flights \$30.00 Flight t	122	08/27/2025	345.00	.00	345.00	828259	09/16/2025
		08282025-09	Richard Wiltison - Ground .	123	08/27/2025	147.00	.00	147.00	828259	09/16/2025
		08282025-09	Richard Wiltison 1.5 groun	124	08/27/2025	147.00	.00	147.00	828259	09/16/2025
		08282025-09	Scholarship student instruc	125	08/27/2025	368.00	.00	368.00	828259	09/16/2025
		08282025-09	Future Aviator Camp Flight	126	08/27/2025	119.00	.00	119.00	828259	09/16/2025
		08282025-09	Flight/ground training for sc	127	08/27/2025	238.00	.00	238.00	828259	09/16/2025
		08282025-09	Adlai Mines Intro flight	128	08/27/2025	35.00	.00	35.00	828259	09/16/2025
		08282025-09	scholarship flights with Nic	129	08/27/2025	350.00	.00	350.00	828259	09/16/2025
		08282025-09	Summer camp July intro fli	130	08/27/2025	115.00	.00	115.00	828259	09/16/2025
		08282025-09	Flight/ground instruction w/	131	08/27/2025	210.00	.00	210.00	828259	09/16/2025
		08282025-09	Flight and Ground training	132	08/27/2025	252.00	.00	252.00	828259	09/16/2025
		08282025-09	Foster Gastaldello Ground/	133	08/27/2025	861.00	.00	861.00	828259	09/16/2025
		08282025-09	Shop heavy duty trash bag	134	08/27/2025	158.97	.00	158.97	828259	09/16/2025
		08282025-09	shop - craftsman 3100PSI	135	08/27/2025	359.00	.00	359.00	828259	09/16/2025
		08282025-09	Lug plate nut drill Jig 6-32	136	08/27/2025	55.96	.00	55.96	828259	09/16/2025
		08282025-09	Shop - PVC, 28qt underbid	137	08/27/2025	502.78	.00	502.78	828259	09/16/2025
		08282025-09	stk - oil filters, cable CtM01	138	08/27/2025	295.07	.00	295.07	828259	09/16/2025
		08282025-09	stk - oil (victory, 15w50)	139	08/27/2025	622.14	.00	622.14	828259	09/16/2025
		08282025-09	87329-07 Lock C253001-0	140	08/27/2025	166.95	.00	166.95	828259	09/16/2025
		08282025-09	N3629W - oil sample	141	08/27/2025	40.00	.00	40.00	828259	09/16/2025
		08282025-09	Fairchild - pinked tape, cat	142	08/27/2025	1,073.40	.00	1,073.40	828259	09/16/2025
		08282025-09	paint and poly for Fairchild	143	08/27/2025	887.20	.00	887.20	828259	09/16/2025
		08282025-09	parts shipping charges	144	08/27/2025	396.42	.00	396.42	828259	09/16/2025
		08282025-09	car rental	145	08/27/2025	208.86	.00	208.86	828259	09/16/2025
		08282025-09	aircraft part/tool	146	08/27/2025	111.00	.00	111.00	828259	09/16/2025
		08282025-09	aircraft parts	147	08/27/2025	160.61	.00	160.61	828259	09/16/2025
		08282025-09	shop - fabric iron stk heat s	148	08/27/2025	93.04	.00	93.04	828259	09/16/2025
		08282025-09	N2224B - cowl chafe seal	149	08/27/2025	199.48	.00	199.48	828259	09/16/2025
		08282025-09	Fairchild - Poly fiber reduce	150	08/27/2025	2,495.03	.00	2,495.03	828259	09/16/2025
		08282025-09	31DC-DL battery and core	151	08/27/2025	148.39	.00	148.39	828259	09/16/2025
		08282025-09	Stk - Circuit Breaker 7277-	152	08/27/2025	35.00	.00	35.00	828259	09/16/2025
		08282025-09	parts shipping charges	153	08/27/2025	27.83	.00	27.83	828259	09/16/2025
		08282025-09	N1807T - Bracket & block	154	08/27/2025	367.13	.00	367.13	828259	09/16/2025
		08282025-09	shop supplies	155	08/27/2025	361.23	.00	361.23	828259	09/16/2025
		08282025-09	N32731 - Oil sample	156	08/27/2025	40.00	.00	40.00	828259	09/16/2025
		08282025-09	Stk - BA3 qty 4	157	08/27/2025	87.03	.00	87.03	828259	09/16/2025
		08282025-09	Stk/N3636A - avi stock	158	08/27/2025	313.20	.00	313.20	828259	09/16/2025
		08282025-09	N23663 - oil sample	159	08/27/2025	40.00	.00	40.00	828259	09/16/2025
		08282025-09	650-CWT-7-S Solder Sleev	160	08/27/2025	100.27	.00	100.27	828259	09/16/2025
		08282025-09	STK - Snap Fastener; sock	161	08/27/2025	91.46	.00	91.46	828259	09/16/2025
		08282025-09	N10924 - DGR6-1 stk - BA-	162	08/27/2025	499.05	.00	499.05	828259	09/16/2025
		08282025-09	4mil zip bags for parts	163	08/27/2025	28.26	.00	28.26	828259	09/16/2025
		08282025-09	Antifreeze/Coolant, 124R-	164	08/27/2025	240.59	.00	240.59	828259	09/16/2025
		08282025-09	Refund for EGT/Fuel Flow	165	08/27/2025	34.17	.00	34.17	828259	09/16/2025
		08282025-09	N8887J - Front and Rear m	166	08/27/2025	816.00	.00	816.00	828259	09/16/2025
		08282025-09	shop - craftsman 3100PSI	167	08/27/2025	126.36	.00	126.36	828259	09/16/2025
		08282025-09	N32731 - Connector Kit for	168	08/27/2025	151.00	.00	151.00	828259	09/16/2025
		08282025-09	Shop tool	169	08/27/2025	176.04	.00	176.04	828259	09/16/2025
		08282025-09	Kelsall & Hammond - parts	170	08/27/2025	1,224.84	.00	1,224.84	828259	09/16/2025

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		08282025-09	Airshow - VIP badges	171	08/27/2025	54.03	.00	54.03	828259	09/16/2025
		08282025-09	FEP42370 Filter and gaske	172	08/27/2025	8.46	.00	8.46	828259	09/16/2025
		08282025-09	Fairchild - Dzus springs, sn	173	08/27/2025	40.10	.00	40.10	828259	09/16/2025
		08282025-09	Fairchild - Dzus oval head	174	08/27/2025	24.65	.00	24.65	828259	09/16/2025
		08282025-09	N72731/Stk - switch and pi	175	08/27/2025	201.94	.00	201.94	828259	09/16/2025
		08282025-09	Avi stock	176	08/27/2025	30.42	.00	30.42	828259	09/16/2025
		08282025-09	Refund for EGT/Fuel Flow	177	08/27/2025	1,075.00-	.00	1,075.00-	828259	09/16/2025
		08282025-09	B.Crossan - OH RApco pu	178	08/27/2025	386.26	.00	386.26	828259	09/16/2025
		08282025-09	Fasteners	179	08/27/2025	.98	.00	.98	828259	09/16/2025
		08282025-09	B.Crossan - Rapco pump c	180	08/27/2025	100.00	.00	100.00	828259	09/16/2025
		08282025-09	Shop - 2" sanding disc	181	08/27/2025	24.37	.00	24.37	828259	09/16/2025
		08282025-09	parts shipping	182	08/27/2025	13.91	.00	13.91	828259	09/16/2025
		08282025-09	N413SL - Oil Sample N410	183	08/27/2025	80.00	.00	80.00	828259	09/16/2025
		08282025-09	Avionics stock	184	08/27/2025	12.99	.00	12.99	828259	09/16/2025
		08282025-09	fairchild - cowl mounts stk -	185	08/27/2025	175.73	.00	175.73	828259	09/16/2025
		08282025-09	N32731 - B-16 aero bracke	186	08/27/2025	44.00	.00	44.00	828259	09/16/2025
		08282025-09	N32731 -muffler assy	187	08/27/2025	445.15	.00	445.15	828259	09/16/2025
		08282025-09	N48CU oil sample	188	08/27/2025	40.00	.00	40.00	828259	09/16/2025
		08282025-09	Aircraft part	189	08/27/2025	143.30	.00	143.30	828259	09/16/2025
		08282025-09	Sho - stk hardware and EL	190	08/27/2025	204.51	.00	204.51	828259	09/16/2025
		08282025-09	Stk - 18-8 SS Nylon Insert	191	08/27/2025	15.79	.00	15.79	828259	09/16/2025
		08282025-09	2024 Alum sheets qty 5	192	08/27/2025	1,522.70	.00	1,522.70	828259	09/16/2025
		08282025-09	N2104N/- P36P1L Avi Stk	193	08/27/2025	333.50	.00	333.50	828259	09/16/2025
		08282025-09	N8326D - panel	194	08/27/2025	1,830.00	.00	1,830.00	828259	09/16/2025
		08282025-09	STK - 2024 Alum sheets qt	195	08/27/2025	161.16	.00	161.16	828259	09/16/2025
		08282025-09	N2104N - Window shipping	196	08/27/2025	32.36	.00	32.36	828259	09/16/2025
		08282025-09	Avi STk - Insertion/removal	197	08/27/2025	51.95	.00	51.95	828259	09/16/2025
		08282025-09	N1592Q - CI-121 Antenna	198	08/27/2025	248.62	.00	248.62	828259	09/16/2025
		08282025-09	Aeroshell 100 SAE 50 min	199	08/27/2025	348.81	.00	348.81	828259	09/16/2025
		08282025-09	N4306B/N1807T - GSB15	200	08/27/2025	573.75	.00	573.75	828259	09/16/2025
		08282025-09	N252WT - FS510	201	08/27/2025	1,383.75	.00	1,383.75	828259	09/16/2025
		08282025-09	STK - AN-3 adapter Qty 6	202	08/27/2025	300.00	.00	300.00	828259	09/16/2025
		08282025-09	N4306B replacement GSB	203	08/27/2025	337.50	.00	337.50	828259	09/16/2025
		08282025-09	Shop Rags in a. box	204	08/27/2025	118.18	.00	118.18	828259	09/16/2025
		08282025-09	Shop rags	205	08/27/2025	90.05	.00	90.05	828259	09/16/2025
		08282025-09	Coverall paintsuites	206	08/27/2025	136.77	.00	136.77	828259	09/16/2025
		08282025-09	tennis ball	207	08/27/2025	1.05	.00	1.05	828259	09/16/2025
		08282025-09	Graef/Chapman GCO14	208	08/27/2025	823.50	.00	823.50	828259	09/16/2025
		08282025-09	Parts Cleaner	209	08/27/2025	220.46	.00	220.46	828259	09/16/2025
		08282025-09	Connor - Hotel for Power pl	210	08/27/2025	839.52	.00	839.52	828259	09/16/2025
		08282025-09	Connor Flynn - added day f	211	08/27/2025	146.99	.00	146.99	828259	09/16/2025
		08282025-09	Connor Flynn - Powerplant	212	08/27/2025	1,400.00	.00	1,400.00	828259	09/16/2025
		08282025-31	Mailbox replacement at Sm	1	08/11/2025	37.98	.00	37.98	6202532	09/16/2025
		08282025-31	Door time repair Preserve	2	08/11/2025	26.02	.00	26.02	6202532	09/16/2025
		08282025-31	Mailbox replacement at Sm	3	08/11/2025	37.98				
		08282025-31	Door time repair Preserve	4	08/11/2025	26.02				
		08282025-31	Mailbox replacement at Sm	5	08/11/2025	37.98-				
		08282025-31	Door time repair Preserve	6	08/11/2025	26.02-				
						<b>77,889.60</b>	.00	77,889.60		
10310	GoreCon, Inc	C920003658	Pay App #1 Project Rehab	1	07/10/2025	174,109.44	.00	174,109.44	1381	10/01/2025
		C920003658	Pay App #1 Project Rehab	2	07/10/2025	39,929.10	.00	39,929.10	1382	10/01/2025
						<b>214,038.54</b>	.00	214,038.54		

---

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Grand Totals:						<u>357,390.95</u>	<u>.00</u>	<u>357,390.95</u>		

---

Report Criteria:  
Detail report type printed

---



# Avondale Fire Company FY25 Q3 Report

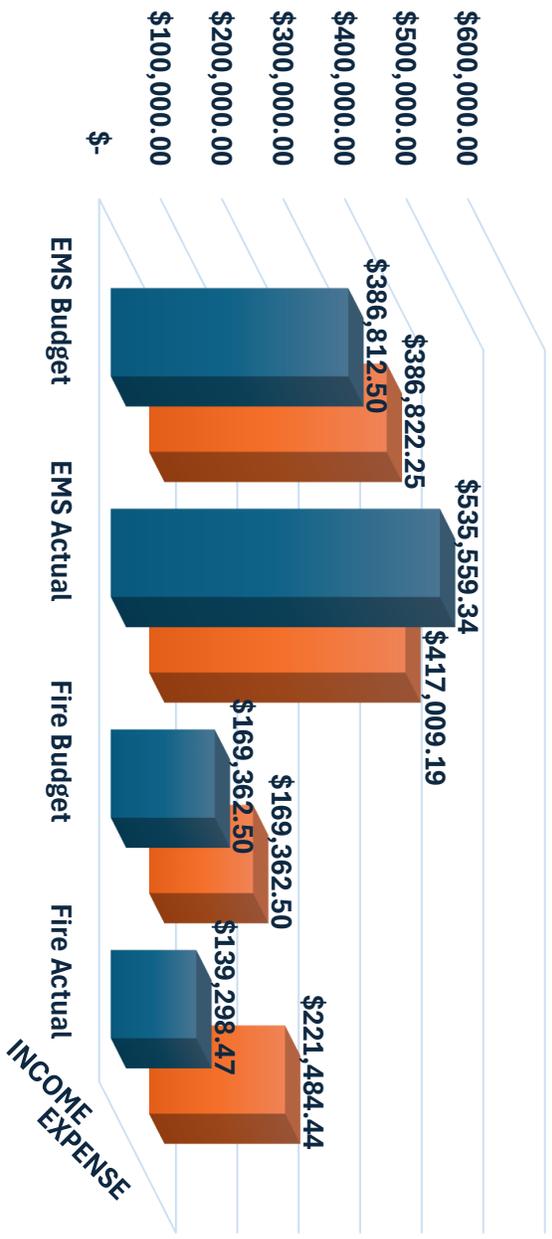
October 20, 2025





# Avondale Fire Company Q3 Financials

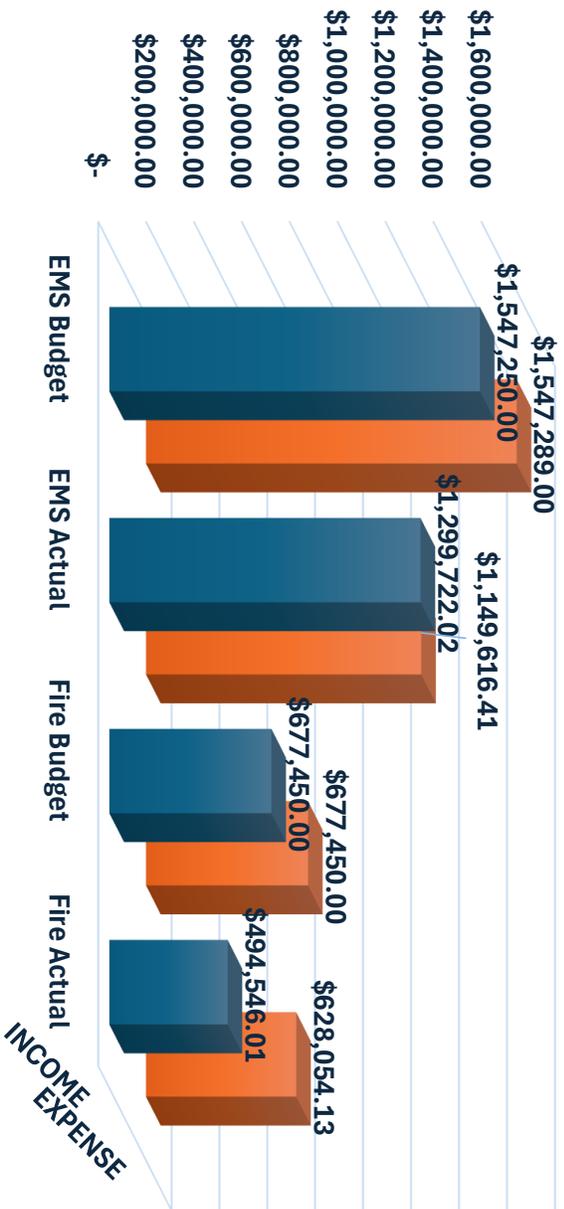
AFC Fire & EMS – FY25 Q3 Budget to Actuals





# Avondale Fire Company Q3 Financials

AFC Fire & EMS – FY25 Budget to YTD Actuals





# Avondale Fire Company Q3 EMS

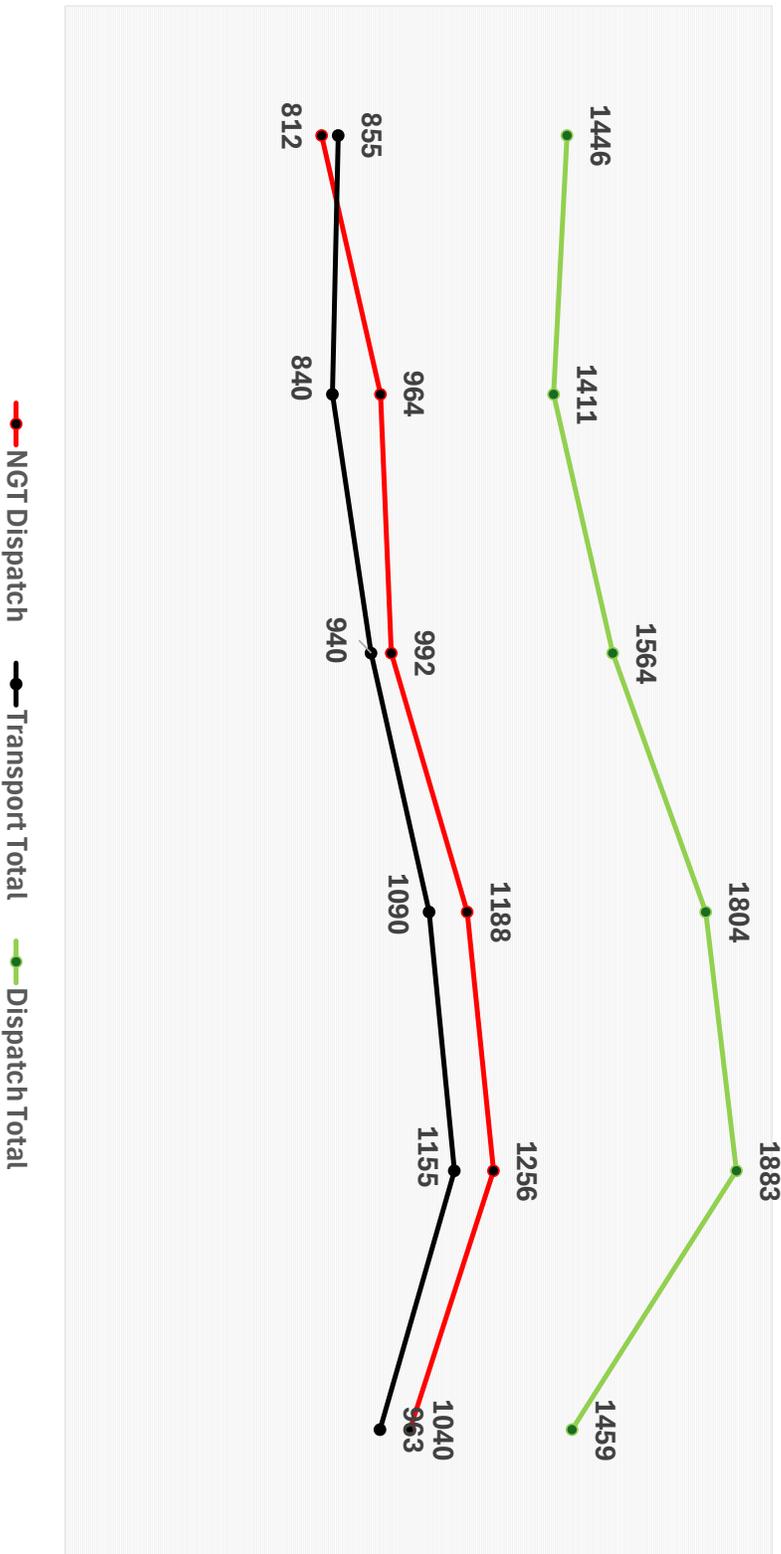
### Avondale EMS 3rd Quarter Year over Year





# Avondale Fire Company Q3 EMS

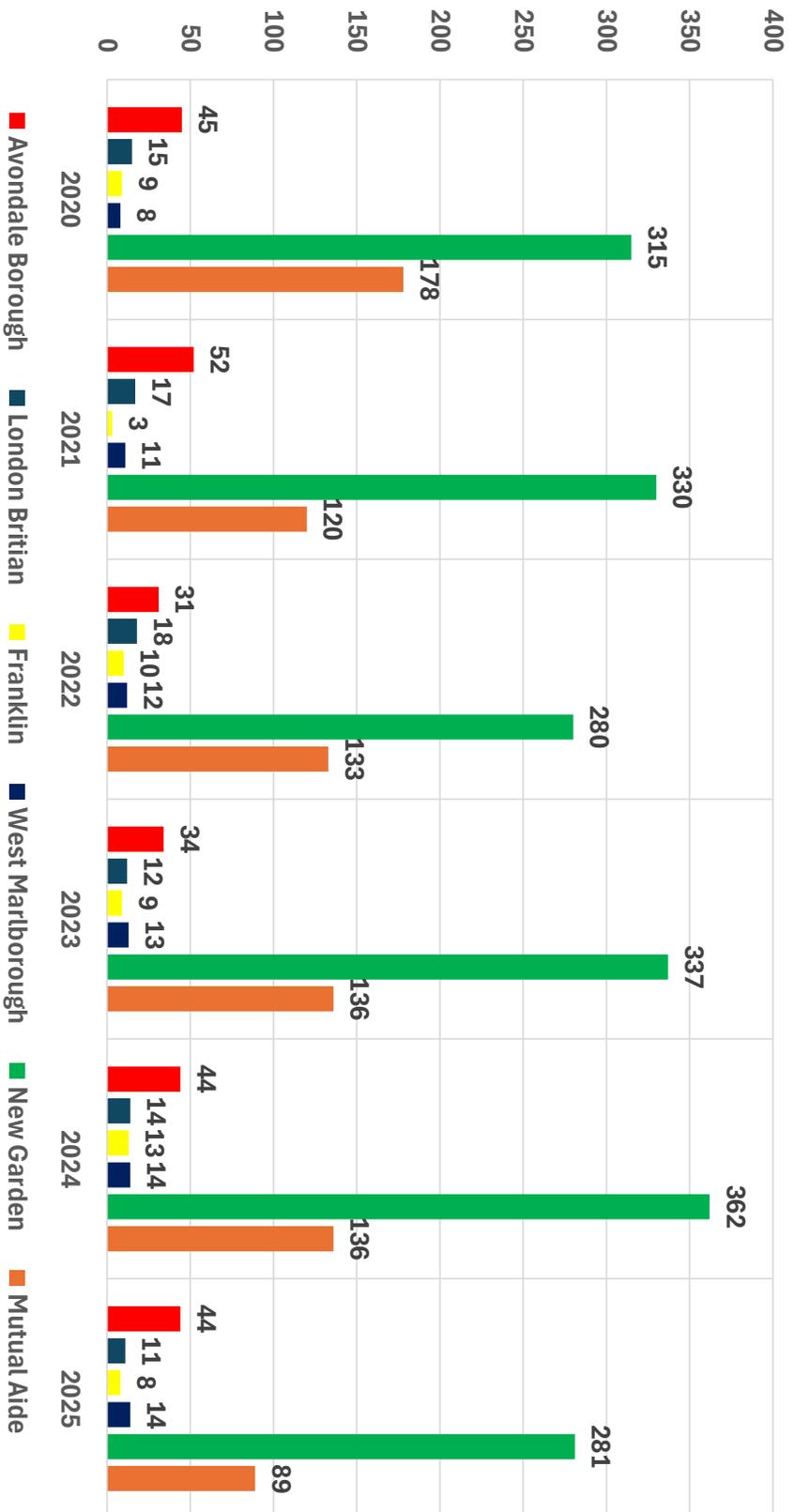
Avondale EMS Year to Date





# Avondale Fire Company – Q3 Fire

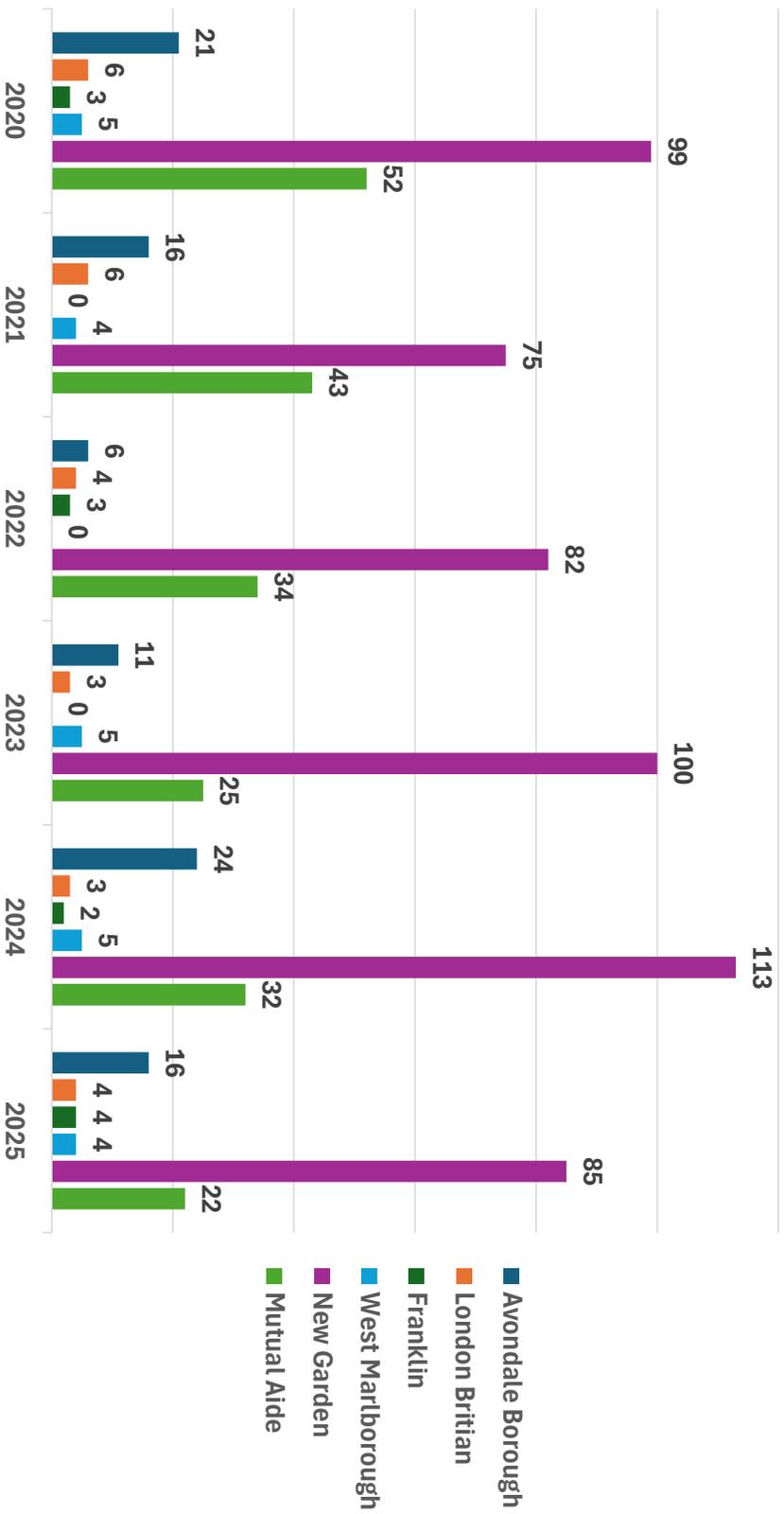
AFC Year to Date Calls for Service by Municipality





# Avondale Fire Company – Q3 Fire

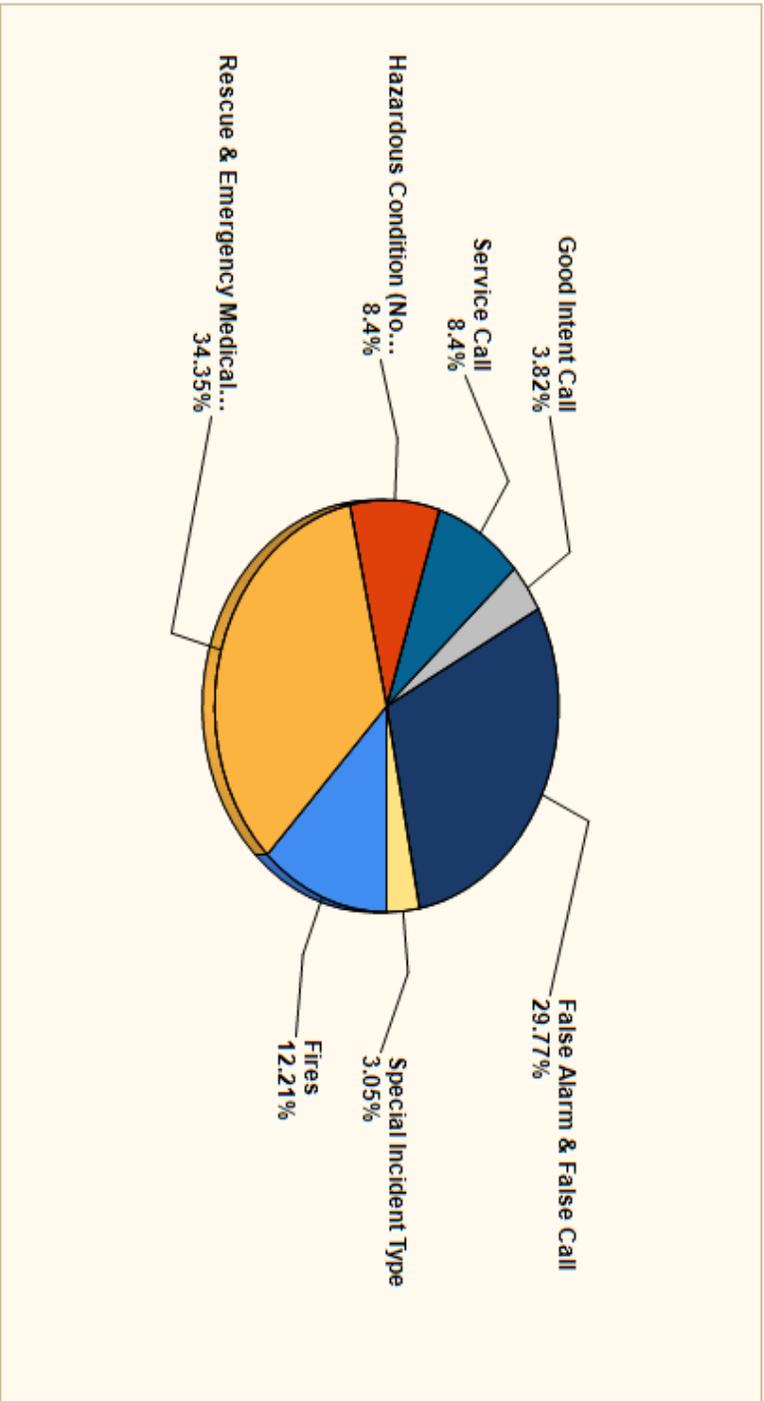
### FY25 Q3 Fire Incidents by Municipality





# Avondale Fire Company – Q3 Fire

AFC Fire – FY25 Q3 Fire Incident Types





# SCCRPD FY25 Q3 Performance Report



July 1 - September 30, 2025





# Southern Chester County Police

Offense:	New Garden	Avondale	West Grove	Q3 2025	Q3 2024	Q3 2023
Homicide	0	0	0	0	0	0
Rape	1	0	1	2	2	1
Robbery	1	0	0	1	2	0
Aggravated Assault	0	1	0	1	0	0
Burglary	1	0	0	1	3	3
Theft	8	1	1	10	13	8
Auto theft	2	0	0	2	0	0
Arson	0	0	0	0	0	0
<b>Q3 Totals:</b>	<b>13</b>	<b>2</b>	<b>2</b>	<b>17</b>	<b>20</b>	<b>12</b>
<b>YTD:</b>	<b>41</b>	<b>5</b>	<b>7</b>	<b>53</b>	<b>42</b>	<b>58</b>

## PART I





# Southern Chester County Police

Offense:	New Garden	Avondale	West Grove	Q3 2025	Q3 2024	Q3 2023
Simple Assault/	8	3	2	13	17	10
Harassment						
Rec stolen property	0	0	1	1	0	0
Vandalism	0	0	0	0	0	0
Weapon offenses	0	0	0	0	0	0
Fraud	9	1	2	12	14	9
Sex offense	0	1	0	1	1	0
Alcohol related	0	0	0	0	1	0
Drugs	5	2	1	8	6	5
Disorderly conduct	0	0	0	0	1	0
Juvenile	1	0	0	1	8	4
Trespass/Soliciting	1	0	1	2	2	1
Other	2	1	1	4	7	9
<b>Q3 Totals:</b>	<b>26</b>	<b>8</b>	<b>8</b>	<b>42</b>	<b>57</b>	<b>38</b>
<b>YTD:</b>	<b>89</b>	<b>20</b>	<b>29</b>	<b>138</b>	<b>150</b>	<b>203</b>

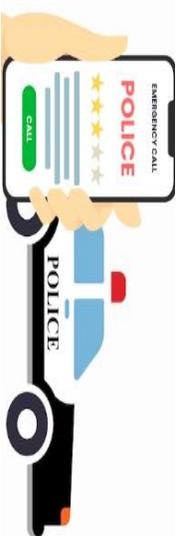
## PART II





# Southern Chester County Police

Calls for service:	New Garden	Avondale	West Grove	Q3 2025	Q3 2024	Q3 2023
Alarm	50	6	3	59	110	109
Animal	23	1	5	29	28	18
Recovered property	2	0	1	3	6	1
Disturbance	37	8	18	63	44	53
Traffic related	63	15	14	92	102	107
Assist other PD	6	0	2	8	16	10
Assist EMS/FIRE	270	19	20	309	307	277
Suspicious Domestic	73	6	9	88	97	147
Other	13	4	4	21	26	17
	145	20	25	190	193	200
<b>Q3 Totals:</b>	<b>682</b>	<b>79</b>	<b>101</b>	<b>862</b>	<b>929</b>	<b>939</b>
YTD	2,062	234	342	2,602	2250	2494



## CALLS FOR SERVICE





# Southern Chester County Police

Traffic Stops	New Garden	Avondale	West Grove	03	YTD
<u>Citations 2025</u>	193	47	43	283	888
<u>Warnings 2025</u>	143	35	26	204	708
<u>DUI 2025</u>	8	1	3	12	36
<u>Citations 2024</u>	257	37	48	342	1713
<u>Warnings 2024</u>	188	37	36	261	1142
<u>DUI 2024</u>	12	4	2	18	58
<u>Citations 2023</u>	497	45	69	611	1322
<u>Warnings 2023</u>	261	39	35	335	922
<u>DUI 2023</u>	14	1	1	16	56

## TRAFFIC REPORT





# Southern Chester County Police

Accidents	New	Avondale	West Grove	Q3 2025	Q3 2024	Q3 2023
	Garden					
Reportable	13	0	5	18	31	10
Non-reportable	27	9	5	41	41	47
Hit & run	3	0	1	4	4	2
Fatal	1	0	0	1	0	0
Unfounded	3	0	0	3	0	2
Township Owned	0	0	0	0	0	0
Q3:	47	9	11	67	76	61
YTD:	153	29	21	203	225	215

## ACCIDENT INVESTIGATION





# Southern Chester County Police





# Southern Chester County Police



# Monthly Manager Report

September 2025



# Upcoming Calendar of Events

## Major Public Meetings

- Zoning Ordinance & Map Update - Public Hearing #3      Wednesday, October 22, 2025
  - Start time @ 7 PM
  - Final Planning Commission review of Zoning Ordinance & Map
- Zoning Ordinance & Map Update - Special Meeting      Monday, October 27, 2025
  - Start time @ 7 PM
  - Board of Supervisors recommends advertising the Zoning Ordinance & Map
    - Initiates 45-day review

## Monthly Public Meetings

- October
  - Planning Commission      Wednesday, October 22, 2025
- November
  - Historical Commission      Wednesday, November 5, 2025
  - Parks & Open Space      Tuesday, November 11, 2025
  - Public Safety Commission      Thursday, November 13, 2025
  - Board of Supervisors      Monday, November 17, 2025
  - Planning Commission (3<sup>rd</sup> Wednesday)      Wednesday, November 19, 2025

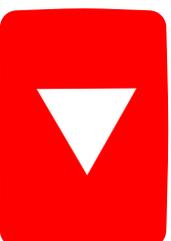
## Events

- Halloween Movie Night      Friday, October 24, 2025
- Fall Health & Wellness Hike (Smedley Preserve)      Saturday, November 1, 2025
- Election Day      Tuesday, November 4, 2025
- Veterans Day (Offices Closed)      November 11, 2025



# Communications

<b>FACEBOOK</b>		<b>August</b>	<b>September</b>
Post Reach		35,592	42.5K
Post Engagement		255	435
New Page Likes		43	29
<b>YOUTUBE</b>		<b>August</b>	<b>September</b>
Total Subscribers		151	155
Total Views		267	230
Watch Time Hours		88.9	59.7
<b>WEBSITE</b>		<b>August</b>	<b>September</b>
Total Views		16,804	8,486
Users		3,276	2,635
Viewed News Flash		321	88
Viewed Agendas/Minutes		935	771
Viewed Forms, Permits & Fees		302	412
Viewed Calendar		355	156



# Communications

## Code Enforcement

<b>Issue</b>	<b>Open/Closed</b>
No address provided - Noise Complaint Calver Trash Company. Picking up at 1:30 a.m.	Open

## Public Works

<b>Issue</b>	<b>Open/Closed</b>
Clogged Retention basin on Crestview Dr in Bancroft Woods	Closed
Gravel Based Roads Complaint	Rejected
Laurel Heights & Newark - Road Signs deteriorating / Not visible	Open
141 Harlow Pointe Ct. - no streetlights in Harlow Pointe Court	Open

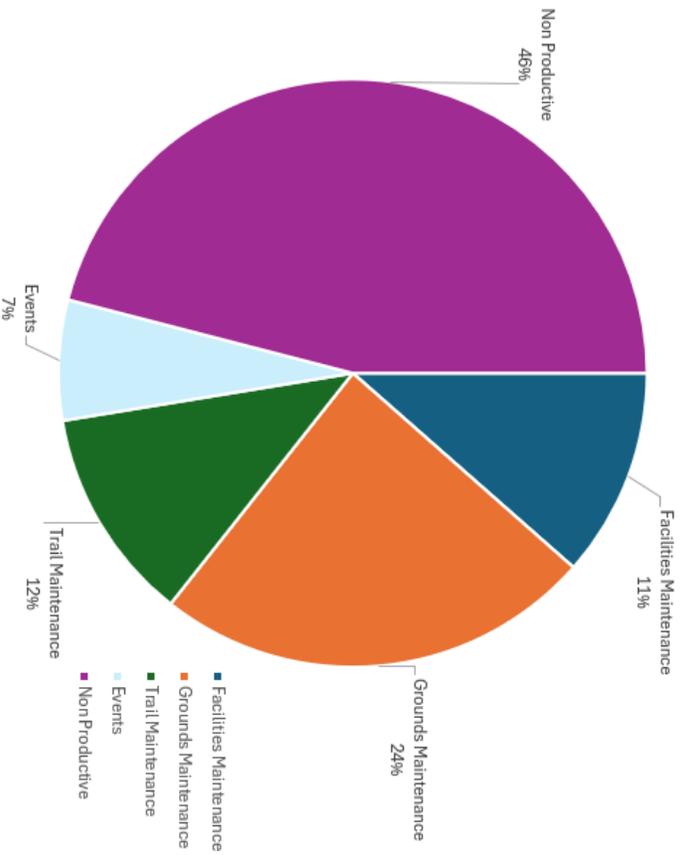
## General Concern

<b>Issue</b>	<b>Open/Closed</b>
113 Rocky Springs Road - Noise Complaint. Neighbor has loud music on weekends late at night.	Open
Water Flow Obstruction from neighbor - 502 Kelleher Drive	Closed



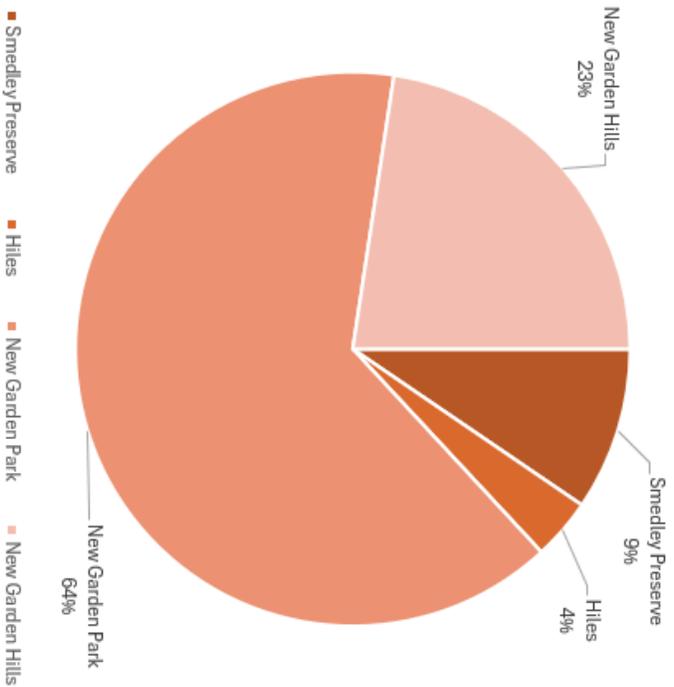
# Parks & Open Space

September Labor Dollars (\$12,601.08)

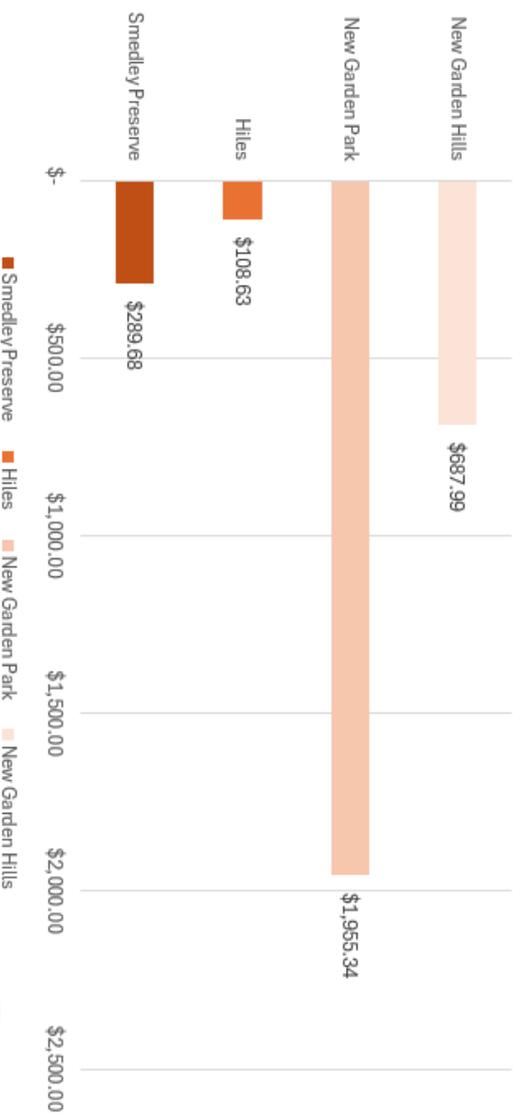


# Parks & Open Space

**Grounds (24% of September labor)**

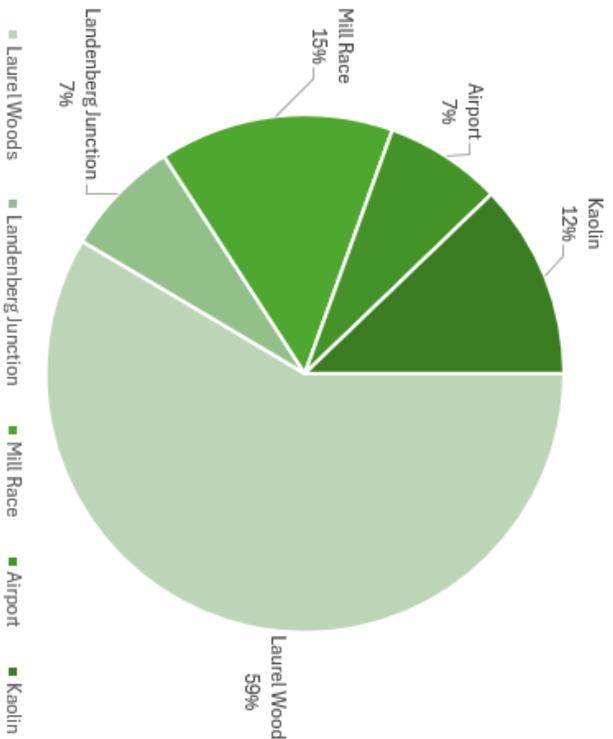


**Grounds Labor Dollars (\$3,041.64)**

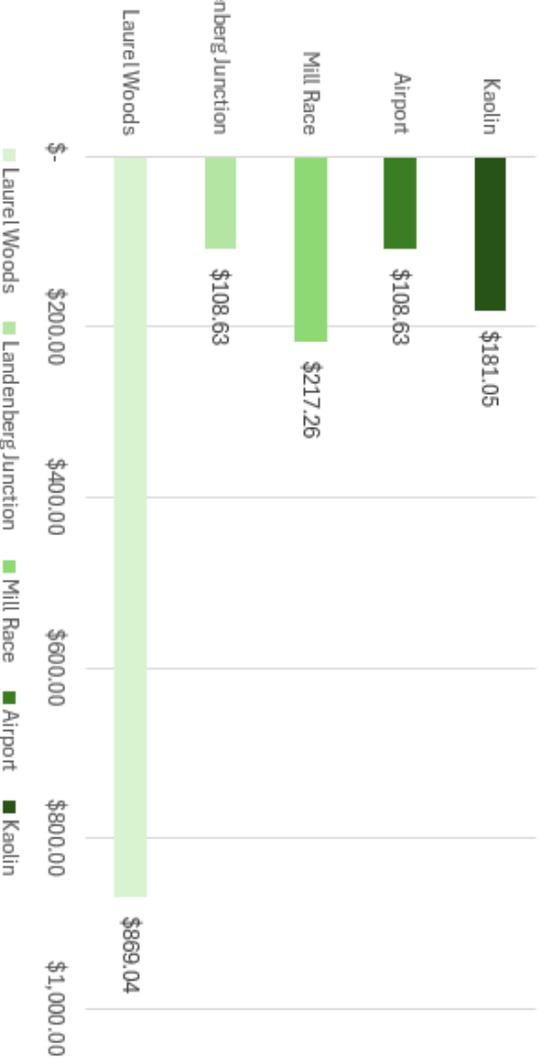


# Parks & Open Space

**Trails** (12% of September Labor)

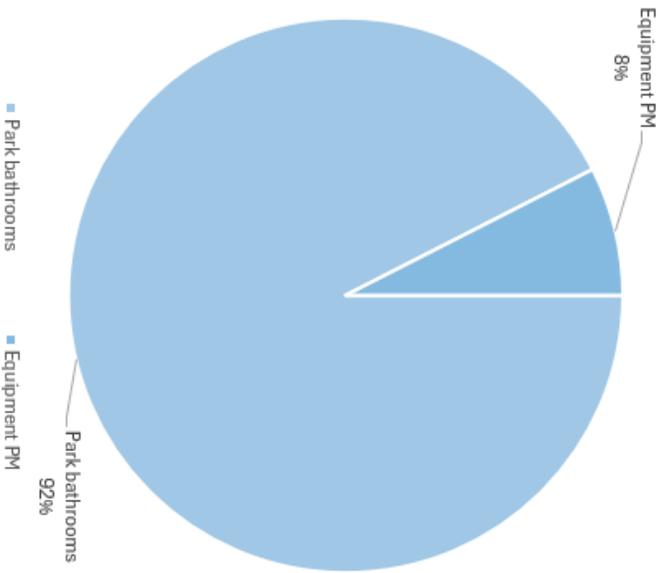


Trail Labor Dollars (\$1,484.61)

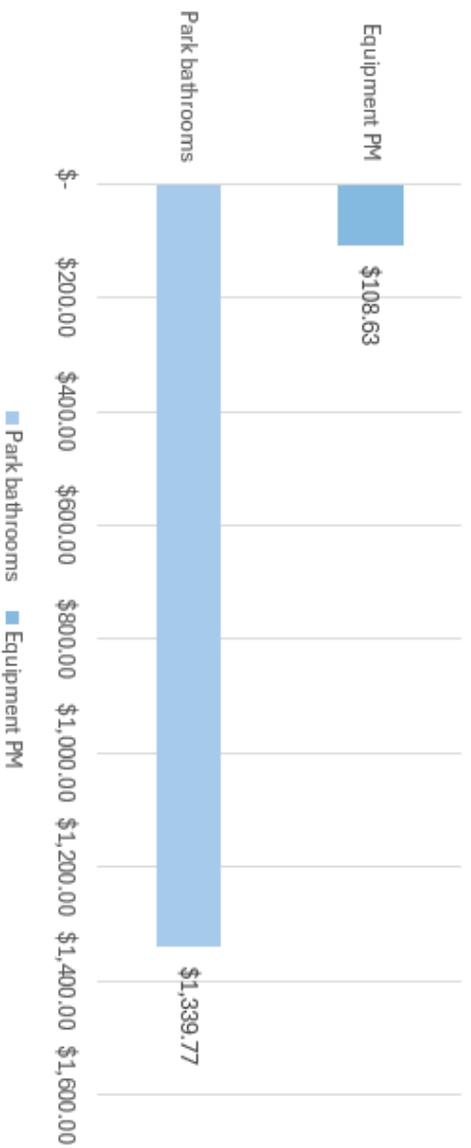


# Parks & Open Space

**Facilities** (11% of September labor)

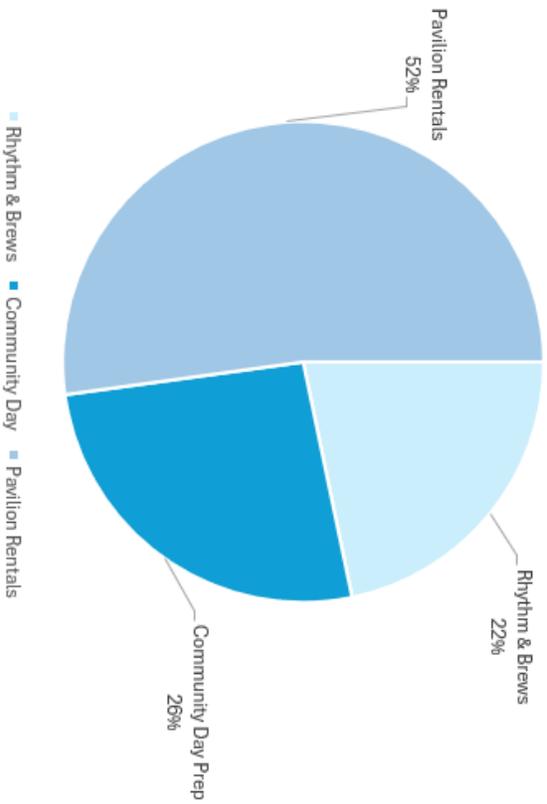


Facilities Labor Dollars (\$1,448.40)

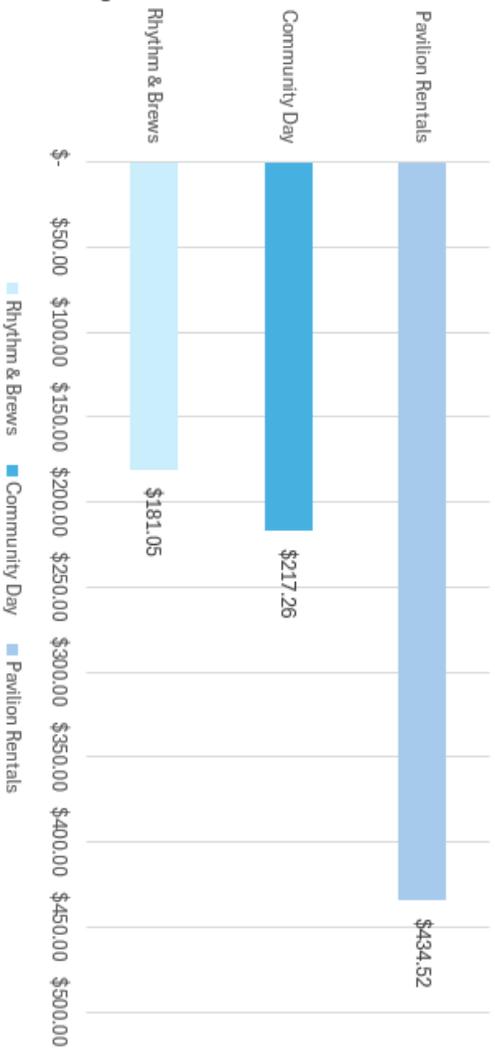


# Parks & Open Space

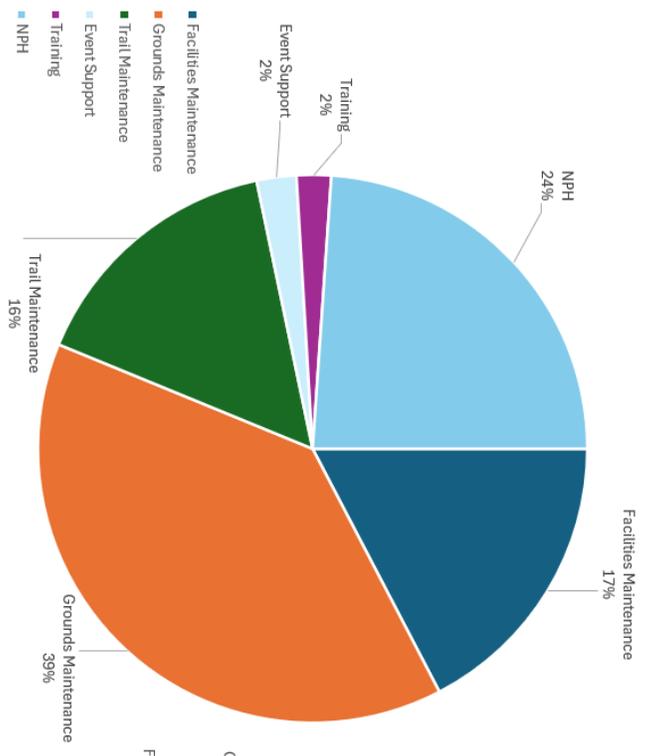
Events (7% of July Labor)



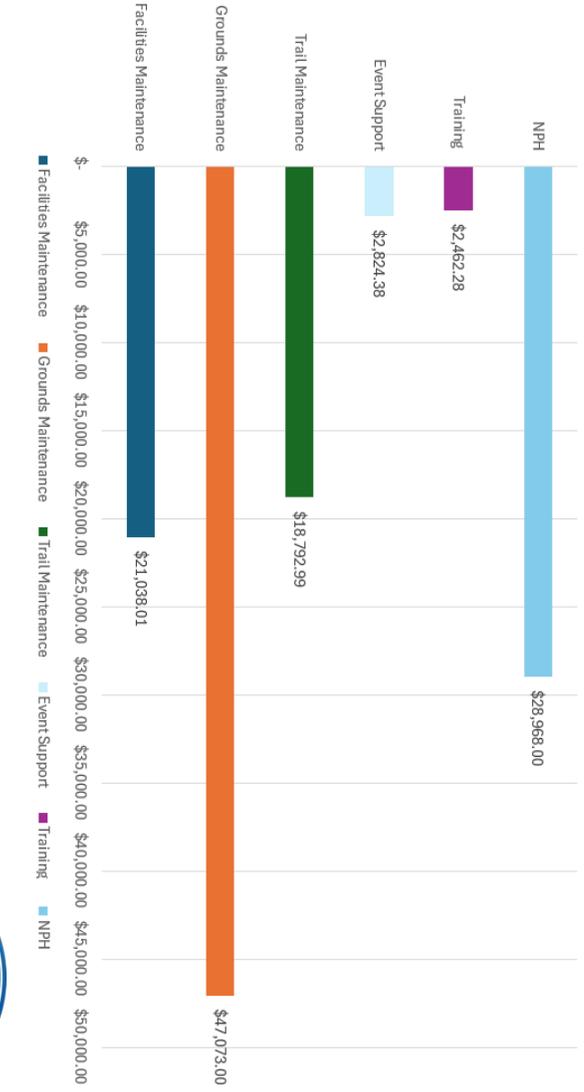
Event Labor Dollars (\$832.83)



# Parks & Open Space



2025 Total Labor Dollars (\$121,158.66)



# 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

191 Laurel Heights Rd

## Boards & Commissions

### Board of Supervisors

ZHB Application

Penn Green/Santilli detour for pipe crossing on Penn Green Rd

### Planning Commission

Zoning Ordinance – Approve to send to BOS

2 – DEP Sewage Planning Module approvals

ZHB Application

## Fire Marshal

### Investigations/ Complaints

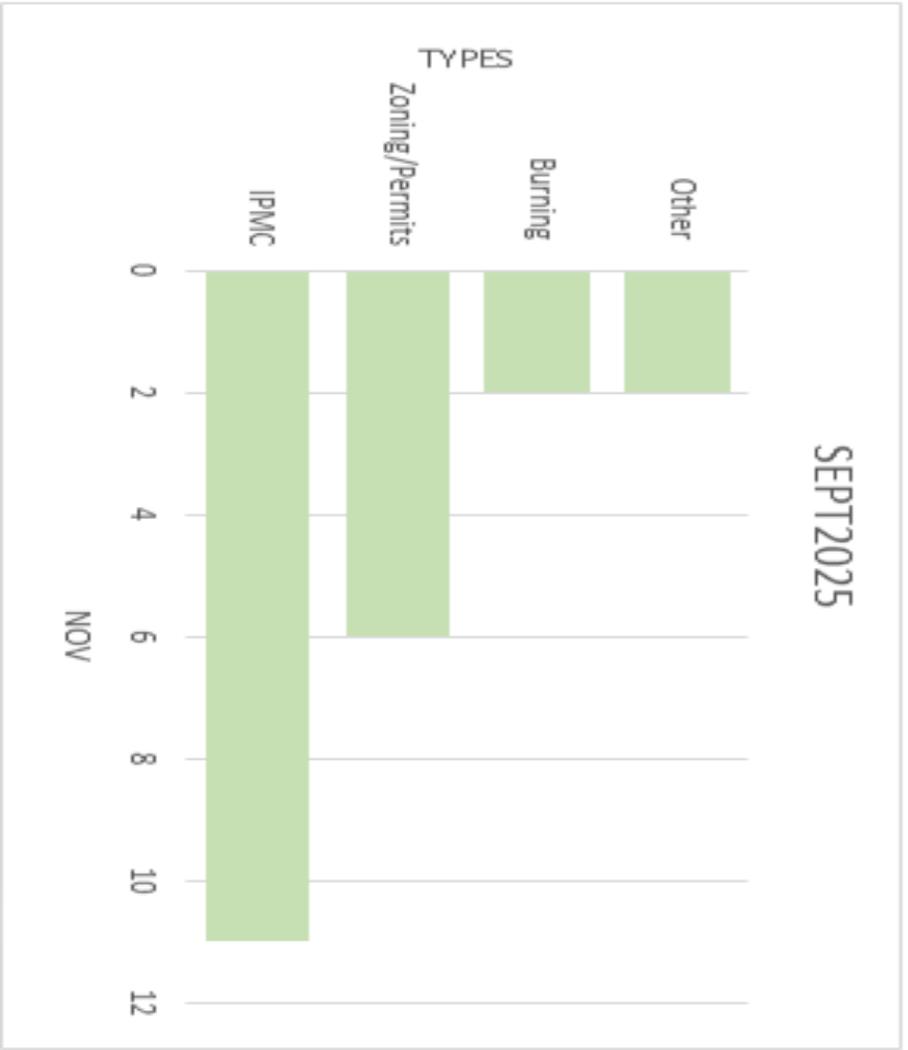
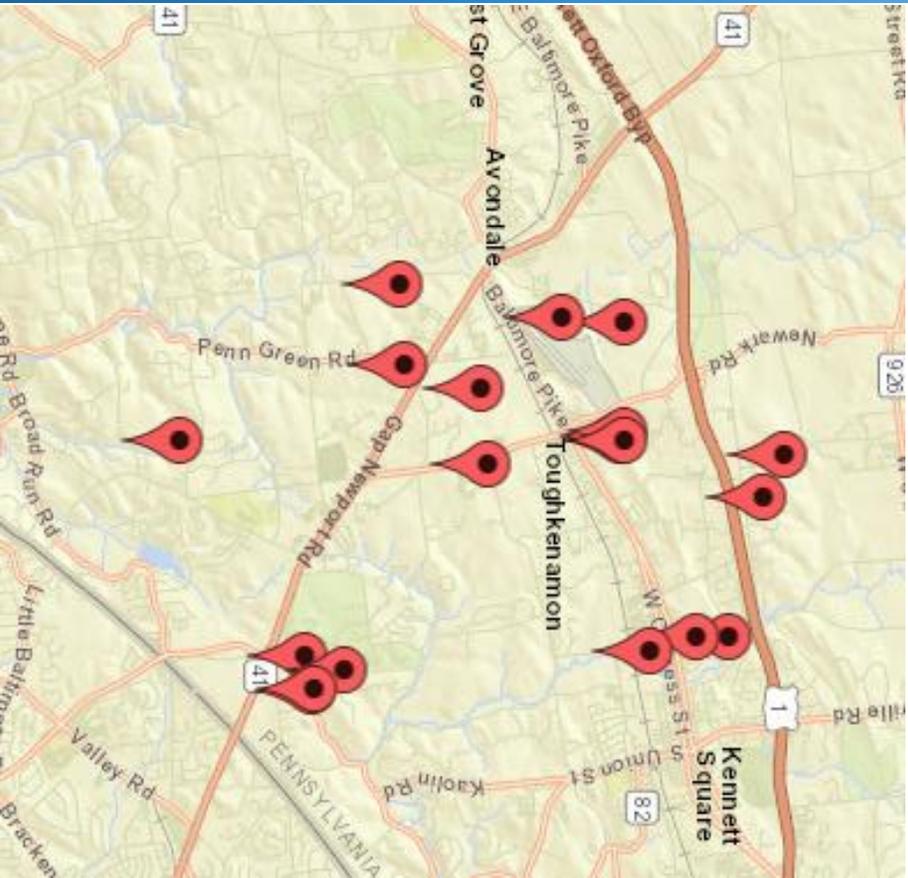
- Month – 8
- YTD - 56
- Dollar Loss Value - \$1,100.00
- YTD Loss Value – \$767,060.00
- Types
  - Fire alarm
  - Haybales
  - Open burning

### Life Safety Inspections

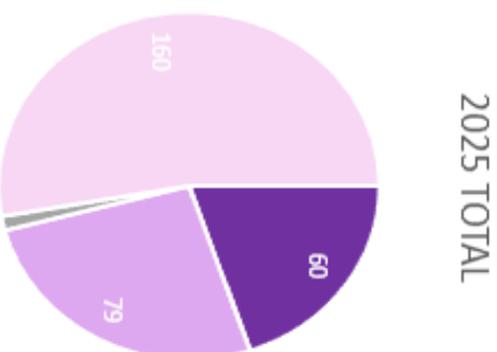
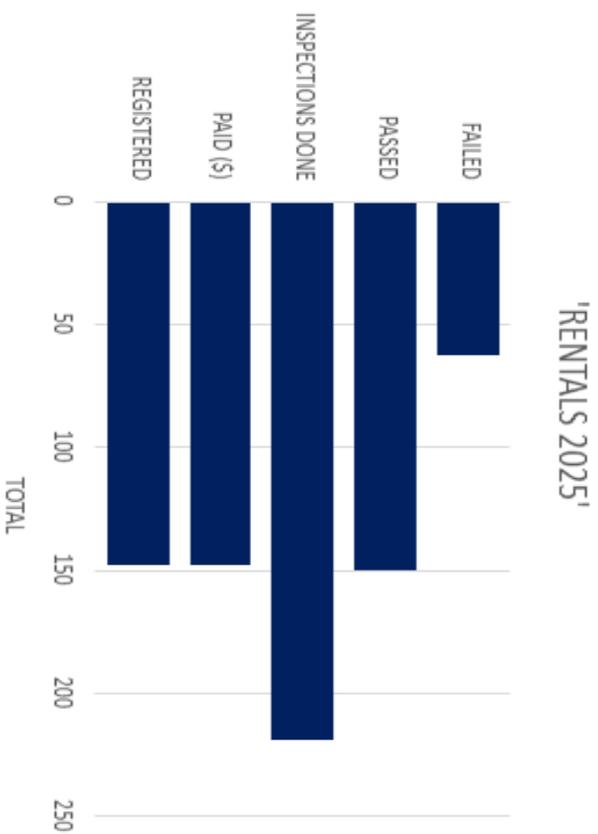
- Month - 16
- YTD – 122



# Community Development



# Community Development



■ NOV'S ■ WARNING NOTICES ■ ENFORCEMENT NOTICES ■ CITATIONS ■ COMPLAINTS

## Rental

- Smoke & CO Detectors
- Anti tip
- Hand Guards
- Vent fans

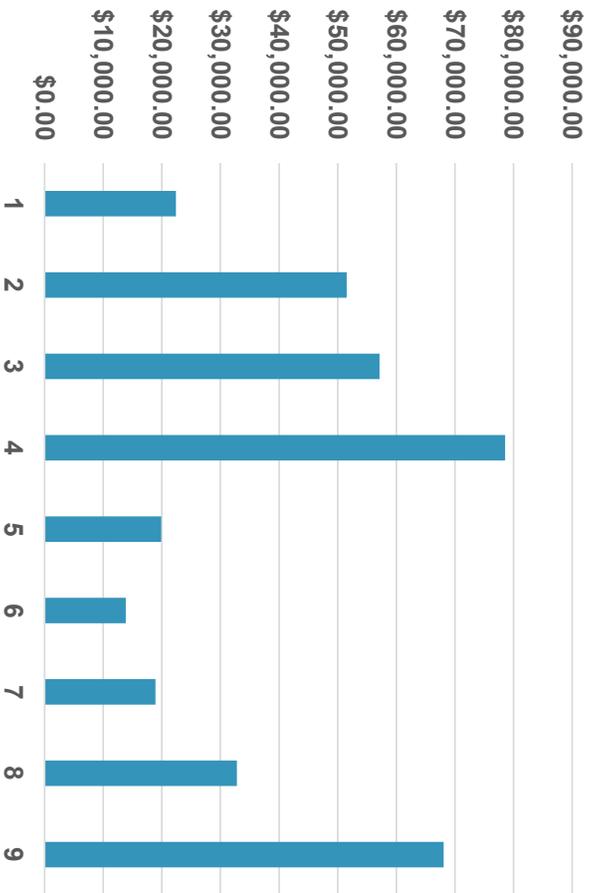
## Complaints

- Zoning/Permits
- International Property Maintenance
- Burning
- Other

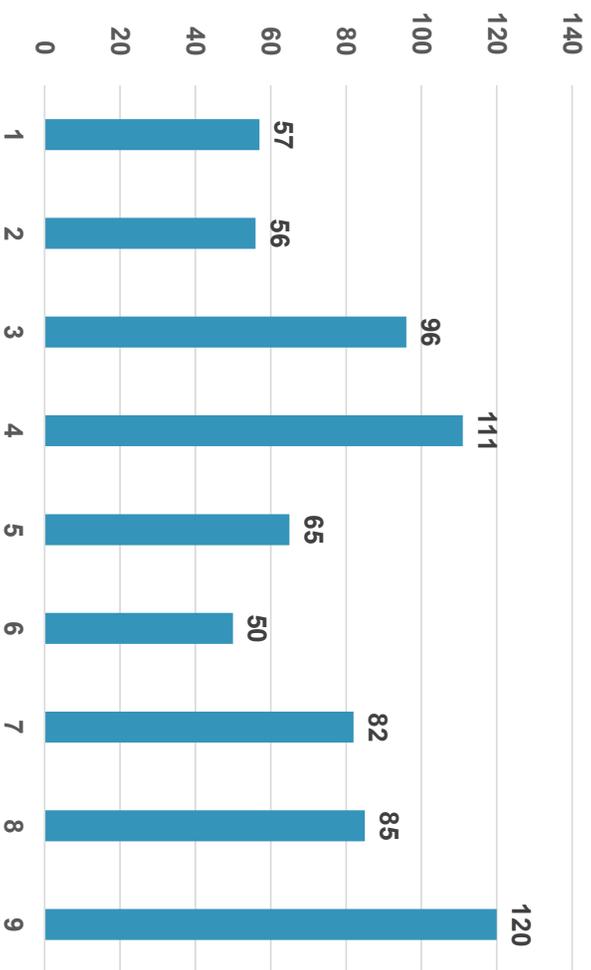


# Community Development

Permit Fees

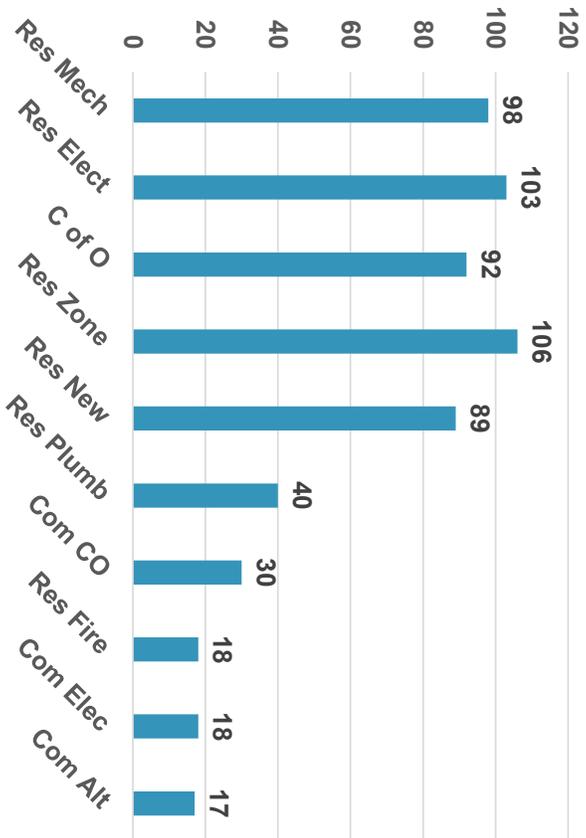


# Permits by Month

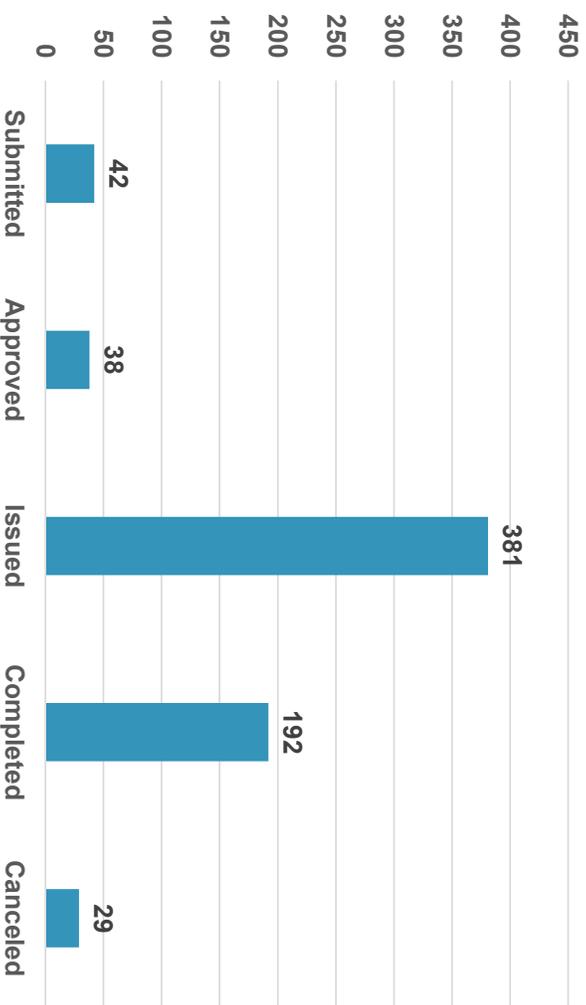


# Community Development

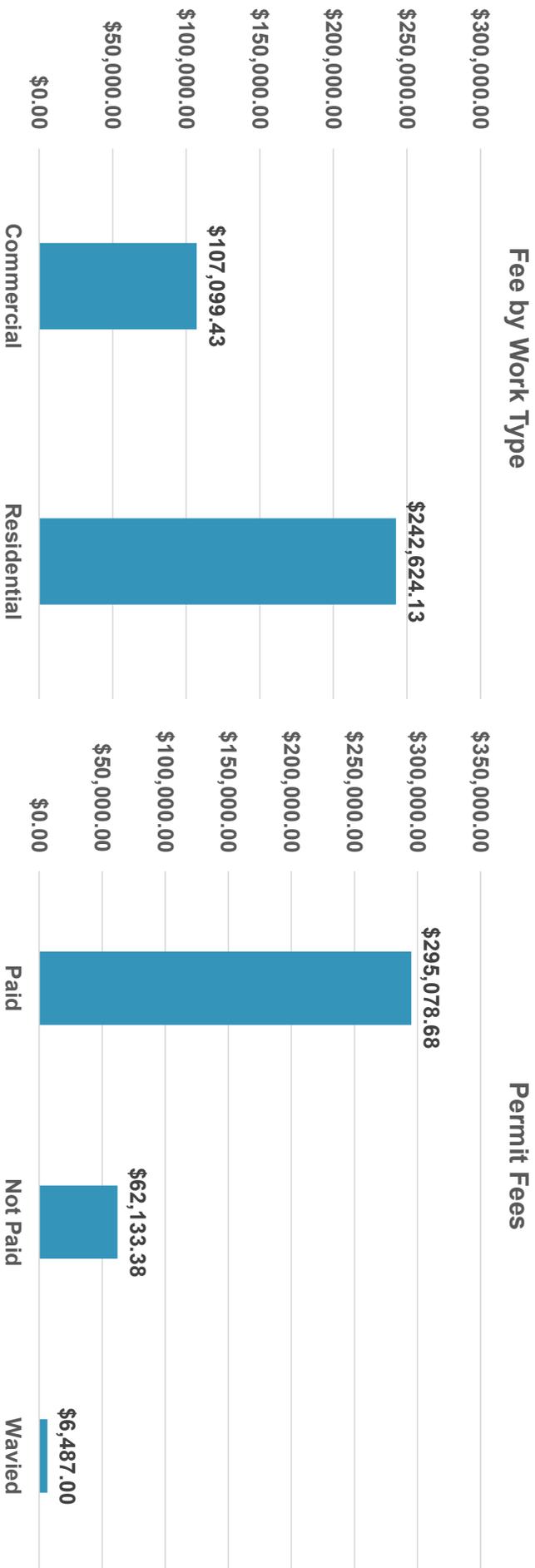
# of Permits by Type - Top 10



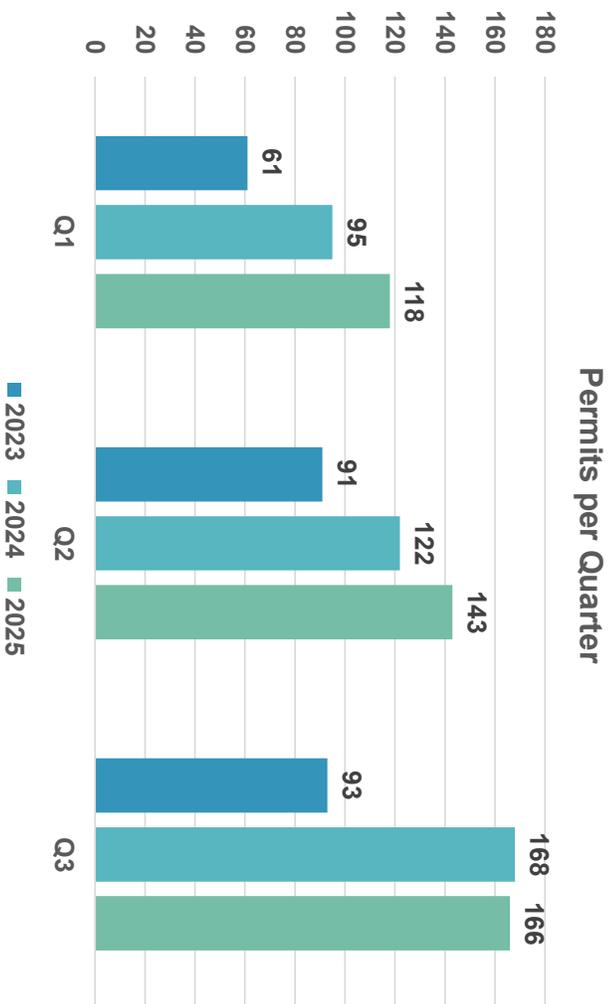
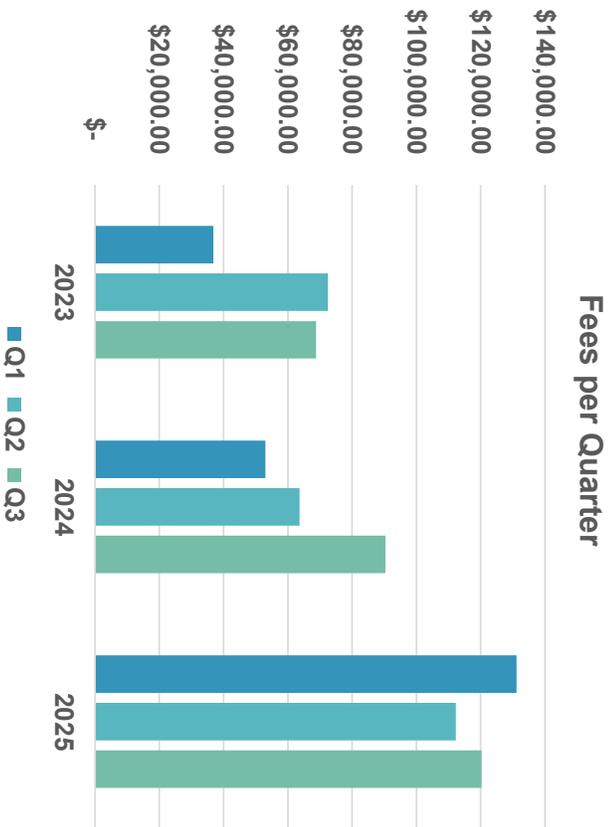
Status of Permits



# Community Development

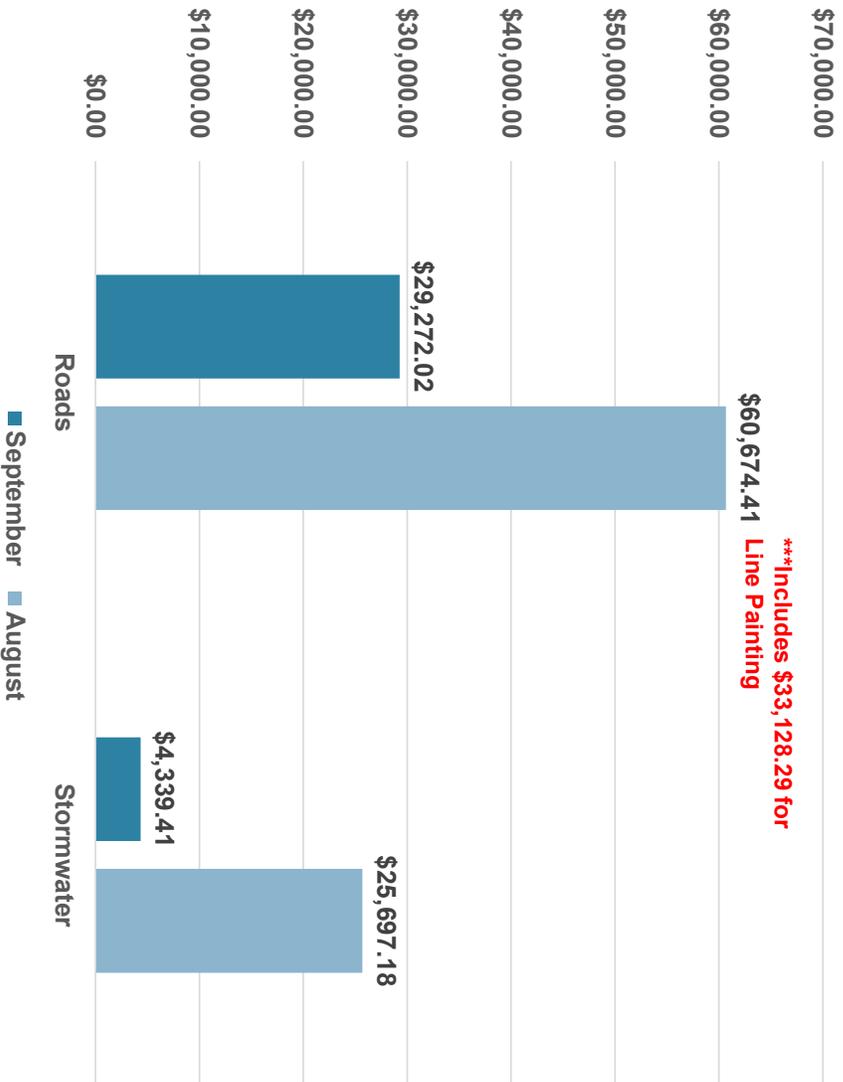


# Community Development

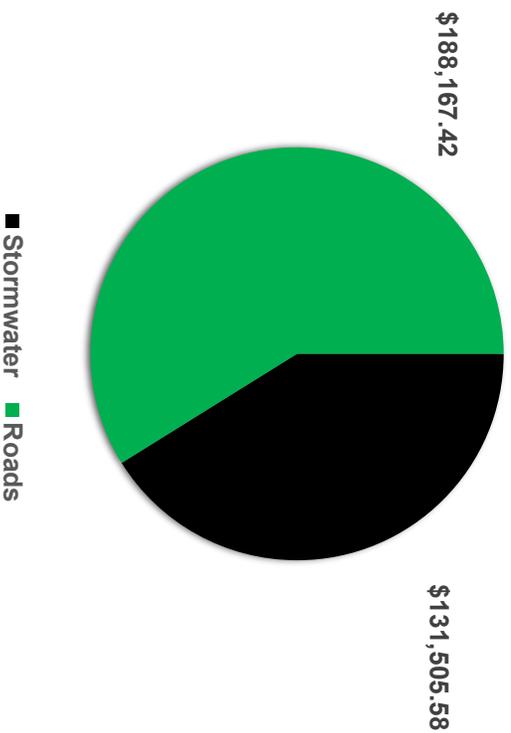


# Public Works

## Maintenance Costs – Labor and Materials



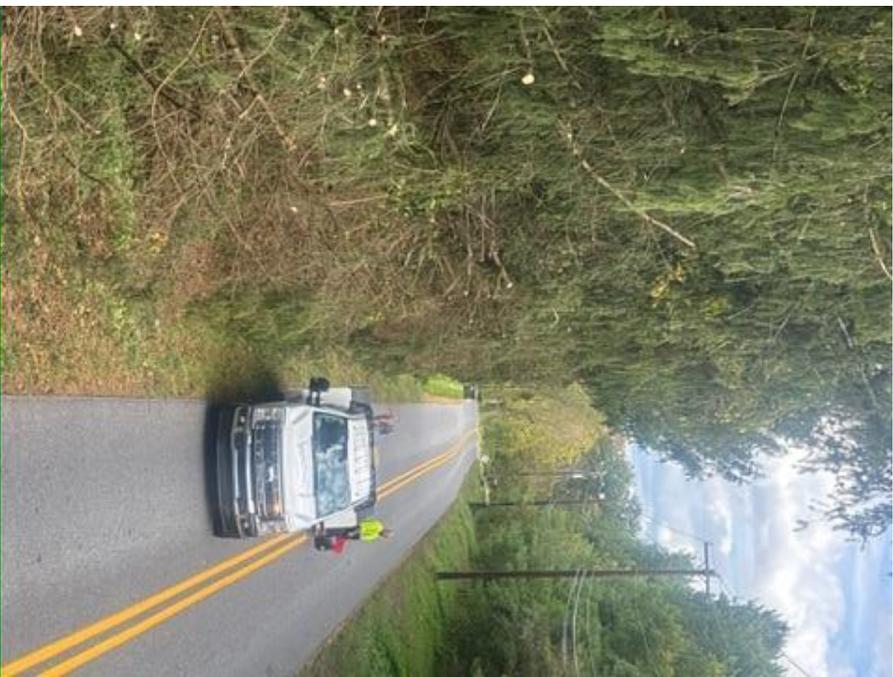
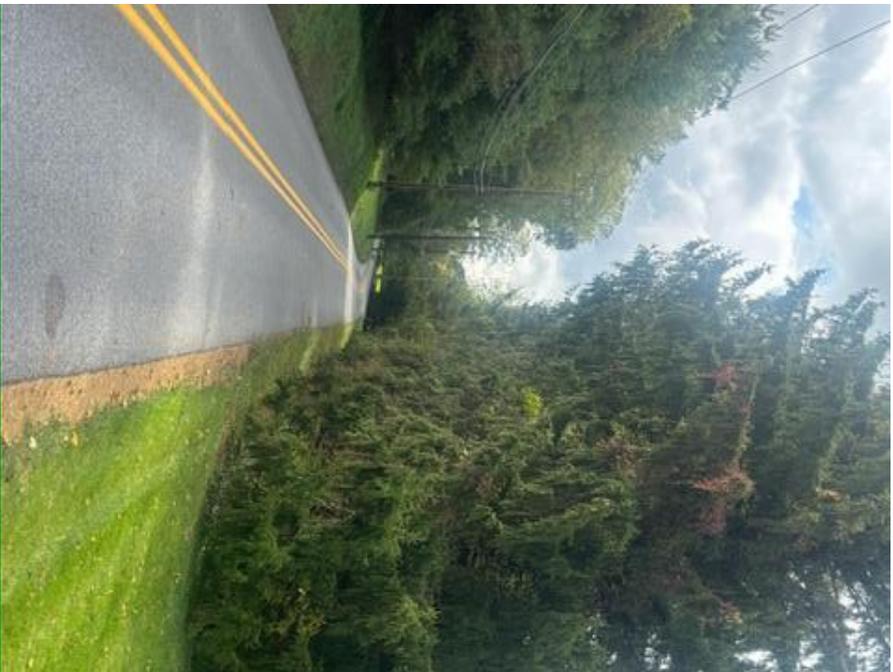
## Year To Date



# Public Works



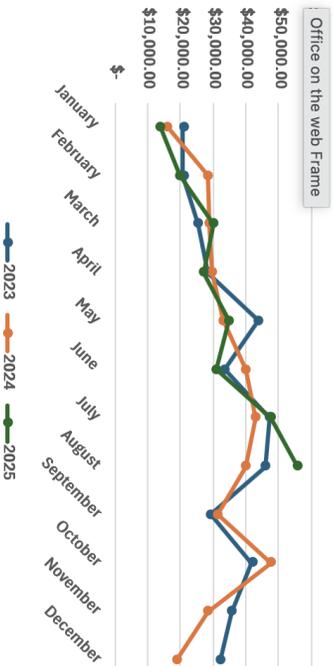
# Public Works





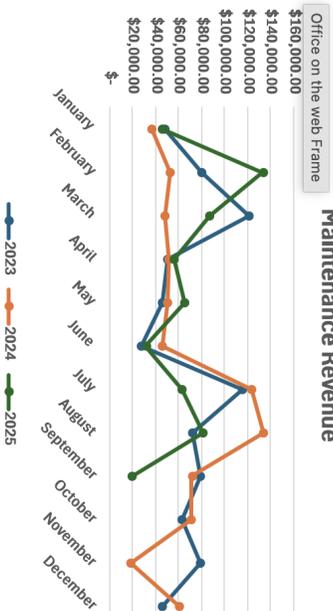
# New Garden Flying Field (N57)

Fuel Sales



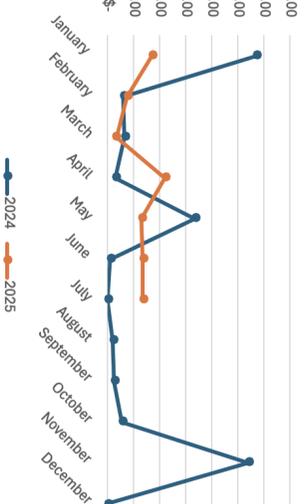
	2023	2024	2025
January	\$ 20,917.00	\$ 15,804.92	\$ 13,722.78
February	\$ 20,909.00	\$ 28,371.00	\$ 19,753.78
March	\$ 25,306.58	\$ 28,906.23	\$ 30,307.95
April	\$ 28,569.81	\$ 29,612.63	\$ 27,032.00
May	\$ 43,733.00	\$ 33,200.00	\$ 34,876.73
June	\$ 33,656.00	\$ 40,163.13	\$ 31,171.54
July	\$ 47,291.00	\$ 43,125.00	\$ 47,570.71
August	\$ 46,110.00	\$ 39,993.00	\$ 55,723.64
September	\$ 29,210.00	\$ 31,378.00	\$ 39,720.27
October	\$ 41,928.10	\$ 47,840.00	
November	\$ 35,796.72	\$ 28,433.49	
December	\$ 32,174.63	\$ 18,877.00	
<b>YTD Total</b>	<b>\$405,601.84</b>	<b>\$385,704.40</b>	<b>\$299,879.40</b>

Maintenance Revenue



	2023	2024	2025
January	\$ 48,434.00	\$ 36,584.63	\$ 45,727.58
February	\$ 53,393.04	\$ 133,525.72	\$ 121,698.70
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	\$ 31,823.63
July	\$ 116,149.00	\$ 124,213.95	\$ 63,657.05
August	\$ 72,035.00	\$ 134,287.67	\$ 81,156.44
September	\$ 79,075.82	\$ 71,815.39	\$ 20,243.75
October	\$ 62,832.26	\$ 70,945.61	
November	\$ 79,230.46	\$ 18,540.87	
December	\$ 46,251.95	\$ 61,398.88	
<b>YTD Total</b>	<b>\$830,039.28</b>	<b>\$768,759.61</b>	<b>\$585,684.90</b>

Garmin Sales: FY24-25



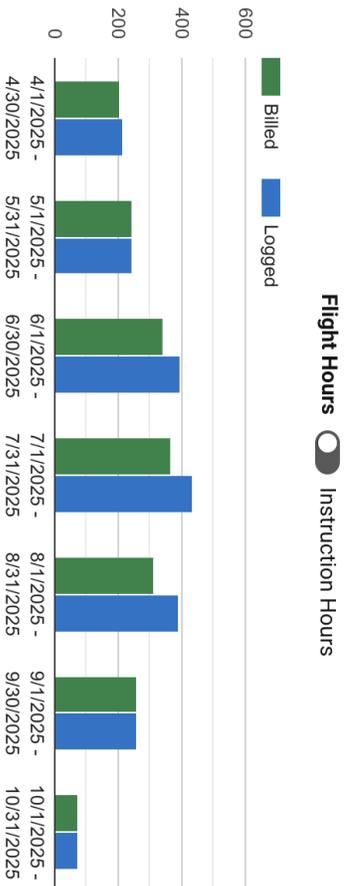
	2024	2025
January	\$114,893.00	\$34,168.00
February	\$12,047.16	\$15,254.00
March	\$12,759.00	\$6,651.14
April	\$6,547.25	\$44,716.37
May	\$67,651.00	\$26,109.00
June	\$1,967.25	\$27,551.00
July	\$252.00	\$27,551.00
August	\$4,043.25	
September	\$5,524.00	
October	\$11,492.75	
November	\$108,673.00	
December	\$-	
<b>YTD Total</b>	<b>\$345,849.66</b>	<b>\$182,000.51</b>

# New Garden Flying Field (N57)

## Flight and Instruction Revenue

<b>\$40,411.40</b>		↓ 47.31%		<b>\$27,432.95</b>	
Flight	\$39,046.40	Instruction	\$1,365.00	Flight	\$26,676.95
Total Hours Billed					
Flight Hours	258.7 hrs	↓ 45.42%	Flight Hours	177.9 hrs	
Instruction Hours	19.5 hrs	↓ 54.76%	Instruction Hours	12.6 hrs	

## Total Hours Billed vs Total Hours Logged



# New Garden Flying Field (N57)

**NEW GARDEN FLIGHT SCHOOL  
AIRCRAFT MAINTENANCE SCHEDULE. Monday, 10-06-2025**

Aircraft	100 HR. Due	50 Hr. Due	ELT Days Due	Engine Overhaul	Pitot Static	Transponder Days Due	Comments
Cessna 150 N9167C	57.70 Hours	*7.70 Hours	299 days	1246.90 hours	N/A	572 hours	*50 hr. Due soon
Cessna 150 N63524	74.00 hours	24.00 hours	56 days	83.20 hours	N/A	452 days	
Cessna 172L N3869Q	*4.50 hours	31.60 hours	118 days	1874.80 hours	542 days	542 days	*100 hr. coming due
Piper PA28 9167CN7209F	1.09 hours	3.22 hours	87 days	1953.22	N/A	572 days	*100, 50 hr. due
Cessna172M N20420	58.20 hours	*8.20 hours	N/A	283.20 hours	N/A	N/A	*50 hr. due soon

\*Cessna 130- N9167C

\*Cessna 172L – N3869Q – 100 hr. due soon



# New Garden Flying Field (N57)

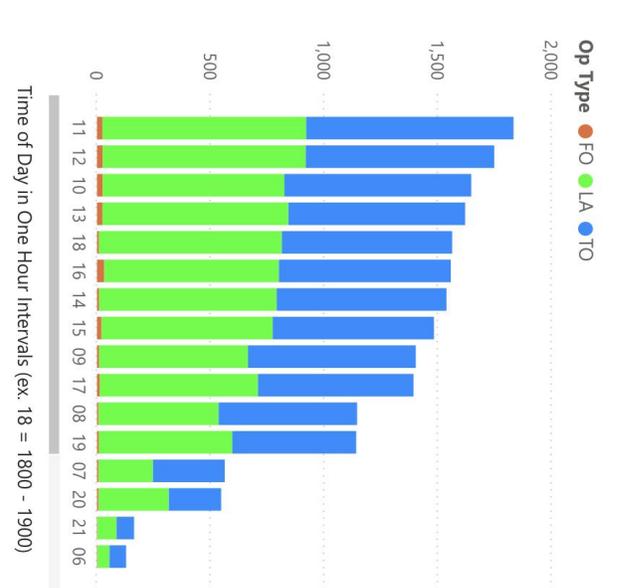
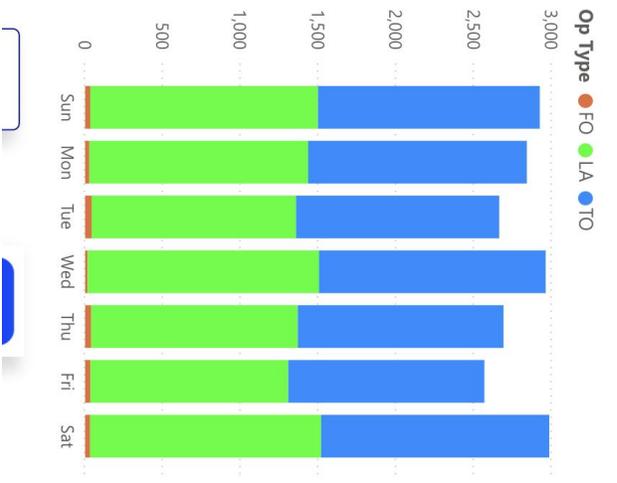
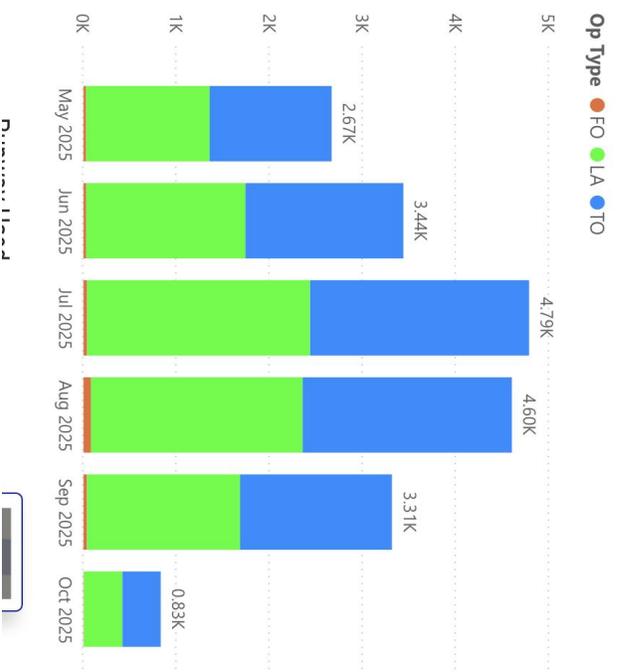
**Date Range Selection**

5/1/2025 10/7/2025

## New Garden Airport (KN57) Aircraft Operations Data

Ops Last Calendar Year  
N/A

Ops YTD  
19,627



# New Garden Flying Field (N57)



## New Garden Airport (KN57) Aircraft Operations Data

Date Range Selection  
5/1/2025 10/7/2025

Operations Count for Date Range

**Based A/C** 12,144

**Non-Based A/C** 7,483

**Business Ops** 0

Select Businesses/CTR-click for multiple

Search

- Select all
- 314 AVATION LLC
- 33 ROWEN INC
- 404 CHURCH LLC

5010 Aligned Count for Date Range

**100 Air Carrier** (Blank)

**102 Air Taxi** 22

**103 GA Local** 8,146

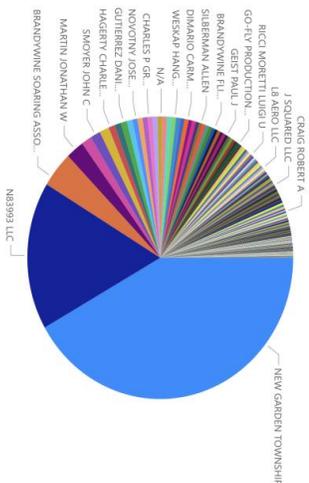
**104 GA Itinerant** 11,481

**105 Military** 107

**Total Ops** 19,627 (will not add up)

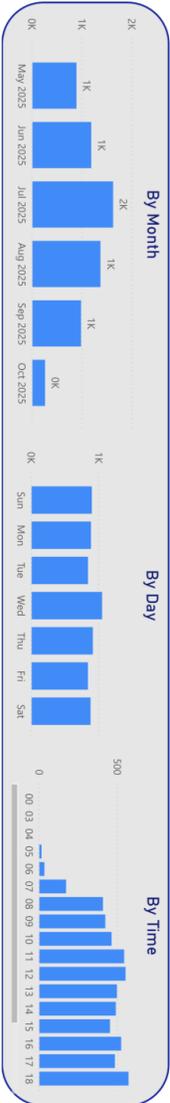
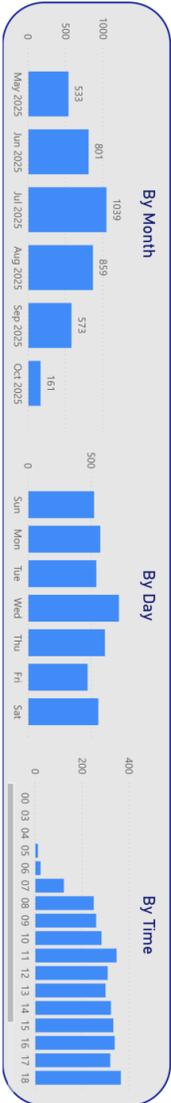
## New Garden Airport (KN57) Aircraft Operations Data Operations by Registrant

Date Range Select = 13  
5/1/2025 10/7/2025



- NEW GARDEN TOWNSHIP
- BRANDYVINE SOARING ASSOCIATION
- MARTIN JONATHAN W
- KOMENDA KARL ROBERT
- SMOYER JOHN C
- WESKAP LLC
- HAGERTY CHARLES D
- HAMMOND BRIAN R
- GUTIERREZ DANIEL M
- REES UP LLC
- NOVOTNY JOSEPH J
- SALEM AERO CLUB INC
- HOMILLER ROBERT S
- CHARLES P GRAEF INC
- FLY CODE REPEAT LLC
- N/A
- BROWNING STEPHEN D

Provided By: **AIRPORT**  
For More Information: info@airportmonitoring.com 855-5ShepGA (543-5742)



# White Clay Point

New Garden Township, PA

*A Transformative Mixed-Use Development Project*





# White Clay Point Updates

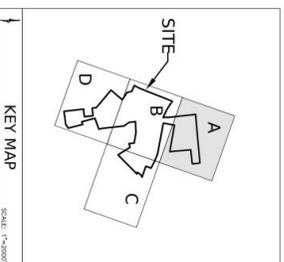
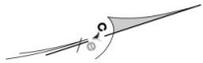
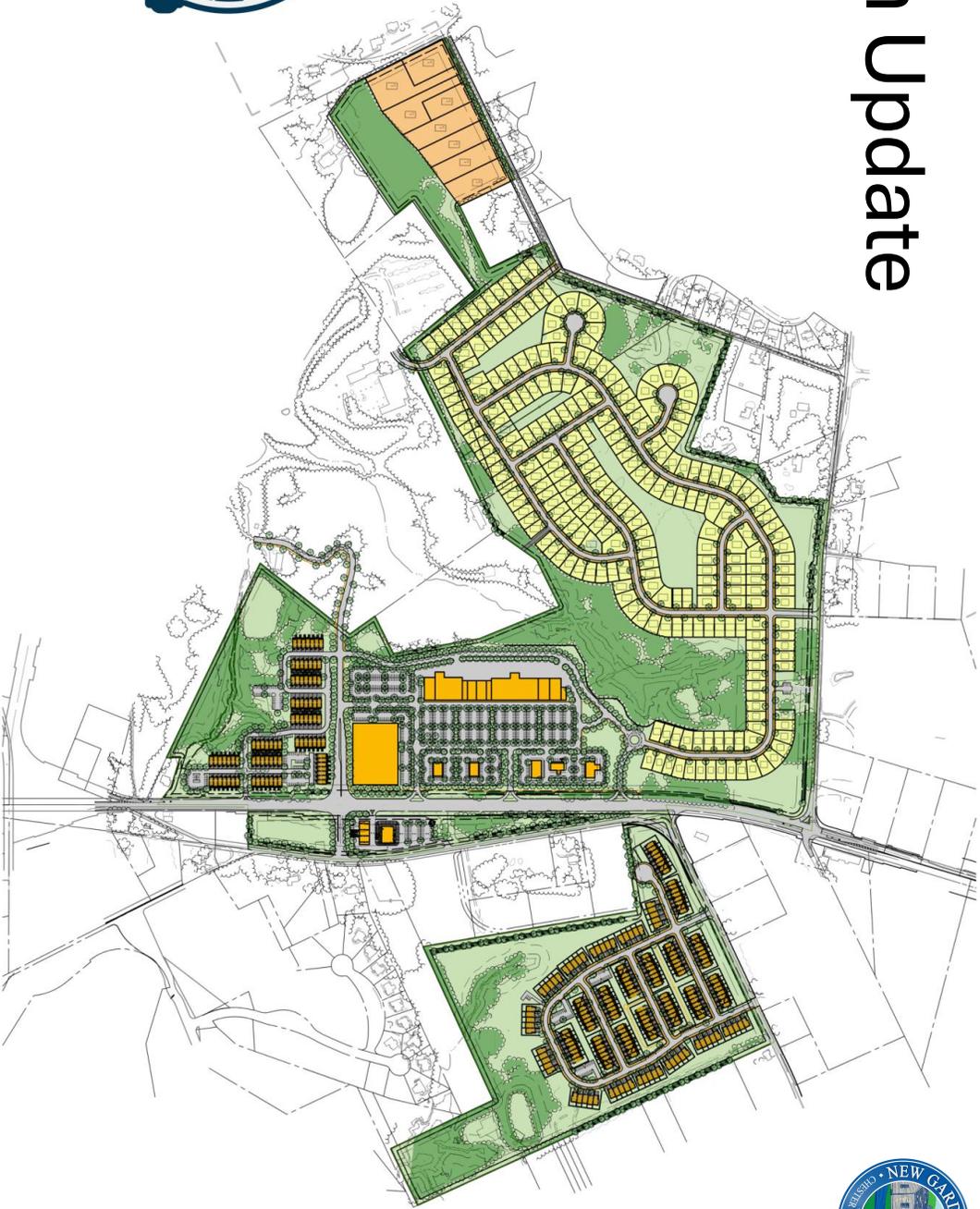
- Plan Update
- Retail / Commercial Update
- Homebuilder Update
- 2<sup>nd</sup> Amendment to the Settlement Agreement

Visit [whiteclaypoint-pa.com](http://whiteclaypoint-pa.com) for more up-to-date info

# Plan Update



**Stonewall**  
Capital, Inc



- LEGEND**
- IMPROVED SHADE TREE
  - IMPROVED EXISTENT TREE
  - IMPROVED SHADE
  - TREE / PLANTING
  - BENCHING
  - DRIVE / LAWN AREA
  - TREE CANOPY
  - SHADE PANEL (E.G. CANOPIES)
  - EXISTING ROADS
  - BALDING

**OVERALL PLAN**  
FOR  
**WHITE CLAY POINT**  
NEW GARDEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

**CVE** **ChesterValley**  
**ENGINEERS, INC.**  
123 Market Street, Suite 200, Harrisburg, PA 17105  
610.664.4620  
www.cveinc.com

SCALE: 1"=200'  
DATE: 09/18/2023

# Commercial Update -



- Experienced retail and commercial developer
- Focus on transforming underutilized sites into high-value retail destinations
- Proven track record with national tenants like Wawa, Sprouts, Starbucks, Chick-Fil-A and others

# Homebuilder Update - **LENNAR**



- One of the nation's leading homebuilders with a strong presence throughout the Mid-Atlantic region
- Selected for their track record of delivering high-quality, well-designed communities
- Partnering with Stonewall to bring a variety of homes and architectural styles to White Clay Point
- Currently developing elevations and design concepts tailored for this site

# 35'-40' Single Family Homes On Basement



# The Grier

**LENNAR**



# The Danbury

**LENNAR**

# 24' 3-story Stacked Townhome

1 1/2 over 1 1/2  
on Slab

# The Jaxon/Piper



**LENNAR**

# 30' 2-story Villas

On Basement

# The Maverick



**LENNAR**



## 2<sup>nd</sup> Amendment to Settlement Agreement

- Replaces 2007 concept with updated, mixed-use concept plan
  - City sold its sewer system
  - Updated SWM requirements
  - Lesser traffic requirements
- Stonewall to invest over \$20M in community infrastructure
  - Traffic and Road Improvements
  - Sewer Capacity Upgrades
  - Preservation and Restoration of Historic Structures
  - Stormwater Upgrades in New Garden Hills Park
  - Donation for Township to Improve New Garden Hills Park
- Enables our team to deliver the Housing and Commercial residents have asked for

# NGT FY 2026 Proposed Budget



# FY26 Budget Meetings

## Monthly Budget Work Sessions

- 7:00 pm at NGT Town Hall
- Publicly advertised
- Budget discussions only
- Broadcast Live & Recorded (YouTube)
  - Township Website
  - <https://www.newgarden.org/agendacenter>

**Agenda Center**  
 All meetings are held in person at the Township building, located at 289 Star Road, Landenberg, PA 19350. View current agendas and minutes for all boards and commissions.    [Add:le Reader](#) may be required to view some documents.

**Search Agendas by:**

**Annual Budget Workshops**

Agenda	Minutes	Media	Download
<b>Oct 7, 2024</b> FY25 General Fund			<input type="button" value="Download"/>
<b>Sep 9, 2024</b> FY25-26 Capital Improvement Plan			<input type="button" value="Download"/>
<b>Aug 28, 2024</b> FY 2024 State of the Township Brief			<input type="button" value="Download"/>

- **Mid-July to Mid-August**
  - Staff meetings; FY25 Q2 Budget to Actuals Review; FY25 Amendment (CIP)
- **Monday, August 25th**
  - FY25 State of the Township Brief
- **Monday, September 8th**
  - 5-year CIP FY25-29 (Capital, Airport, Open Space, Fire, Sewer)
- **Monday, September 29th**
  - General Fund Review
    - Public Safety – SCCRPD & AFC Fire/EMS (w/ SCCEMS)
    - General Government & Administration
    - Community Development
    - Parks and Recreation
    - Public Works – Streets, Signs, Stormwater, Recycling/SW, Wastewater
- **Monday, October 6th**
  - General Fund Review
    - Revenues
    - Enterprise Fund Review
      - Airport Fund
      - Open Space Fund
      - Fire Fund
      - Sewer Fund
    - General work session as required
- **Tuesday, October 14th**
  - General work session as required
- **Monday, October 20th** – Monthly BOS Public Meeting
  - General work session as required

# FY26 Priorities: Goals & Outcomes



# FY 2026 Goals & Outcomes

## Priority #1 – Strong Financial Management

- Structurally balance the budget
  - Continue to maximize use of FY24 rollover surplus (not Fund Balance) to minimize tax rate impact, fully leverage Open Space Fund, maximize interest income toward FY26-30 CIP

## Priority #2 – Economic Development

- Implement the finalized Zoning Ordinance and Map Project
- Establish a network to market the Township growth corridors
  - Preliminary discussions with Kennett Square Borough and Kennett Township to establish a regional EDA, with input from CCEDC, Brandywine Valley Tourism, Longwood Gardens, and local non-profits
- Continue active development projects
  - Bancroft Rd Property – In progress (**Active**)
  - Thompson Property – In progress (**Active**)
  - Sheehan Rd Property – Land Development Application submitted September 2024 (**In Progress**)
  - White Clay Point Property – Land Development Application submitted July 2025 (**In Progress**)

## Priority #3 – Infrastructure Investments

- Coordinate with Bowman, PennDOT District 6, local state legislators, & SAVE to identify priority intersection projects
  - Emphasis on Rt. 41 & Rt. 7 Interchange
- Baltimore/Newark Project – Support PennDOT community outreach and FY26 permitting
- FY26 Paving program – Hillendale Rd (Phase 2)
  - Stormwater
    - Establish Stormwater Infrastructure Master Plan with Township Engineer (Asset Management Plan) – In progress
      - Discussed plan with CCWRA, WCWA, and BRCA
    - Support ongoing BRCA initiatives (Scarlet Run, Bucktoe Creek, etc.)

# FY 2026 Goals & Outcomes

## Priority #4 – Address Rising Cost of Public Safety Services

- Finalize Avondale & West Grove Fire/EMS merger analysis and planning for FY27 implementation
  - Includes governance structure
  - Communicate financial and service level impacts
- Continue to assess opportunities for the Southern Chester County Regional Police Department

## Priority #5 & #6 – Organizational Excellence & Enhance Community Services

- Establish a community outreach strategy
  - Increased communications and programs
    - Ex: Township Manager “AMAs”, enhanced content, Citizen Academy, etc.
- Continue investing in new governmental technologies that sustain and enhance operations
- Continue to leverage New Garden Park for scaled community events
  - Discussions on future programming for Smedley Preserve and New Garden Hills
- Sustain market-competitive salary/benefits that emphasize organizational retention
  - Pending updated 2025 Chester County Consortium salary survey for FY26 budget planning
- Explore additive maintenance programs where feasible (ex: ROW tree maintenance)

## Priority #7 – Maintain a Robust Open Space Program

- Fully leverage the Open Space Fund to implement the Smedley Preserve Master Plan (TBD – grant dependent)
  - Smedley Preserve – DCED MTF (\$300K); Pending DCED Greenway (\$350K) and LSA (\$1M) award notifications
    - Total estimated grant funding to cover \$1.5M of project implementation costs of the total \$2.8M of Phase 1 public access improvements, with the primary non-funded expenditure being the restoration of the cartway path/trail (\$850K)
  - New Garden Hills - Leverage opportunity with White Clay Point development project for public access and contributions
- Use of in-year revenue to fund land acquisitions that enhance trail/greenway opportunities adjacent to existing trail segments

# FY 2026 Goals & Outcomes

## **Priority #8 – Grow and Expand New Garden Flying Field**

- Leverage the Township-owned property (~96 acres) of the non-developed Airport Master Plan and the Township-owned property within the Airport Development Zone to stimulate economic development opportunities at the US Rt 1 & Newark Rd interchange area, currently zoned as a Business Park (pending update of area to “Innovation District”)
  - Site Selection consultant
  - Collaborate with PA BoA to assess the feasibility for larger commercial hangars
  - Onboard commercial rotary (life flight service) or potential rotary flight school
  - Explore PA SITES grant opportunities

## **Priority #9 – Improve Energy Efficiency**

- Continued Sustainable PA Silver status
- Assess opportunities for establishing EV Charging stations at public facilities – Completed Energy Audit to facilitate grant funding to improve energy use and potential EV facilities



# General Fund Review



# General Fund - Expenditures

From FY16 to FY19, the Township's General Fund went from a \$651.3K surplus to a ~\$268.2K deficit, with expenditures increasing by ~\$1.19M and revenues only increasing by \$270.9K, leading to the consistent practice of "Budgeted Use of Beginning Cash" as a means of adopting "balanced" budgets, which directly impacts the General Fund Reserve Fund Balance by leveraging cash in place of added revenue to fund services.

\$844.7K (71.2%) of the total expenditure increases were attributed to:

- **Interfund Transfers - +\$505.1K**
  - Funding for New Garden Park project
  - Funding for Debt Service for SCCRPD facility
  - Funding for Capital Fund project support
    - Fund transfer to Capital Reserve
- Southern Chester County Regional Police Department (SCCRPD) - **+\$339.6K**

During FY24 budget planning, it was recommended to incrementally increase real estate taxes, which had remained flat at 1.72 mills since 2014, while also addressing existing personnel shortfalls for the Community Development & Life Safety and Public Works departments, with the following increases:

- FY24 - 1.72 to 2.77 (+1.05)
- FY25 - 2.77 to 3.27 (+0.50)

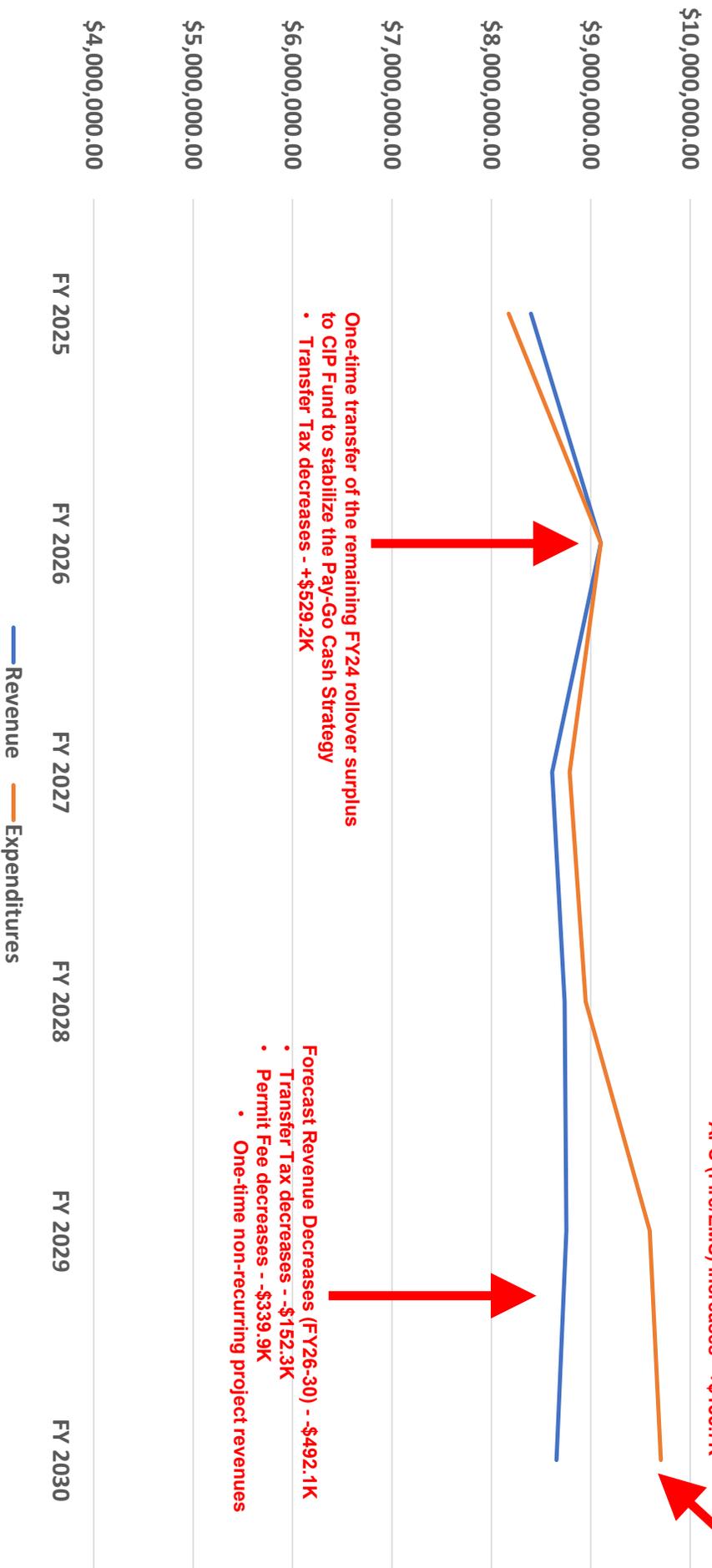
However, along with the Township's staffing justifications, there have been additional expenditure demands for Public Safety services, mostly attributed to contribution requests from the Avondale Fire Company and Southern Chester County Regional Police Department.

In all, from FY20 to the FY26 proposed budget, the Township's General Fund expenditures increased by an additional ~\$2.58M, with the majority attributed to personnel increases for:

- Avondale Fire Company (Fire & EMS) - **+\$1.1M**
- Township Personnel - **+\$882.5K**
  - Town Hall - **+\$497.3K** for Community Development & Life Safety (3 FT, 2 PT) and Grants Administration (1 FT) personnel
  - Public Works - **+\$385.2K** for adding 2.0 FT personnel and increasing wages from \$17.51 to \$28.68 p/hour
- Southern Chester County Regional Police (SCCRPD) - **+\$477.9K**

# General Fund Summary

NGT Revenues vs Expenditures (FY25-30)



One-time transfer of the remaining FY24 rollover surplus to CIP Fund to stabilize the Pay-Go Cash Strategy

- Transfer Tax decreases - +\$529.2K

Forecast Revenue Decreases (FY26-30) - \$492.1K

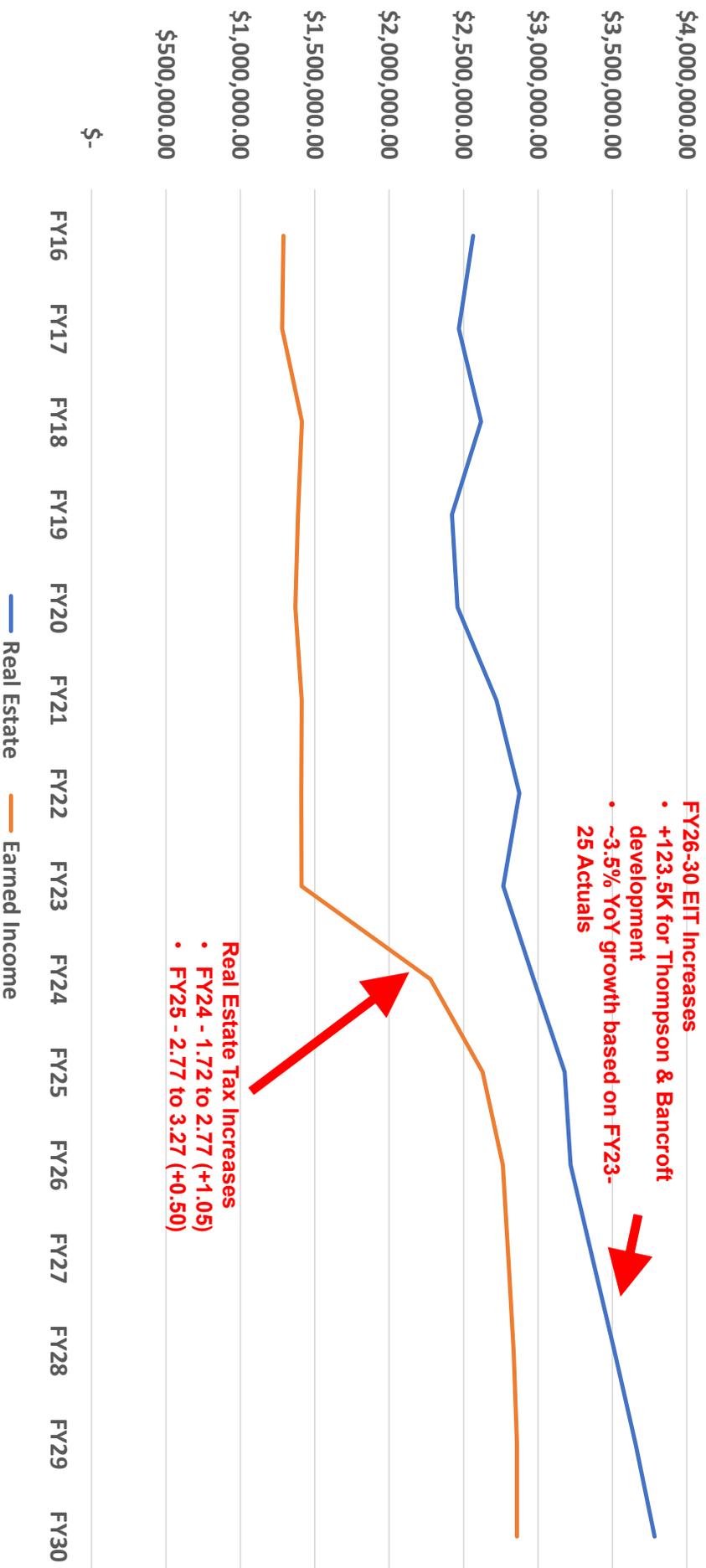
- Transfer Tax decreases - -\$152.3K
- Permit Fee decreases - -\$339.9K
- One-time non-recurring project revenues

Forecast Expenditure Increases (FY26-30) - +\$1.4M

- Transfer to CIP Increases - +\$506.9K (FY29-30)
- SCCRPD Increases - +\$273.6K
- Payroll CPI increases @ ~2.5% - +\$221.6K
- AFC (Fire/EMS) increases - +\$135.7K

# General Fund - Revenue (RE & EIT)

General Fund Revenue - Real Estate & Earned Income (FY16 to FY30)



# General Fund - FY26-30

From the General Fund Proposed FY26 budget to the General Fund Forecast FY30 budget, the biggest impacts in expenditures come from:

- Forecast annual average CPI increases @ ~2.5% - +\$529.9K (Township, AFC, SCCRPD)
  - Five-year average annual increases of ~\$105.9K per year
    - Assumes sustainable increases for Public Safety services (SCCRPD and AFC)
- Increase of annual transfers of funds to the Capital Improvement Fund - +\$506.9K
  - Sustainability of cash funds available for the Paving Program and Stormwater infrastructure
- Over the last few budget planning cycles, the Township has implemented several measures to abate the increase on real estate taxes:
  1. Increasing the use of the Open Space Fund to offset the cost of operations and capital related to Open Space properties
  2. Leverage rollover of FY24 surplus cash from General Fund reserves as a structural use of cash
  3. Increase fees for service (Permits and Inspections)
  4. Adjust investment strategy thresholds of available Fund Balance cash toward Capital projects
  5. Incremental base tax rate increases to supplement historical structural deficit revenue shortfalls
- If the Revenue growth strategy from active and in-progress development is unsuccessful, the Township will have to:
  1. Re-implement the use of Interest Income in the General Fund
    - Non-sustainable over the long run due to forecast Federal Reserve interest rate decreases
  2. Reduce Capital expenditures to avoid depletion of the Capital fund balance
    - 81.2% of planned FY26-30 CIP Expenditures directly support Roads & Stormwater projects (~\$8M)
  3. Increase the real estate tax rate
  4. Cut services
    1. Public Safety
    2. Township Staff

# FY25 YTD Review



# General Fund Summary FY25 YTD

Primary factors on the FY25 YTD budget performance forecast are as follows:

- Revenue**
    - Increases
      - EIT - YoY +228.8K
      - Performance jump in national wages (FY21-23)
      - Long-term forecast decline of based residential EIT due to retirements is still assumed
    - Decreases
      - LST - +\$38.3K
      - Transfer Taxes - Flat YoY
      - Real Estate collections rate down
        - 99%+ from years prior down to 96.7% (-\$88.6K)
      - Year-end adjustments still pending
        - Engineering escrow
        - Interest income
  - Expenditures**
    - Increases
      - Engineering - Land Development Escrow (+\$146K)
    - Decreases
      - CD&S - Building Inspection Services (-\$74.9K)
      - Finance - Staff transition & Audit Services - (-\$81.2K)
- FY25 YE Forecast Surplus - ~\$224.3K  
 Recommend transfer to CIP Reserve

	FY 2025 Adopted	FY 2025 YE Forecast	FY25 Variance
<b>Revenue</b>			
Real Estate Taxes	\$ 2,716,341.91	\$ 2,627,693.52	\$ (88,648.39)
Act 511 Taxes	\$ 3,659,600.00	\$ 3,912,928.02	\$ 253,328.02
Permits / Fines / Misc Income	\$ 1,407,581.37	\$ 1,462,264.54	\$ 54,683.17
Cash	\$ 395,561.23	\$ 395,561.23	\$ -
<b>Total Revenue</b>	<b>\$ 8,179,084.51</b>	<b>\$ 8,398,447.31</b>	<b>\$ 219,362.80</b>
<b>Expenditures</b>			
Elected Officials / Tax Collection	\$ 98,925.00	\$ 93,478.12	\$ (5,446.88)
Management	\$ 280,483.38	\$ 276,502.18	\$ (3,981.20)
Administration	\$ 240,460.00	\$ 241,404.56	\$ 944.56
Finance	\$ 436,077.09	\$ 354,796.40	\$ (81,280.68)
Legal Services	\$ 120,000.00	\$ 136,798.77	\$ 16,798.77
Engineering Services	\$ 195,000.00	\$ 341,572.84	\$ 146,572.84
Technology	\$ 138,800.00	\$ 136,133.44	\$ (2,666.56)
General Services - Fleet & Facilities	\$ 152,786.50	\$ 147,725.13	\$ (5,061.37)
Public Safety - SCCRPD	\$ 2,472,834.21	\$ 2,478,091.81	\$ 5,257.60
Public Safety - AFC (Fire / EMS)	\$ 1,226,447.00	\$ 1,226,447.00	\$ -
Community Development & Safety	\$ 649,158.56	\$ 574,184.02	\$ (74,974.54)
Public Works - Hwys And Streets	\$ 1,092,836.57	\$ 1,066,278.38	\$ (26,558.19)
Public Works - Storm Water	\$ 93,500.00	\$ 72,678.55	\$ (20,821.45)
Parks and Recreation	\$ 233,412.78	\$ 216,986.68	\$ (16,426.10)
Misc Expenditures (incl. Library)	\$ 194,600.00	\$ 197,622.57	\$ 3,022.57
Insurance & Liabilities	\$ 310,663.42	\$ 370,299.63	\$ 59,636.21
Transfers Out	\$ 243,100.00	\$ 243,100.00	\$ -
<b>Total Expenditures</b>	<b>\$ 8,179,084.51</b>	<b>\$ 8,174,100.11</b>	<b>\$ (4,984.40)</b>
<b>Net Revenue / Expenditures</b>	<b>-</b>	<b>\$ 224,347.20</b>	

# FY 26 Proposed Budget



# General Fund Summary FY25

Fiscal Year 2025 to 2026 YoY Changes	Total Expenditures
2025 Adopted	\$ 8,179,084.51
2026 Proposed	\$ 9,101,175.46
<b>Net YoY Increase \$</b>	<b>922,090.95</b>

Primary Revenue Impacts	
<b>Increases - FY26</b>	
Act 511 Taxes	\$ 431,582.33
Permits / Fines / Misc Income	\$ 310,068.53
Cash	\$ 133,641.49
<b>Decreases - FY26</b>	
N/A	\$ -

Primary Expenditure Impact	
<b>Increases - FY25</b>	
Transfers Out	\$ 449,238.62
Public Safety - AFC (Fire / EMS)	\$ 211,203.54
Public Safety - SCCRPD	\$ 170,167.49
<b>Decreases - FY25</b>	
Management	\$ (48,262.51)
Finance	\$ (12,034.43)

<b>FY 26 Structural Deficit</b>	<b>\$ -</b>
---------------------------------	-------------

<b>FY26 Assessable Property</b>	<b>\$ 830,685,600.00</b>
Tax Revenue p/ Mil \$	830,685.60
Tax Rate Increase (0.00) \$	-
Use of Beginning Cash (FY24 Rollover) \$	-
Structural Surplus/Deficit \$	-
<b>FY26 Total RE Tax Revenue (3.27)</b>	<b>\$ 2,763,140.52</b>

### FY26 General Fund Budget Proposal Summary

#### Included

- \$211.2K for Fire/EMS services for AFC & SCCEMS
- \$170.2K for Added Patrol and CBA Increase for SCCRPD
- \$309K for Permits Revenue from Bancroft & Thompson developments
- \$529.2K of remaining FY24 Rollover Surplus (~\$886K) to CIP Reserve
- \$43K for Full HSA Contribution (Township only)
- 4.0% Increase for Township Personnel (2.5% in FY25)
- Continued use of 25% Open Space Fund Balance for personnel & maintenance
- **No Property Tax Increase**

#### Not included

- Insufficient Stormwater operational costs (Maintenance/Repairs)
- Increases of XFRs to Capital & Reserve Funds (Planned for FY29)

# General Fund Summary FY26-29

Revenue	FY 2025 Adopted	FY 2025 YE Forecast	FY25 Variance	FY 2026 Proposed	FY26 Change	% Change	FY 2027 Planned	FY 2028 Planned	FY 2029 Planned	FY 2030 Planned
Real Estate Taxes	\$ 2,716,341.91	\$ 2,627,693.52	\$(88,648.39)	\$ 2,763,140.52	\$ 46,798.61	1.7%	\$ 2,800,948.26	\$ 2,836,681.19	\$ 2,858,582.02	\$ 2,858,582.02
Act 511 Taxes	\$ 3,659,600.00	\$ 3,912,928.02	\$ 253,328.02	\$ 4,091,182.33	\$ 431,588.33	11.8%	\$ 4,207,525.63	\$ 4,349,714.70	\$ 4,446,583.29	\$ 4,503,283.96
Permits / Fines / Misc Income	\$ 1,407,581.37	\$ 1,462,264.54	\$ 54,683.17	\$ 1,717,649.90	\$ 310,068.53	22.0%	\$ 1,639,425.88	\$ 1,623,706.19	\$ 1,544,512.59	\$ 1,389,112.10
Cash	\$ 395,561.23	\$ 395,561.23	\$ -	\$ 529,202.71	\$ 133,641.49	33.8%	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue</b>	<b>\$ 8,179,084.51</b>	<b>\$ 8,398,447.31</b>	<b>\$ 219,362.80</b>	<b>\$ 9,101,175.46</b>	<b>\$ 922,090.95</b>	<b>11.3%</b>	<b>\$ 8,647,899.77</b>	<b>\$ 8,810,102.08</b>	<b>\$ 8,849,677.91</b>	<b>\$ 8,750,978.08</b>

No RE Increase

Expenditures	FY 2025 Adopted	FY 2025 YE Forecast	FY25 Variance	FY 2026 Proposed	FY26 Change	% Change	FY 2027 Planned	FY 2028 Planned	FY 2029 Planned	FY 2030 Planned
Elected Officials / Tax Collection	\$ 98,925.00	\$ 93,478.12	\$(5,446.88)	\$ 99,840.00	\$ 915.00	0.9%	\$ 99,855.38	\$ 100,330.76	\$ 100,346.14	\$ 100,346.91
Management	\$ 280,483.38	\$ 276,502.18	\$(3,981.20)	\$ 232,220.87	\$(48,262.51)	-17.2%	\$ 237,816.39	\$ 243,558.80	\$ 249,430.60	\$ 255,456.36
Administration	\$ 240,460.00	\$ 241,404.56	\$ 944.56	\$ 251,259.84	\$ 10,799.84	4.5%	\$ 256,601.34	\$ 262,076.37	\$ 267,688.28	\$ 273,440.49
Finance	\$ 436,077.09	\$ 354,796.40	\$(81,280.68)	\$ 424,042.66	\$(12,034.43)	-2.8%	\$ 433,116.23	\$ 442,416.63	\$ 451,949.55	\$ 461,720.79
Legal Services	\$ 120,000.00	\$ 136,798.77	\$ 16,798.77	\$ 120,000.00	\$ -	0.0%	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00
Engineering Services	\$ 195,000.00	\$ 341,572.84	\$ 146,572.84	\$ 195,000.00	\$ -	0.0%	\$ 195,000.00	\$ 195,000.00	\$ 195,000.00	\$ 195,000.00
Technology	\$ 138,800.00	\$ 136,133.44	\$(2,666.56)	\$ 138,800.00	\$ -	0.0%	\$ 138,800.00	\$ 138,800.00	\$ 138,800.00	\$ 138,800.00
General Services - Fleet & Facilities	\$ 152,786.50	\$ 147,725.13	\$(5,061.37)	\$ 152,786.50	\$ -	0.0%	\$ 152,786.50	\$ 152,786.50	\$ 152,786.50	\$ 152,786.50
Public Safety - SCCRPD	\$ 2,472,834.21	\$ 2,478,091.81	\$ 5,257.60	\$ 2,643,001.70	\$ 170,167.49	6.9%	\$ 2,708,889.24	\$ 2,776,423.97	\$ 2,845,647.07	\$ 2,916,600.75
Community Development & Safety	\$ 1,226,447.00	\$ 1,226,447.00	\$ -	\$ 1,437,650.54	\$ 211,203.54	17.2%	\$ 1,472,711.80	\$ 1,508,649.60	\$ 1,545,485.84	\$ 1,583,242.98
Public Works - Hwy's And Streets	\$ 649,158.56	\$ 574,184.02	\$(74,974.54)	\$ 714,185.12	\$ 65,026.56	10.0%	\$ 696,183.61	\$ 700,524.71	\$ 677,156.56	\$ 625,133.45
Parks and Recreation	\$ 1,92,836.57	\$ 1,066,278.38	\$(26,558.19)	\$ 1,133,534.97	\$ 40,698.40	3.7%	\$ 1,154,535.84	\$ 1,176,061.74	\$ 1,198,125.78	\$ 1,220,741.43
Misc Expenditures (incl. Library)	\$ 93,500.00	\$ 72,678.55	\$(20,821.45)	\$ 93,500.00	\$ -	0.0%	\$ 93,500.00	\$ 93,500.00	\$ 93,500.00	\$ 93,500.00
Insurance & Liabilities	\$ 233,412.78	\$ 216,986.68	\$(16,426.10)	\$ 240,882.88	\$ 7,470.10	3.2%	\$ 243,471.83	\$ 246,125.50	\$ 248,845.51	\$ 251,633.53
Transfers Out	\$ 194,600.00	\$ 197,622.57	\$ 3,022.57	\$ 195,068.56	\$ 468.56	0.2%	\$ 195,068.56	\$ 195,068.56	\$ 195,068.56	\$ 195,068.56
<b>Total Expenditures</b>	<b>\$ 8,179,084.51</b>	<b>\$ 8,174,100.11</b>	<b>\$(4,984.40)</b>	<b>\$ 9,101,175.46</b>	<b>\$ 922,090.95</b>	<b>11.3%</b>	<b>\$ 8,786,791.15</b>	<b>\$ 8,948,269.07</b>	<b>\$ 9,592,394.29</b>	<b>\$ 9,704,964.39</b>

Net Revenue / Expenditures \$ - \$ 224,347.20 \$ (138,891.37) \$ (138,167.00) \$ (742,716.39) \$ (953,986.31)

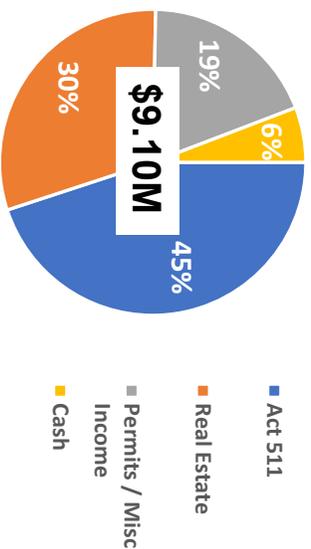
# FY26 Revenues – General Fund

As of FY26, NGT has four primary revenue categories that support the General Fund, which can be split into the following categories:

- **Sustainable – 95.2%**
  - Act 511 Tax (EIT, Transfer, Local Services)
  - Real Estate Tax
  - Misc Revenues (Fees, Permits, Interest)
- **Non-Sustainable – 5.8%**
  - Use of Cash from FY24 Surplus Rollover - XFR to CIP

	FY25 Adopted	% of Total	FY26 Proposed	% of Total	YoY % Change
<b>Economic Revenues</b>					
<b>Act 511 Total</b>	<b>\$ 3,659,600.00</b>	<b>44.74%</b>	<b>\$ 4,091,182.33</b>	<b>44.95%</b>	<b>11.79%</b>
EIT	\$ 2,950,000.00	36.07%	\$ 3,219,332.33	35.37%	9.13%
TT	\$ 420,000.00	5.14%	\$ 572,250.00	6.29%	36.25%
Local Service Tax	\$ 250,000.00	3.06%	\$ 260,000.00	2.86%	4.00%
Amusement Tax	\$ 39,600.00	0.48%	\$ 39,600.00	0.44%	0.00%
<b>Real Estate Revenues</b>					
<b>Real Estate Total</b>	<b>\$ 2,716,341.91</b>	<b>33.21%</b>	<b>\$ 2,763,640.52</b>	<b>30.37%</b>	<b>1.74%</b>
R/E Tax - Current Year	\$ 1,359,831.46	16.63%	\$ 1,194,957.97	13.13%	-12.12%
R/E Tax - Current Year Fire	\$ 392,870.00	4.80%	\$ 412,513.50	4.53%	5.00%
R/E Tax - Current Yr Fire W/C	\$ 26,200.00	0.32%	\$ 26,700.00	0.29%	1.91%
R/E Tax - Current Yr Ambulance	\$ 699,089.00	8.55%	\$ 887,906.80	9.76%	27.01%
R/E Tax - Current Yr EMS	\$ 99,288.00	1.21%	\$ 102,030.24	1.12%	2.76%
R/E Tax- Current Year Library	\$ 82,600.00	1.01%	\$ 83,068.56	0.91%	0.57%
Real Estate Tax - Prior Years	\$ 56,463.45	0.69%	\$ 56,463.45	0.62%	0.00%
Sub-Total	\$ 6,375,941.91	77.95%	\$ 6,854,822.85	75.32%	7.51%
<b>Permits / Misc Income</b>	<b>\$ 1,407,581.37</b>	<b>17.21%</b>	<b>\$ 1,717,149.90</b>	<b>18.87%</b>	<b>21.99%</b>
Cash	\$ 395,561.23	4.84%	\$ 529,202.71	5.81%	33.79%
<b>Total</b>	<b>\$ 8,179,084.51</b>	<b>100.0%</b>	<b>\$ 9,101,175.46</b>	<b>100.0%</b>	<b>11.27%</b>

## FY26 Revenue



# General Fund Expenditures

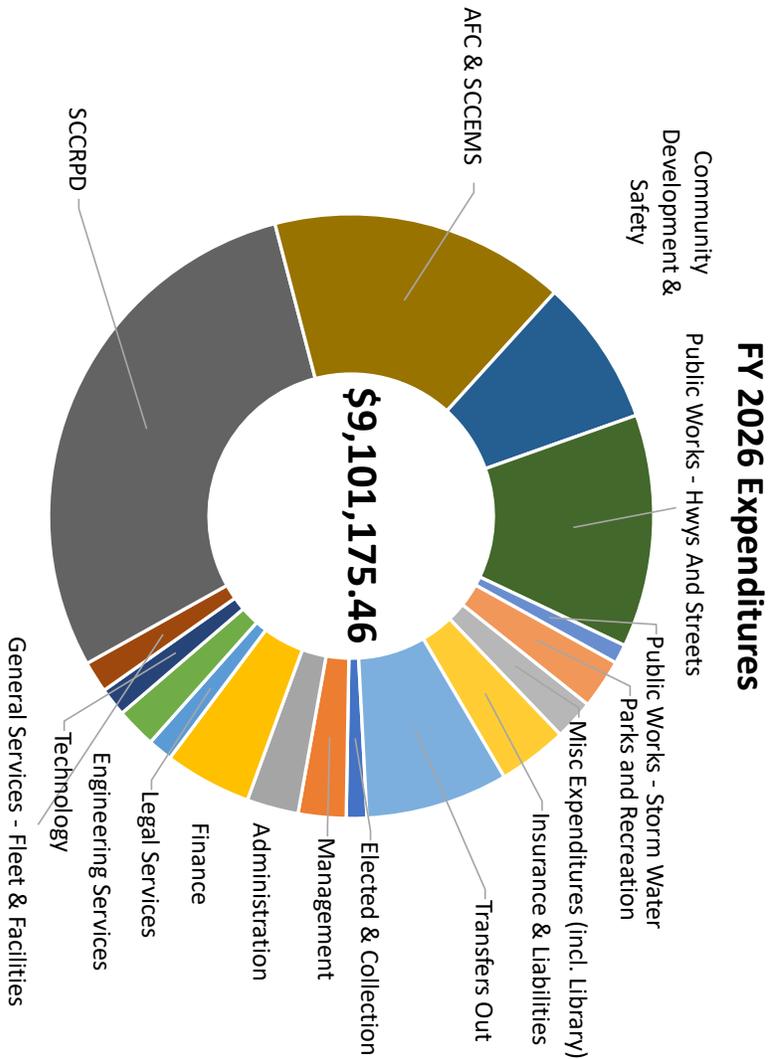
Expenditures	FY 2025 Adopted	FY 2026 Proposed	YoY % Change
Elected Officials / Tax Collection	\$ 98,925.00	\$ 99,840.00	0.9%
Management	\$ 280,483.38	\$ 232,220.87	-17.2%
Administration	\$ 240,460.00	\$ 251,259.84	4.5%
Finance	\$ 436,077.09	\$ 424,042.66	-2.8%
Legal Services	\$ 120,000.00	\$ 120,000.00	0.0%
Engineering Services	\$ 195,000.00	\$ 195,000.00	0.0%
Technology	\$ 138,800.00	\$ 138,800.00	0.0%
General Services - Fleet & Facilities	\$ 152,786.50	\$ 152,786.50	0.0%
Public Safety - SCCRPD	\$ 2,472,834.21	\$ 2,643,001.70	6.9%
Public Safety - AFC (Fire / EMS)	\$ 1,226,447.00	\$ 1,437,650.54	17.2%
Comm Development & Safety	\$ 649,158.56	\$ 714,185.12	10.0%
Public Works - Hwys & Streets	\$ 1,092,836.57	\$ 1,133,534.97	3.7%
Public Works - Storm Water	\$ 93,500.00	\$ 93,500.00	0.0%
Parks and Recreation	\$ 233,412.78	\$ 240,882.88	3.2%
Misc Expenditures (incl. Library)	\$ 194,600.00	\$ 195,068.56	0.2%
Insurance & Liabilities	\$ 310,663.42	\$ 337,063.20	8.5%
Transfers Out	\$ 243,100.00	\$ 692,338.62	184.8%
<b>Total Expenditures \$</b>	<b>8,179,084.51</b>	<b>9,101,175.46</b>	<b>11.3%</b>

Expenditures	\$ Change
Net Increases	\$ 982,387.89
Net Decreases	\$ (60,296.93)
<b>Net Expenditures \$</b>	<b>922,090.95</b>

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**65.1%** of the General Fund split across **4** functional service areas

**34.9%** of the General Fund split across **13** functional service areas



# FY26-30 Capital Improvement Fund



# FY26-30 Proposed CIP Summary

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
<b>Revenue</b>					
Interest Income	\$ 773,500.00	\$ 663,000.00	\$ 663,000.00	\$ 663,000.00	\$ 663,000.00
Transfer from CIP Fund	\$ 692,338.62	\$ 243,100.00	\$ 243,100.00	\$ 750,000.00	\$ 750,000.00
Grants	\$ -	\$ -	\$ -	\$ -	\$ -
Liquid Fuels	\$ 390,600.00	\$ 390,600.00	\$ 390,600.00	\$ 390,600.00	\$ 390,600.00
Budgeted Use of Beginning Cash	\$ 238,011.77	\$ 1,322,161.61	\$ 286,255.50	\$ -	\$ -
<b>Total Revenue</b>	<b>\$ 2,094,450.39</b>	<b>\$ 2,618,861.61</b>	<b>\$ 1,582,955.50</b>	<b>\$ 1,803,600.00</b>	<b>\$ 1,803,600.00</b>

**81% of all FY26-30 CIP expenditures are for Paving, Public Works capacity, and Stormwater Management**

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
<b>Expenditures</b>						
Administration	\$ 50,000.00	\$ -	\$ 100,000.00	\$ -	\$ -	\$ 150,000.00
Technology	\$ 44,100.00	\$ 222,600.00	\$ 2,600.00	\$ 2,600.00	\$ 2,600.00	\$ 274,500.00
General Services - Fleet & Facilities	\$ 70,530.44	\$ 190,530.44	\$ 50,530.44	\$ 58,110.00	\$ 58,110.00	\$ 427,811.32
Public Works Hwys And Streets (Paving)	\$ 1,269,703.25	\$ 1,049,204.85	\$ 836,853.74	\$ 1,106,723.18	\$ 640,910.34	\$ 4,903,395.36
Liquid Fuels (Paving)	\$ 389,000.00	\$ 389,000.00	\$ 389,000.00	\$ 389,000.00	\$ 389,000.00	\$ 1,945,000.00
Public Works Hwys And Streets (Other)	\$ 242,519.72	\$ 252,519.72	\$ 187,519.72	\$ 57,519.72	\$ 57,519.72	\$ 797,598.60
Storm Water Management	\$ -	\$ 396,500.00	\$ -	\$ -	\$ -	\$ 396,500.00
Parks and Open Space	\$ 26,996.98	\$ 116,906.60	\$ 14,851.60	\$ 14,851.60	\$ 14,851.60	\$ 188,458.38
Transfers	\$ -	\$ -	\$ -	\$ 173,195.50	\$ 639,008.34	\$ 812,203.84
<b>Total Expenditures</b>	<b>\$ 2,092,850.39</b>	<b>\$ 2,617,261.61</b>	<b>\$ 1,581,355.50</b>	<b>\$ 1,802,000.00</b>	<b>\$ 1,802,000.00</b>	<b>\$ 9,895,467.50</b>

81.3%

**FY29 Goal of a sustainable cash flow and replenish CIP reserves!**

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Surplus / Deficit	\$ 1,600.00	\$ 1,600.00	\$ 1,600.00	\$ 1,600.00	\$ 1,600.00
Capital	\$ 1,703,850.39	\$ 2,228,261.61	\$ 1,192,355.50	\$ 1,413,000.00	\$ 1,413,000.00
Liquid Fuels	\$ 390,600.00	\$ 390,600.00	\$ 390,600.00	\$ 390,600.00	\$ 390,600.00
<b>Total</b>	<b>\$ 2,094,450.39</b>	<b>\$ 2,618,861.61</b>	<b>\$ 1,582,955.50</b>	<b>\$ 1,803,600.00</b>	<b>\$ 1,803,600.00</b>

# Capital Fund – Cash Summary

## FY26-30 CIP Cash Flow Overview

- FY25 Beginning CIP Cash balance of \$4.12M
- Projected Interest Income yield of \$884K from FY25 June to December, with updated PLGIT estimates for FY25-29
 

<b>FY25 (4.0%)</b>	\$ 884,000.00	<b>FY26 (3.5%)</b>	\$ 773,500.00	<b>FY27 (3.0%)</b>	\$ 663,000.00	<b>FY28 (3.0%)</b>	\$ 663,000.00	<b>FY29 (3.0%)</b>	\$ 663,000.00	<b>FY30 (3.0%)</b>	\$ 663,000.00
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- Goal to maintain a strong CIP cash buffer for future Transportation & Stormwater projects
- FY26-30 CIP cash plan still emphasizes increased transfer revenue starting in FY28 to maintain a strong CIP cash position

	FY25 Amended	FY26	FY27	FY28	FY29	FY30
Net Beginning Cash	\$ 4,198,558.69	\$ 2,667,515.53	\$ 2,431,101.76	\$ 1,110,540.15	\$ 825,884.65	\$ 825,884.65
Added Transfer	\$ 243,100.00	\$ 692,336.62	\$ 243,100.00	\$ 243,100.00	\$ 750,000.00	\$ 750,000.00
ARRA	\$ 74,284.53					
Grants	\$ 35,000.00					
Liquid Fuels	\$ 396,600.00	\$ 390,600.00	\$ 390,600.00	\$ 390,600.00	\$ 390,600.00	\$ 390,600.00
<b>Total</b>	\$ 4,947,543.22	\$ 3,750,452.15	\$ 3,064,801.76	\$ 1,744,240.15	\$ 1,966,484.65	\$ 1,966,484.65
<b>CIP Expenditures</b>	\$ 3,164,027.69	\$ 2,092,850.39	\$ 2,617,261.61	\$ 1,581,355.50	\$ 1,803,600.00	\$ 1,803,600.00
<b>Cash Remaining</b>	\$ 1,783,515.53	\$ 1,657,601.76	\$ 447,540.15	\$ 162,884.65	\$ 162,884.65	\$ 162,884.65
<b>Replenished Interest</b>	\$ 884,000.00	\$ 773,500.00	\$ 663,000.00	\$ 663,000.00	\$ 663,000.00	\$ 663,000.00
<b>Net Total</b>	\$ 2,667,515.53	\$ 2,431,101.76	\$ 1,110,540.15	\$ 825,884.65	\$ 825,884.65	\$ 825,884.65

# Enterprise Funds



# Open Space Fund

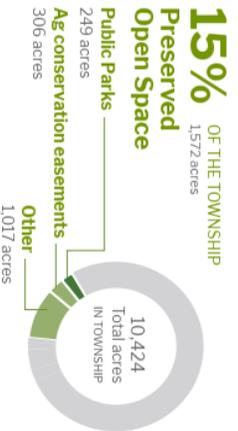


# Open Space – Overview

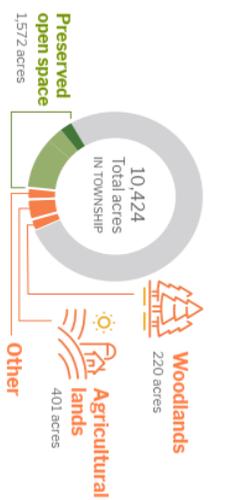
## Land Use and Open Space

- In 2005, the Township adopted an Open Space Referendum to tax an additional 0.125% on top of the 1% Township Earned Income Tax (EIT), equating to roughly \$600,000 in the FY26 proposed budget
- The intent was to create an Open Space Fund for future land preservation to maintain the Township’s rural character
- To date, the Township has a combined network of over 1,500 acres (~15% of the Township) of open space in the form of parks, conservation easements, and agriculture, with an opportunity to purchase ~8% more in additional Township land

### Inventory



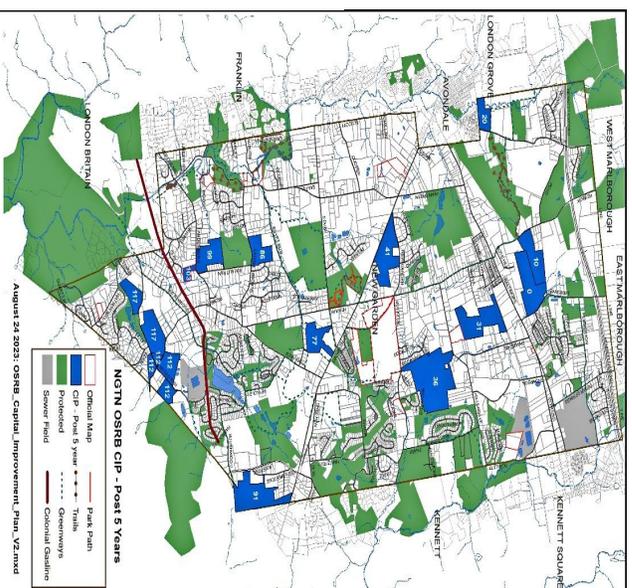
### Opportunities



31 parcels over ten acres totaling 853 acres remain in areas of the township outside planned growth areas, indicating significant potential preservation opportunities.

## Future of the Open Space Program

- Over the next decade, the OSRB has identified 1,027.3 acres of property within the Township as viable for preservation to establish trails and greenways, and for general protection, at a cost of ~\$18.1M in OS Fund revenue and grants.
  - If fully implemented, the Township will have ~49% of all Land Use as:
    - Agricultural/Commercial – 26% (primarily Mushroom Agriculture & Ag-related Industry)
    - Open Space – 23%



# Open Space – Priorities

In 2008, the Township established a Greenways and Trails map as a priority to better connect areas in the community.

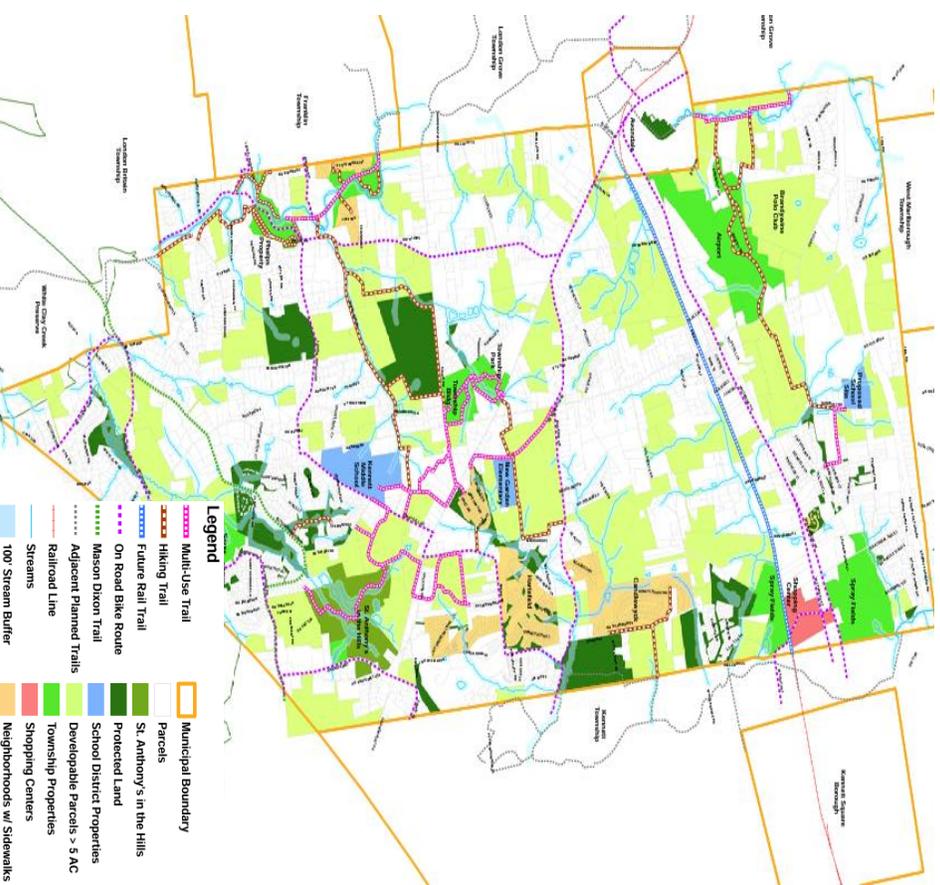
This sentiment still exists today as the Community Survey responses highlighted as a high priority issue about the connectivity of the trail system

Per the 2018 Comprehensive Plan, the goal of the program was to provide residents with an integrated network of greenways and trails that:

- Promote health and wellness
- Provide for safe, bike and pedestrian connections between neighborhoods, natural areas, schools, commercial districts, and cultural and recreational facilities
- Provide valuable corridors for wildlife and habitat diversity.

As an enabling mechanism, open space funding serves a dual purpose to preserve properties and create the opportunity to implement trails per the adopted greenways map, where feasible.

However, the financial capacity to preserve properties, implement trails, create park access, and maintain those facilities, primarily with the use of open space funding, is constrained, and would require an increase in supportive General Fund revenue if publicly supported.



# Open Space – Overview

## Types of Open Space Land Acquisitions

The following options proposed to the landowner are a Conservation/Agricultural Easement, a Fee Simple Purchase, or a combination of both.

- Conservation easement
  - For financial payment, the landowner agrees to a set of protocols established by a Land Trust or County to limit development. Future maintenance costs are borne by the landowner. The Land Trust or County periodically assesses the landowner's compliance with the protocols. The easement exists in perpetuity and remains in effect when the property is sold.
- Agricultural easement
  - Ensures that the land perpetuity remains in agricultural production by removing most or all of its non-agricultural development potential.
- Fee simple purchase
  - With the use of Open Space Funds, the Township owns and maintains the property and can develop it for public access/recreation

## Open Space Maintenance & Park Implementation

Over the past few fiscal years, the Township leveraged Act 32 to align Open Space maintenance operations (to include costs of personnel, services, equipment, etc.), initially using 25% of in-year levied revenue (~\$125K) and then 25% of the accumulated fund balance (\$2.4M = \$600K) to increase capacity to fund OS park projects (i.e. Smedley Preserve, New Garden Hills).

- Open Space EIT – Act 32 Section 4
  - “(i) annually, up to 25% of **any accumulated balance of the fund** from the levy authorized by referendum, to develop, improve, design, engineer and maintain property acquired for an open space benefit or benefits; **OR**
  - (ii) alternatively, for purposes of allocation, the local government unit may create a maintenance fund into which the local government unit may **deposit in an amount up to 25% of the annual revenue** from the levy authorized by referendum, to develop, improve, design, engineer and maintain property acquired for an open space benefit or benefits.”



# Open Space Fund FY26 Proposed

	FY 2023 Actual	FY 2024 Actuals	FY 2025 Adopted	FY 2025 Actuals	FY25 Forecast YE	FY 2026 Proposed
<b>OPEN SPACE FUND - REVENUES</b>						
Total Local Enabling Taxes	\$ 533,304.35	\$ 554,195.72	\$ 550,000.00	\$ 462,642.95	\$ 616,857.27	\$ 615,000.00
Total Interest Earnings	\$ 2,800.10	\$ 85,224.17	\$ 48,000.00	\$ 19,938.14	\$ 40,000.00	\$ 36,000.00
Total Local Govt Operating Grants	\$ 1,154,700.00	\$ -	\$ 823,406.00	\$ -	\$ -	\$ 40,007.56
<i>Open Space Land Acquisitions Grants</i>	\$ 1,154,700.00	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Open Space Project Grants</i>	\$ -	\$ -	\$ 823,406.00	\$ -	\$ -	\$ 40,007.56
Total Contributions & Donations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Budgeted Use of Beginning Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Open Space Fund Revenues</b>	<b>\$ 1,690,804.45</b>	<b>\$ 639,419.89</b>	<b>\$ 1,421,406.00</b>	<b>\$ 482,581.09</b>	<b>\$ 656,857.27</b>	<b>\$ 676,007.56</b>
<b>OPEN SPACE FUND - EXPENDITURES</b>						
Total Service Fees (Consulting, Legal, Admin)	\$ 25,125.88	\$ 31,110.50	\$ 54,600.00	\$ 5,636.32	\$ 7,119.56	\$ 54,600.00
Total Open Space Ops & Maint	\$ 834,019.55	\$ 212,275.29	\$ 1,070,716.25	\$ 309,350.10	\$ 356,928.39	\$ 306,758.12
<i>Open Space &amp; Trail Maint - Personnel</i>	\$ 123,061.26	\$ 212,275.29	\$ 177,535.74	\$ 172,690.13	\$ 218,134.90	\$ 183,198.51
<i>Open Space &amp; Trail Maint - Equipment</i>	\$ -	\$ -	\$ 38,614.51	\$ 44,424.60	\$ 45,949.86	\$ 28,899.61
<i>Open Space &amp; Trail Maint - Operations</i>	\$ -	\$ -	\$ 31,160.00	\$ 2,311.37	\$ 2,919.63	\$ 31,160.00
<i>Open Space &amp; Trail Maint - Projects</i>	\$ -	\$ -	\$ 823,406.00	\$ -	\$ -	\$ 63,500.00
<i>Land &amp; Development Rights</i>	\$ 710,958.29	\$ -	\$ -	\$ -	\$ -	\$ -
Total Interfund Transfers	\$ -	\$ 395,890.55	\$ -	\$ -	\$ -	\$ -
<b>Total Open Space Fund Expenditures</b>	<b>\$ 859,145.43</b>	<b>\$ 639,276.34</b>	<b>\$ 1,125,316.25</b>	<b>\$ 314,986.42</b>	<b>\$ 364,047.95</b>	<b>\$ 361,358.12</b>
OPEN SPACE FUND Revenue Total: \$	1,690,804.45	639,419.89	1,421,406.00	482,581.09	656,857.27	691,007.56
OPEN SPACE FUND Expenditure Total: \$	859,145.43	639,276.34	1,125,316.25	314,986.42	364,047.95	361,358.12
<b>Net Total OPEN SPACE FUND: \$</b>	<b>831,659.02</b>	<b>143.55</b>	<b>296,089.75</b>	<b>167,594.67</b>	<b>292,809.32</b>	<b>329,649.44</b>
<b>Open Space Beginning Fund Balance</b>	<b>\$ 2,762,253.93</b>	<b>\$ 3,186,066.86</b>	<b>\$ 3,582,077.93</b>	<b>\$ 4,225,064.87</b>	<b>\$ 5,023,986.71</b>	<b>\$ 5,023,986.71</b>
25% Fund Balance	\$ 690,563.48	\$ 796,516.71	\$ 895,519.48	\$ 1,056,266.22	\$ 1,255,996.68	\$ 1,255,996.68
25% Fund Balance Expenditures	\$ 266,750.56	\$ 400,505.64	\$ 252,532.54	\$ 257,344.37	\$ 262,278.49	\$ 262,278.49
25% Fund Balance Remaining	\$ 423,812.92	\$ 396,011.07	\$ 642,986.94	\$ 798,921.85	\$ 993,718.19	\$ 993,718.19
Other Expenditures	\$ 54,600.00	\$ 54,600.00	\$ 54,600.00	\$ 54,600.00	\$ 54,600.00	\$ 54,600.00
Land Acquisition In-Year Funds	\$ 329,649.44	\$ 189,894.36	\$ 337,867.46	\$ 333,055.63	\$ 328,121.51	\$ 328,121.51
<b>Open Space Ending Fund Balance</b>	<b>\$ 3,186,066.86</b>	<b>\$ 3,582,077.93</b>	<b>\$ 4,225,064.87</b>	<b>\$ 5,023,986.71</b>	<b>\$ 6,017,704.91</b>	<b>\$ 6,017,704.91</b>

# Airport Fund



# New Garden Flying Field - Overview

## Overview

- Purchased in 2007 to provide premier customer service for the general aviation and business community
  - State Grant - \$2.2M
  - Township Funds - \$731K
- Adopted Airport Master Plan in 2010 to address capital improvement projects to enhance the airport operating environment
- Use of Federal Aviation Administration (FAA) and PA Bureau of Aviation (BOA) grant funding to fund capital projects with a 90/10 or 75/25 local match obligation to the Township
  - Airport Fund serves as the mechanism for local match grant obligations, sustained by investment income and budgeted surplus to maintain sufficient fund balance to continue capital expansion efforts
- Major Federal/State vs. Township-funded capital improvement projects
  - FY09-10 – Parallel taxiway (\$2.9M / \$72K)
  - FY13 – West Hangar (\$271.4K / \$90.5K)
  - FY14 – Runway reconstruction (\$7.1M / \$372.6K)
  - FY22 – Reconstruct and widen runway (\$680K / \$34K)
  - FY23 – Terminal improvement (\$881.2K / \$147K)
  - FY24 & FY25 – Reconstruct East parallel taxiway (\$1.6M / \$83K)
    - To date, the Township has received **~\$13.4M** in Federal/State funding while spending **~\$799.1K** in Airport funds
- While building capacity, the Township also implemented the following customer service enhancements to establish a reputation as a premier fixed-base operator (FBO) hub for aviation commuters and home-based customers:
  - Established flight school – NGFC – purchased by Township in FY23
  - Aviation Maintenance & Restoration – certified as a Garmin avionics wholesaler in FY23
  - Enhanced annual events – Air Show, Run the Runway, Future Aviators Camp
  - Other community-based programs

# Airport Fund FY26 Proposed

Account Number	FY 2023 Actual	FY 2024 Actuals	FY 2025 Adopted	FY 2025 Actuals	FY25 Forecast YE	FY 2026 Proposed
<b>AIRPORT FUND - REVENUES</b>						
Total Interest Earnings \$	819.79	1,062.14	1,025.00	93.92	118.64	1,050.63
Total Rental Income \$	482,983.33	471,104.70	466,534.00	370,359.91	467,823.04	466,792.55
Total Airport Fees \$	1,572,766.20	2,138,514.86	2,063,375.00	1,680,983.32	2,100,179.00	2,040,506.25
Total Miscellaneous Revenue \$	1,574.71	10,754.00	1,025.00	1,426.00	1,801.26	1,050.63
Total Proceeds From Gen Fixed Assets \$	3,950.00	-	-	-	-	-
Total Budgeted Use of Beginning Cash \$	-	17,500.00	-	-	-	-
<b>Total Airport Fund Revenues</b>	<b>\$ 2,062,094.03</b>	<b>\$ 2,638,935.70</b>	<b>\$ 2,531,959.00</b>	<b>\$ 2,052,863.15</b>	<b>\$ 2,569,921.95</b>	<b>\$ 2,509,400.05</b>
<b>AIRPORT FUND - EXPENDITURES</b>						
Total Airport \$	988,403.33	1,124,900.60	1,115,748.61	771,507.25	987,598.60	1,095,552.17
Total Flight School \$	\$	193,212.89	134,444.00	189,484.89	239,349.33	149,543.79
Total Aircraft Maintenance Shop \$	922,963.54	1,288,711.49	1,062,674.95	641,533.62	870,756.68	1,080,873.44
Total Insurance \$	23,251.00	24,414.00	24,600.00	24,414.00	30,838.74	25,215.00
Total Interfund Transfers \$	150,000.00	-	100,000.00	43,550.10	55,010.65	40,000.00
<b>Total Airport Fund Expenditures</b>	<b>\$ 2,084,617.87</b>	<b>\$ 2,631,238.98</b>	<b>\$ 2,437,467.56</b>	<b>\$ 1,670,489.86</b>	<b>\$ 2,183,554.00</b>	<b>\$ 2,391,184.39</b>
AIRPORT FUND Revenue Total: \$	2,062,094.03	2,638,935.70	2,531,959.00	2,052,863.15	2,569,921.95	2,509,400.05
AIRPORT FUND Expenditure Total: \$	2,084,617.87	2,631,238.98	2,437,467.56	1,670,489.86	2,183,554.00	2,391,184.39
<b>Net Total AIRPORT FUND: \$</b>	<b>(22,523.84)</b>	<b>7,696.72</b>	<b>94,491.44</b>	<b>382,373.29</b>	<b>386,367.95</b>	<b>118,215.66</b>



# FY26-30 Proposed Airport Capital Summary

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Total 5-Year
<b>Airport Capital Projects</b>						
Hangar Door Replacement	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 100,000.00
Install PAPI & REILS RW6-24	\$ 333,332.00					\$ 333,332.00
AWOS III Project	\$ 366,000.00					\$ 366,000.00
Pavement Recondition	\$ 166,666.00					\$ 166,666.00
Reconstruction Terminal Apron Taxiway (Design)	\$ 175,000.00					\$ 175,000.00
Reconstruction Terminal Apron Taxiway (Construction)		\$ 944,445.00				\$ 944,445.00
Fuel Farm Relocation			\$ 1,000,000.00			\$ 1,000,000.00
Snow Removal Equipment			\$ 766,666.00			\$ 766,666.00
Airport Master Plan Update					\$ 333,334.00	\$ 333,334.00
<b>Total</b>	<b>\$ 528,332.00</b>	<b>\$ 1,497,111.00</b>	<b>\$ 1,786,666.00</b>	<b>\$ 20,000.00</b>	<b>\$ 353,334.00</b>	<b>\$ 4,185,443.00</b>
<b>Airport Fund Local Share</b>	<b>\$ 45,417.00</b>	<b>\$ 93,856.25</b>	<b>\$ 85,833.00</b>	<b>\$ 20,000.00</b>	<b>\$ 36,667.00</b>	<b>\$ 245,106.25</b>

**The Township's ability to leverage FAA & PA BOA funds with nominal local share matches enables significant purchasing power for the Airport to improve services at only 5.86% of the total cost**



# Fire & Sewer Fund



# Fire Fund (Hydrant Tax) Proposed

Account Number	FY 2023 Actual	FY 2024 Actuals	FY 2025 Adopted	FY 2025 Actuals	FY 2026 Proposed
<b>FIRE FUND - REVENUES</b>					
<i>Total Real Estate Taxes</i>	\$ 130,004.75	\$ 125,311.79	\$ 125,000.00	\$ 113,635.43	\$ 125,000.00
<i>Total Interest Earnings</i>	\$ 961.62	\$ 1,019.52	\$ 200.00	\$ 686.39	\$ 200.00
<b>Total Fire Fund Revenues</b>	<b>\$ 130,966.37</b>	<b>\$ 126,331.31</b>	<b>\$ 125,200.00</b>	<b>\$ 114,321.82</b>	<b>\$ 125,200.00</b>
<b>FIRE FUND - EXPENDITURES</b>					
<i>Total Fire Hydrants</i>	\$ 110,885.51	\$ 105,223.46	\$ 129,200.00	\$ 83,326.38	\$ 125,200.00
<b>Total Fire Fund Expenditures</b>	<b>\$ 110,885.51</b>	<b>\$ 105,223.46</b>	<b>\$ 129,200.00</b>	<b>\$ 83,326.38</b>	<b>\$ 125,200.00</b>
FIRE FUND Revenue Total:	\$ 130,966.37	\$ 126,331.31	\$ 125,200.00	\$ 114,321.82	\$ 125,200.00
FIRE FUND Expenditure Total:	\$ 110,885.51	\$ 105,223.46	\$ 129,200.00	\$ 83,326.38	\$ 125,200.00
<b>Net Total FIRE FUND:</b>	<b>\$ 20,080.86</b>	<b>\$ 21,107.85</b>	<b>\$ (4,000.00)</b>	<b>\$ 30,995.44</b>	<b>\$ -</b>



# Sewer Fund Proposed

Account Number	FY 2023 Actual	FY 2024 Actuals	FY 2025 Adopted	FY 2025 Actuals	FY 2026 Proposed
<b>SEWER FUND - REVENUES</b>					
<i>Total Interest Earnings</i>	\$ 1,565.85	\$ 1,552.73	\$ 1,000.00	\$ 1,016.09	\$ 1,000.00
<i>Total Gen Govt Charges For Services</i>	\$ 4,267.63	\$ 377.77	\$ -	\$ -	\$ -
<i>Total Miscellaneous Revenue</i>	\$ 378.98	\$ -	\$ -	\$ -	\$ -
<i>Total Budgeted Use of Beginning Cash</i>	\$ 11,179.47	\$ 2,822.52	\$ 6,500.00	\$ -	\$ 6,500.00
<b>Total Sewer Fund Revenues</b>	<b>\$ 17,391.93</b>	<b>\$ 4,753.02</b>	<b>\$ 7,500.00</b>	<b>\$ 1,016.09</b>	<b>\$ 7,500.00</b>
<b>SEWER FUND - EXPENDITURES</b>					
<i>Total Wastewater Collect &amp; Treatment</i>	\$ 17,391.93	\$ 4,753.02	\$ 7,500.00	\$ 99.26	\$ 7,500.00
<b>Total Sewer Fund Expenditures</b>	<b>\$ 17,391.93</b>	<b>\$ 4,753.02</b>	<b>\$ 7,500.00</b>	<b>\$ 99.26</b>	<b>\$ 7,500.00</b>
SEWER FUND Revenue Total:	\$ 17,391.93	\$ 4,753.02	\$ 7,500.00	\$ 1,016.09	\$ 7,500.00
SEWER FUND Expenditure Total:	\$ 17,391.93	\$ 4,753.02	\$ 7,500.00	\$ 99.26	\$ 7,500.00
<b>Net Total SEWER FUND:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 916.83</b>	<b>\$ -</b>



# Net Funds Summary



# Net Funds Summary

- **FY25 Net Beginning Cash**
  - Unrestricted
    - General & Capital Improvement
  - Restricted
    - Open Space, Hydrant, Parks & Recreation, Sewer, ARPA, Liquid Fuels
  - Investment
    - Sewer Sale Investment Fund

	12/31/2021	12/31/2022	12/31/2023	12/31/2024
Total General Fund	\$ 3,847,431.80	\$ 3,511,949.92	\$ 2,586,094.38	\$ 2,693,840.72
Total Capital Improvement	\$ 5,470,409.78	\$ 4,807,307.55	\$ 3,785,765.80	\$ 4,699,773.45
Total Open Space	\$ 433,871.58	\$ 845,766.85	\$ 1,699,268.87	\$ 2,458,372.05
Total Hydrant	\$ 362,843.42	\$ 340,477.36	\$ 391,845.72	\$ 456,093.93
Total Airport	\$ 194,076.87	\$ 121,908.39	\$ 395,942.30	\$ 1,124,672.07
Total Parks & Recreation	\$ 189,052.27	\$ 87,502.46	\$ 192,110.71	\$ 284,506.55
Total Sewer Fund	\$ 449,438.94	\$ 652,047.73	\$ 618,297.22	\$ 621,899.65
Total Sewer Sale Investment Fund	\$ 22,011,412.65	\$ 22,000,000.00	\$ 22,854,742.70	\$ 22,316,162.37
Total ARPA	\$ 515,146.83	\$ 696,525.09	\$ 495,648.12	\$ -
Total Liquid Fuels	\$ 139,164.78	\$ 103,103.24	\$ 104,977.18	\$ 501,214.76
<b>Total</b>	<b>\$ 33,612,848.92</b>	<b>\$ 33,166,588.59</b>	<b>\$ 33,124,693.00</b>	<b>\$ 35,156,535.55</b>
Total Less Sewer Investment Fund	\$ 11,601,436.27	\$ 11,166,588.59	\$ 10,269,950.30	\$ 12,840,373.18
<b>Total Less Restricted Funds</b>	<b>\$ 9,317,841.58</b>	<b>\$ 8,319,257.47</b>	<b>\$ 6,371,860.18</b>	<b>\$ 7,393,614.17</b>



# Net Funds Summary

	Total Revenue				
	FY 2025 Adopted	FY 2025 A1 Amended	FY 2026 Proposed	\$ Change	% Change
General Fund	\$ 8,179,084.51	\$ 8,179,084.51	\$ 9,101,175.46	\$ 922,090.95	11.27%
Capital Fund	\$ 1,620,384.29	\$ 3,165,627.69	\$ 2,092,850.39	\$ (1,072,777.30)	-33.89%
Airport Fund	\$ 4,055,848.00	\$ 4,055,848.00	\$ 3,061,622.05	\$ (994,225.95)	-24.51%
Open Space Fund	\$ 1,421,406.00	\$ 1,421,406.00	\$ 691,007.56	\$ (730,398.44)	-51.39%
Fire Fund	\$ 125,200.00	\$ 125,200.00	\$ 125,200.00	\$ -	0.00%
Sewer Fund	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ -	0.00%
<b>Total \$</b>	<b>15,409,422.79</b>	<b>\$ 16,954,666.20</b>	<b>\$ 15,079,355.46</b>	<b>\$ (1,875,310.74)</b>	

	Total Expenditures				
	FY 2025 Adopted	FY 2025 A1 Amended	FY 2026 Proposed	\$ Change	% Change
General Fund	\$ 8,179,084.51	\$ 8,179,084.51	\$ 9,101,175.46	\$ 922,090.95	11.27%
Capital Fund	\$ 1,618,784.29	\$ 3,164,027.69	\$ 2,092,850.39	\$ (1,071,177.30)	-33.85%
Airport Fund	\$ 3,325,384.36	\$ 3,325,384.36	\$ 2,943,406.39	\$ (381,977.97)	-11.49%
Open Space Fund	\$ 1,125,316.25	\$ 1,125,316.25	\$ 361,358.12	\$ (763,958.13)	-67.89%
Fire Fund	\$ 129,200.00	\$ 129,200.00	\$ 129,200.00	\$ -	0.00%
Sewer Fund	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ -	0.00%
<b>Total \$</b>	<b>14,385,269.41</b>	<b>\$ 15,930,512.81</b>	<b>\$ 14,635,490.37</b>	<b>\$ (1,295,022.45)</b>	



**NEW GARDEN TOWNSHIP - STAFF REPORT/RECOMMENDATION**

**REQUESTING DEPARTMENT:** Township Manager

**MEETING DATE:** October 20<sup>th</sup>, 2025

**SUBJECT/TOPIC:** Avondale Fire Company & SCCEMS FY25 4<sup>th</sup> 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 fourth FY25 payment of \$297,811.75.

<b>FINANCIAL IMPACT:</b> <b>Total:</b> FY 2025 Q4 - \$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:	\$893,435.25
	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 Q4 FY2025 payment in the amount of \$297,811.75 to Avondale Fire Company and Southern Chester County EMS.

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

**ATTACHMENTS:**

- 1) N/A



October 8, 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. 6

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 .....	\$ <b><u>1,350,134.73</u></b>
Balance Prior to This Release.....	\$ 1,411,751.79
<b>Recommended by This Release .....</b>	<b>\$ <u>118,805.57</u></b>
Balance After This Release.....	\$ 1,292,946.22

Included in this release are the following items: *Roadway and Earthwork, Curbing, 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. 6**

We the undersigned hereby declare that the work performed relative to construction at Copperleaf Ridge has been completed to the extent of \$118,805.57 and this Declaration authorizes the reduction of the escrow by the sum of \$118,805.57.

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: 10/08/2025

  
\_\_\_\_\_  
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
<b>1</b>	<b><u>Mobilization</u></b>					
a.	Mobilization	\$ 16,000.00	\$ 12,000.00	\$ -	\$ 12,000.00	\$ 4,000.00
	Subtotal	\$ 16,000.00	\$ 12,000.00	\$ -	\$ 12,000.00	\$ 4,000.00
	<b>Combined Mobilization This Period- Subtotal</b>			\$ -		
<b>2</b>	<b><u>Demolition</u></b>					
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	\$ -
	<b>Combined Demolition This Period- Subtotal</b>			\$ -		
<b>3</b>	<b><u>Erosion Control</u></b>					
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	\$ 2,125.00	\$ -	\$ 2,125.00	\$ 6,375.00
	Subtotal	\$ 83,878.87	\$ 65,503.87	\$ -	\$ 65,503.87	\$ 18,375.00
	<b>Combined Erosion Control This Period - Subtotal</b>			\$ -		
<b>4</b>	<b><u>Sediment Basin 1</u></b>					
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	\$ -
	<b>Combined Sediment Basin #1 This Period - Subtotal</b>			\$ -		
<b>5</b>	<b><u>Roadway and Earthwork</u></b>					
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	\$ -	\$ 2,909.37	\$ 2,909.37	\$ 2,909.38
f.	Fine Grade Paving Areas	\$ 8,925.00	\$ -	\$ 8,032.50	\$ 8,032.50	\$ 892.50
g.	Replace Topsoil	\$ 1,610.25	\$ -	\$ -	\$ -	\$ 1,610.25
h.	Retaining Wall (4' x 167')	\$ 26,873.64	\$ 25,529.95	\$ 1,343.69	\$ 26,873.64	\$ -
i.	Fine Grade Pads	\$ 9,739.40	\$ 9,739.40	\$ -	\$ 9,739.40	\$ -
	Subtotal	\$ 118,930.79	\$ 101,233.10	\$ 12,285.56	\$ 113,518.66	\$ 5,412.13
	<b>Combined Roadway and Earthwork This Period - Subtotal</b>			\$ 12,285.56		

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
<b>6</b>	<b>Storm Sewer Construction</b>					
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	\$ 124,145.31	\$ -	\$ 124,145.31	\$ 13,793.93
g.	Storm Manholes	\$ 44,512.38	\$ 40,060.62	\$ -	\$ 40,060.62	\$ 4,451.76
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	\$ 159,581.80	\$ -	\$ 159,581.80	\$ -
p.	SWM BMP 2	\$ 197,129.05	\$ 177,416.14	\$ -	\$ 177,416.14	\$ 19,712.91
q.	SWM BMP 3	\$ 109,512.92	\$ 98,561.62	\$ -	\$ 98,561.62	\$ 10,951.30
r.	Trash Rack (Outlet Structure) (Include w OS above)	\$ -	\$ -	\$ -	\$ -	\$ -
	Subtotal	\$ 1,236,954.21	\$ 919,064.86	\$ -	\$ 919,064.86	\$ 317,889.35
	<b>Combined Storm Sewer Construction This Period - Subtotal</b>			\$ -		
<b>7</b>	<b>Curbing</b>					
a.	Excavate & Backfill Curb	\$ 14,818.50	\$ -	\$ 13,336.65	\$ 13,336.65	\$ 1,481.85
b.	18" Curb	\$ 91,536.50	\$ -	\$ 82,382.85	\$ 82,382.85	\$ 9,153.65
	Subtotal	\$ 106,355.00	\$ -	\$ 95,719.50	\$ 95,719.50	\$ 10,635.50
	<b>Combined Curbing This Period - Subtotal</b>			\$ 95,719.50		
<b>8</b>	<b>Paving Roads/Parking Stalls</b>					
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
	<b>Combined Paving Roads/Parking Stalls This Period - Subtotal</b>			\$ -		
<b>9</b>	<b>Bancroft Road Widening</b>					
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
	<b>Combined Bancroft Road Widening This Period - Subtotal</b>			\$ -		
<b>10</b>	<b>Basin/Trap Conversion</b>					
a.	Convert Detention Basin 1	\$ 25,000.00	\$ -	\$ -	\$ -	\$ 25,000.00
	Subtotal	\$ 25,000.00	\$ -	\$ -	\$ -	\$ 25,000.00
	<b>Combined Basin/Trap Conversion This Period - Subtotal</b>			\$ -		
<b>11</b>	<b>Miscellaneous</b>					
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	\$ 9,000.00	\$ -	\$ 9,000.00	\$ 3,000.00
o.	Concrete Washout	\$ 1,250.00	\$ -	\$ -	\$ -	\$ 1,250.00
	Subtotal	\$ 228,389.00	\$ 9,000.00	\$ -	\$ 9,000.00	\$ 219,389.00
	<b>Combined Miscellaneous This Period - Subtotal</b>			\$ -		

NEW GARDEN TOWNSHIP  
 299 Starr Road  
 Landenberg, PA 19350

NGTWP 00158  
 Financial Security Release No. 6  
 October 6, 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	\$ 1,198,994.55	\$ 108,005.06	\$ 1,306,999.61	\$ 1,089,858.23
	CONTINGENCY (10%)	\$ 239,685.78	\$ 121,179.46	\$ 10,800.51	\$ 131,979.97	\$ 107,705.81
	TOWNSHIP INSPECTION (5%)	\$ 119,842.89	\$ 29,960.72	\$ -	\$ 29,960.72	\$ 89,882.17
	NPDES NOT Engineer Prep and Inspection	\$ 5,500.00	\$ -	\$ -	\$ -	\$ 5,500.00
	<b>TOTAL</b>	\$ 2,761,886.52	\$ 1,350,134.73	\$ 118,805.57	\$ 1,468,940.30	\$ 1,292,946.22
	<b>APPROVED THIS RELEASE</b>			\$ 118,805.57		



October 14, 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. 7

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>\$ 1,468,940.30</u>
Balance Prior to This Release.....	\$ 1,292,946.22
<b>Recommended by This Release .....</b>	<b><u>\$ 341,848.67</u></b>
Balance After This Release.....	\$ 951,097.55

Included in this release are the following items: *Paving Roads/Parking Stalls, Bancroft Road Widening, 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. 7**

We the undersigned hereby declare that the work performed relative to construction at Copperleaf Ridge has been completed to the extent of \$341,848.67 and this Declaration authorizes the reduction of the escrow by the sum of \$341,848.67.

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: 10/14/2025

  
\_\_\_\_\_  
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
<b>1</b>	<b><u>Mobilization</u></b>					
a.	Mobilization	\$ 16,000.00	\$ 12,000.00	\$ -	\$ 12,000.00	\$ 4,000.00
	Subtotal	\$ 16,000.00	\$ 12,000.00	\$ -	\$ 12,000.00	\$ 4,000.00
	<b>Combined Mobilization This Period- Subtotal</b>			\$ -		
<b>2</b>	<b><u>Demolition</u></b>					
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	\$ -
	<b>Combined Demolition This Period- Subtotal</b>			\$ -		
<b>3</b>	<b><u>Erosion Control</u></b>					
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	\$ 2,125.00	\$ -	\$ 2,125.00	\$ 6,375.00
	Subtotal	\$ 83,878.87	\$ 65,503.87	\$ -	\$ 65,503.87	\$ 18,375.00
	<b>Combined Erosion Control This Period - Subtotal</b>			\$ -		
<b>4</b>	<b><u>Sediment Basin 1</u></b>					
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	\$ -
	<b>Combined Sediment Basin #1 This Period - Subtotal</b>			\$ -		
<b>5</b>	<b><u>Roadway and Earthwork</u></b>					
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	\$ 2,909.37	\$ -	\$ 2,909.37	\$ 2,909.38
f.	Fine Grade Paving Areas	\$ 8,925.00	\$ 8,032.50	\$ -	\$ 8,032.50	\$ 892.50
g.	Replace Topsoil	\$ 1,610.25	\$ -	\$ -	\$ -	\$ 1,610.25
h.	Retaining Wall (4' x 167')	\$ 26,873.64	\$ 26,873.64	\$ -	\$ 26,873.64	\$ -
i.	Fine Grade Pads	\$ 9,739.40	\$ 9,739.40	\$ -	\$ 9,739.40	\$ -
	Subtotal	\$ 118,930.79	\$ 113,518.66	\$ -	\$ 113,518.66	\$ 5,412.13
	<b>Combined Roadway and Earthwork This Period - Subtotal</b>			\$ -		

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
<b>6</b>	<b>Storm Sewer Construction</b>					
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	\$ 124,145.31	\$ -	\$ 124,145.31	\$ 13,793.93
g.	Storm Manholes	\$ 44,512.38	\$ 40,060.62	\$ -	\$ 40,060.62	\$ 4,451.76
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	\$ 159,581.80	\$ -	\$ 159,581.80	\$ -
p.	SWM BMP 2	\$ 197,129.05	\$ 177,416.14	\$ -	\$ 177,416.14	\$ 19,712.91
q.	SWM BMP 3	\$ 109,512.92	\$ 98,561.62	\$ -	\$ 98,561.62	\$ 10,951.30
r.	Trash Rack (Outlet Structure) (Include w OS above)	\$ -	\$ -	\$ -	\$ -	\$ -
	Subtotal	\$ 1,236,954.21	\$ 919,064.86	\$ -	\$ 919,064.86	\$ 317,889.35
	<b>Combined Storm Sewer Construction This Period - Subtotal</b>			\$ -		
<b>7</b>	<b>Curbing</b>					
a.	Excavate & Backfill Curb	\$ 14,818.50	\$ 13,336.65	\$ -	\$ 13,336.65	\$ 1,481.85
b.	18" Curb	\$ 91,536.50	\$ 82,382.85	\$ -	\$ 82,382.85	\$ 9,153.65
	Subtotal	\$ 106,355.00	\$ 95,719.50	\$ -	\$ 95,719.50	\$ 10,635.50
	<b>Combined Curbing This Period - Subtotal</b>			\$ -		
<b>8</b>	<b>Paving Roads/Parking Stalls</b>					
a.	Stone Subbase (7" 2A Mod)	\$ 75,671.25	\$ -	\$ 64,320.56	\$ 64,320.56	\$ 11,350.69
b.	Paving 6" Base (2 lifts)	\$ 179,647.50	\$ -	\$ 152,700.37	\$ 152,700.37	\$ 26,947.13
c.	Paving 2" Binder	\$ 72,519.30	\$ -	\$ 61,641.40	\$ 61,641.40	\$ 10,877.90
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	\$ -	\$ 278,662.33	\$ 278,662.33	\$ 123,038.87
	<b>Combined Paving Roads/Parking Stalls This Period - Subtotal</b>			\$ 278,662.33		
<b>9</b>	<b>Bancroft Road Widening</b>					
a.	Excavate Road Widening	\$ 10,325.70	\$ -	\$ 5,162.85	\$ 5,162.85	\$ 5,162.85
b.	Stone Subbase (7" 2A Mod)	\$ 16,913.05	\$ -	\$ 14,376.09	\$ 14,376.09	\$ 2,536.96
c.	Paving 6" Base (2 lifts)	\$ 17,486.70	\$ -	\$ 8,743.35	\$ 8,743.35	\$ 8,743.35
d.	Paving 2" Binder	\$ 7,653.80	\$ -	\$ 3,826.90	\$ 3,826.90	\$ 3,826.90
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	\$ -	\$ 32,109.19	\$ 32,109.19	\$ 55,346.86
	<b>Combined Bancroft Road Widening This Period - Subtotal</b>			\$ 32,109.19		
<b>10</b>	<b>Basin/Trap Conversion</b>					
a.	Convert Detention Basin 1	\$ 25,000.00	\$ -	\$ -	\$ -	\$ 25,000.00
	Subtotal	\$ 25,000.00	\$ -	\$ -	\$ -	\$ 25,000.00
	<b>Combined Basin/Trap Conversion This Period - Subtotal</b>			\$ -		
<b>11</b>	<b>Miscellaneous</b>					
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	\$ 9,000.00	\$ -	\$ 9,000.00	\$ 3,000.00
o.	Concrete Washout	\$ 1,250.00	\$ -	\$ -	\$ -	\$ 1,250.00
	Subtotal	\$ 228,389.00	\$ 9,000.00	\$ -	\$ 9,000.00	\$ 219,389.00
	<b>Combined Miscellaneous This Period - Subtotal</b>			\$ -		

NEW GARDEN TOWNSHIP  
 299 Starr Road  
 Landenberg, PA 19350

NGTWP 00158  
 Financial Security Release No. 7  
 October 14, 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	\$ 1,306,999.61	\$ 310,771.52	\$ 1,617,771.13	\$ 779,086.71
	CONTINGENCY (10%)	\$ 239,685.78	\$ 131,979.97	\$ 31,077.15	\$ 163,057.12	\$ 76,628.66
	TOWNSHIP INSPECTION (5%)	\$ 119,842.89	\$ 29,960.72	\$ -	\$ 29,960.72	\$ 89,882.17
	NPDES NOT Engineer Prep and Inspection	\$ 5,500.00	\$ -	\$ -	\$ -	\$ 5,500.00
	<b>TOTAL</b>	\$ 2,761,886.52	\$ 1,468,940.30	\$ 341,848.67	\$ 1,810,788.97	\$ 951,097.55
	<b>APPROVED THIS RELEASE</b>			\$ 341,848.67		



October 14, 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. 7**

**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 on Thursday, October 9<sup>th</sup>, 2025, we recommend the following release in accordance with the attached documents:

Original Escrow Amount .....	\$	4,233,536.00
Released to Date .....	\$	<u>1,640,805.20</u>
Balance Prior to This Release.....	\$	2,592,730.80
<b>Recommended by This Release .....</b>	<b>\$</b>	<b><u>19,000.00</u></b>
Balance After This Release.....	\$	2,573,730.80

Included in this release are the following items: *Stakeout/Survey and Storm Sewer – Onsite.*

*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. 7**

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 \$19,000.00 and this Declaration authorizes the reduction of the escrow by the sum of \$19,000.00.

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: 10/14/2025

  
\_\_\_\_\_  
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
<b>A) Stakeout/ Survey</b>								
a. Construction Stakeout	1	LS	\$ 71,409.00	\$ 71,409.00	\$ 35,648.00	\$ 6,000.00	\$ 41,648.00	\$ 29,761.00
b. Monument-Concrete (see below under Dedication)	1	LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
c. Monument-iron pins for DEDICATION- (see below)	1	LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal:</b>				<b>\$ 71,409.00</b>	<b>\$ 35,648.00</b>	<b>\$ 6,000.00</b>	<b>\$ 41,648.00</b>	<b>\$ 29,761.00</b>
<b>B) Clearing</b>								
a. Clear and Grub (incl trees inside GH's)	1	LS	\$ 90,369.00	\$ 90,369.00	\$ 90,369.00	\$ -	\$ 90,369.00	\$ -
<b>Subtotal:</b>				<b>\$ 90,369.00</b>	<b>\$ 90,369.00</b>	<b>\$ -</b>	<b>\$ 90,369.00</b>	<b>\$ -</b>
<b>C) Act 2 Remediation - Greenhouses ("GH")</b>								
a. Remove Topsoil at Greenhouses	1	LS	\$ 79,760.00	\$ 79,760.00	\$ 79,760.00	\$ -	\$ 79,760.00	\$ -
<b>Subtotal:</b>				<b>\$ 79,760.00</b>	<b>\$ 79,760.00</b>	<b>\$ -</b>	<b>\$ 79,760.00</b>	<b>\$ -</b>
<b>D) Demolition Other Structures</b>								
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.						
<b>Subtotal:</b>				<b>\$ 199,873.00</b>	<b>\$ 199,873.00</b>	<b>\$ -</b>	<b>\$ 199,873.00</b>	<b>\$ -</b>
<b>E) Sedimentation and Erosion Control</b>								
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	\$ 29,795.00	\$ -	\$ 29,795.00	\$ 19,795.00
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	\$ 18,905.16	\$ -	\$ 18,905.16	\$ 6,905.16
p. Maintain & Removed E&S Controls	1	LS	\$ 19,314.38	\$ 19,314.38	\$ 5,000.00	\$ -	\$ 5,000.00	\$ 14,314.38
<b>Subtotal:</b>				<b>\$ 221,654.70</b>	<b>\$ 150,360.96</b>	<b>\$ -</b>	<b>\$ 150,360.96</b>	<b>\$ 71,293.74</b>
<b>F) BMP#1 Sediment Basin A</b>								
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	\$ -
<b>Subtotal:</b>				<b>\$ 41,865.40</b>	<b>\$ 41,865.40</b>	<b>\$ -</b>	<b>\$ 41,865.40</b>	<b>\$ -</b>
<b>NOTE: BMP #2 Infiltration Trench listed below under "T) SWM Drywell Conversions"</b>								
<b>G) BMP #3 Sediment Basin C</b>								
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	\$ -
<b>Subtotal:</b>				<b>\$ 92,076.27</b>	<b>\$ 92,076.27</b>	<b>\$ -</b>	<b>\$ 92,076.27</b>	<b>\$ -</b>

DESCRIPTION	QUANTITY UNITS	UNITS	UNIT PRICE	TOTAL COST	PREVIOUSLY APPROVED	THIS PERIOD	TOTAL COMPLETED	BALANCE TO FINISH
<b>H) BMP #4 Sediment Basin B</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	\$ -
<b>Subtotal:</b>				<b>\$ 49,778.76</b>	<b>\$ 49,778.76</b>	<b>\$ -</b>	<b>\$ 49,778.76</b>	<b>\$ -</b>
<b>I) Earthwork</b>								
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	\$ 234,224.54	\$ -	\$ 234,224.54	\$ -
c. Find Grade/ Pad Lots	504285	SF	\$ 0.04	\$ 20,171.40	\$ 20,171.40	\$ -	\$ 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	\$ 18,842.76	\$ -	\$ 18,842.76	\$ 2,093.76
<b>Subtotal:</b>				<b>\$ 339,155.16</b>	<b>\$ 321,703.29</b>	<b>\$ -</b>	<b>\$ 321,703.29</b>	<b>\$ 17,451.87</b>
<b>J) Sanitary Sewer (Aqua wastewater -NON Twp owned items) Cost details listed below Township Bonded Items for Reference</b>								
<b>K) On-Lot Sanitary Sanitary Sewer Laterals &amp; Grinder Pumps (owned by individual Homeowners)</b>								
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
<b>Subtotal:</b>				<b>\$ 121,818.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 121,818.00</b>
<b>L) Force Main - OFFsite (Aqua Wastewater - NON Twp owned items) Cost details listed below the Township Bonded Items for Reference</b>								
<b>M) Pump Station - (Aqua Wastewater - NON Twp owned items) Cost details listed below the Township Bonded Items for Reference</b>								
<b>N.1) Storm Sewer - Onsite</b>								
a. 15" RCP	2100	LF	\$ 53.30	\$ 111,930.00	\$ 101,930.00	\$ 5,000.00	\$ 106,930.00	\$ 5,000.00
b. 18" RCP	387	LF	\$ 61.06	\$ 23,630.22	\$ 23,630.22	\$ -	\$ 23,630.22	\$ -
c. 24" RCP	346	LF	\$ 84.07	\$ 29,088.22	\$ 29,088.22	\$ -	\$ 29,088.22	\$ -
d. 15" HDPE	1000	LF	\$ 45.19	\$ 45,190.00	\$ 43,190.00	\$ -	\$ 43,190.00	\$ 2,000.00
e. 18" HDPE	527	LF	\$ 51.91	\$ 27,356.57	\$ 26,355.97	\$ -	\$ 26,355.97	\$ 1,000.60
f. 24" HDPE	172	LF	\$ 70.36	\$ 12,101.92	\$ 12,101.92	\$ -	\$ 12,101.92	\$ -
g. Type C Inlets	32	EA	\$ 3,879.08	\$ 124,130.56	\$ 108,130.56	\$ 8,000.00	\$ 116,130.56	\$ 8,000.00
h. Type M Inlets	9	EA	\$ 3,565.18	\$ 32,086.62	\$ 27,586.62	\$ -	\$ 27,586.62	\$ 4,500.00
i. Type C Inlets Double	8	EA	\$ 7,965.91	\$ 63,727.28	\$ 59,727.28	\$ -	\$ 59,727.28	\$ 4,000.00
j. Type M Inlets Double	1	EA	\$ 5,461.57	\$ 5,461.57	\$ 5,079.26	\$ -	\$ 5,079.26	\$ 382.31
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	\$ 2,262.48	\$ -	\$ 2,262.48	\$ -
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	\$ 1,697.16	\$ -	\$ 1,697.16	\$ 626.72
o. R-5 Rip Rap Apron (1 ea.)	14	TON	\$ 93.24	\$ 1,305.36	\$ 891.61	\$ -	\$ 891.61	\$ 413.75
<b>Subtotal:</b>				<b>\$ 482,825.07</b>	<b>\$ 443,901.69</b>	<b>\$ 13,000.00</b>	<b>\$ 456,901.69</b>	<b>\$ 25,923.38</b>
<b>N.2) Storm Sewer - OFFsite</b>								
a. 24" RCP	230	LF	\$ 135.53	\$ 31,171.90	\$ 23,378.93	\$ -	\$ 23,378.93	\$ 7,792.97
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	\$ -
<b>Subtotal:</b>				<b>\$ 42,395.16</b>	<b>\$ 34,602.19</b>	<b>\$ -</b>	<b>\$ 34,602.19</b>	<b>\$ 7,792.97</b>
<b>O) Waterline - Onsite (CWA Owned - NON Twp owned items) Cost Details listed below the Township Bonded Items for Reference</b>								
<b>P) Waterline - OFFsite - Hillendale Rd Water Main (Aqua Wastewater - NON Twp owned items) Cost details listed below Township Bonded Items for Reference</b>								
<b>Q) Roadway - Onsite Curb &amp; Paving</b>								
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
<b>Subtotal:</b>				<b>\$ 943,024.49</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 943,024.49</b>

DESCRIPTION	QUANTITY UNITS	UNITS	UNIT PRICE	TOTAL COST	PREVIOUSLY APPROVED	THIS PERIOD	TOTAL COMPLETED	BALANCE TO FINISH
<b>R) Thompson Road Improvements</b>								
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
<b>Subtotal:</b>				<b>\$ 379,791.88</b>	<b>\$ 1,587.10</b>	<b>\$ -</b>	<b>\$ 1,587.10</b>	<b>\$ 378,204.78</b>
<b>S) Landscaping &amp; Sidewalks</b>								
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
<b>Subtotal:</b>				<b>\$ 380,713.16</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 380,713</b>
<b>T) SWM - Basin Dry Well Conversions &amp; Infiltration Trench (BMP#2)</b>								
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
<b>Subtotal:</b>				<b>\$ 171,144.53</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 171,145</b>
<b>U) Misc. &amp; Dedication Items</b>								
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
<b>Subtotal:</b>				<b>\$ 141,015.50</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 141,015.50</b>
<b>Subtotal (Items A-V):</b>				<b>\$ 3,848,669.08</b>	<b>\$ 1,541,525.66</b>	<b>\$ 19,000.00</b>	<b>\$ 1,560,525.66</b>	<b>\$ 2,288,143.42</b>
<b>V) 10% Mark-Up per MPC for Township Owned Projects</b>				<b>\$ 384,866.92</b>	<b>\$ 99,279.54</b>	<b>\$ -</b>	<b>\$ 99,279.54</b>	<b>\$ 285,587.38</b>
<b>TOTAL:</b>				<b>\$ 4,233,536.00</b>	<b>\$ 1,640,805.20</b>	<b>\$ 19,000.00</b>	<b>\$ 1,659,805.20</b>	<b>\$ 2,573,730.80</b>



# New Garden Township

299 Starr Road • Landenberg, PA 19350

## Memorandum

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Date: October 15, 2025

To: Chris Himes, Township Manager

From: Robert Weer, Township Zoning Officer

**Re: Road Detour – Penn Green Rd**

Chris,

The following is a summary of a request to use Township Roads as a detour for short term State Road closure.

Pleasantville Farms is an approved Land Development Plan located at 160 Starr Rd with an improved entrance from Penn Green Rd. The Land Development Plan requires on-site stormwater improvements that are being constructed. During the construction it was determined that a large pipe under Penn Green Rd has significant deterioration and needs replaced. Penn Green Rd is a PENNDOT road that is surrounded by Township roads.

The request is to use Starr Rd and Santilli Rd as a detour route. The work would be completed on a weekend with final paving on Monday with the road open, however traffic control for one lane closures. The Township Traffic Engineer and Public Works Director have reviewed the detour plan and are coordinating some technical comments.

Action required:

The BOS either approves the request, approves with conditions, or denies the request.

Respectfully,

Robert F. Weer Jr.

October 15, 2025

Mr. Christopher Himes  
Township Manager  
New Garden Township  
299 Starr Road  
Landenberg, PA 19350

RE: Traffic Engineering Review  
160 Starr Road – Pleasantville Farms  
New Garden Township, Chester County  
Bowman Project No. 311210-01-001

Dear Mr. Himes:

Bowman completed a traffic review of the proposed Pleasantville Farms development located on the southwest corner of Penn Green Road (S.R. 3009) and Starr Road, which is currently in construction. This letter follows a site meeting on September 23, 2025, attended by representatives from the applicant, PennDOT, and the Township. We offer the following comments for the Township's consideration.

## **Penn Green Road Pipe Replacement**

Based on coordination with PennDOT, the applicant is responsible to replace an existing stormwater drainage pipe under Penn Green Road (S.R. 3009). In order to replace the pipe, the applicant proposes to close and detour the section of Penn Green Road between Santilli Road and Starr Road. The applicant proposes to use Starr Road and Santilli Road (both Township owned roads) for the detour route. We offer the following comments regarding the detour route.

1. Based on our review of the Detour Plan, prepared by Padula Engineering, last revised October 7, 2025, we offer the following comments. A plan markup is also included to summarize these comments:
  - a. Please add a supplemental "Penn Green Road" sign (sign M) to signs C, D, E, F G, H, and N.
  - b. We recommend signs should be placed at the work area on Penn Green Road in both directions which reads "Road to be closed on or about (DATE)". These signs should be placed at least two weeks ahead of the scheduled road closure.
  - c. The plans should be revised to provide a M4-9SL sign on westbound Starr Road in advance of Santilli Road with a supplemental "Penn Green Road" sign (sign M) and a M4-9SR sign on northbound Santilli Road in advance of Starr Road with a supplemental

- "Penn Green Road" sign (sign M) to give drivers advance warning of the upcoming detour route turn.
- d. Please revise the plans to remove sign B located on the south side of the work area near the Penn Green Road/Santilli Road intersection, and replace it with signs K, G and M.
  - e. Please clarify whether signs J and H at the intersection of Penn Green Road and Starr Road are proposed to be mounted on a Type III barricade.
2. The applicant should be responsible to notify the property owners along Santilli Road and Starr Road regarding the proposed detour.
  3. A note should be added to the plan which states that the proposed work and associated detour will occur during a weekend (i.e., Saturday and Sunday) time period.
  4. The applicant should ensure that full access to the existing driveways within the work area are maintained and accessible during the detour.
  5. The applicant should be responsible for any damage that occurs along the detour route (Santilli Road and Starr Road) as a result of the increased traffic and turning movements at the Starr Road/Santilli Road intersection. The Township should complete pre-detour and post-detour inspections along the detour route in order to assess any damage.

### **Proposed Driveway Sight Distance**

In order to obtain adequate sight distance for traffic exiting the proposed Penn Green Road (S.R. 3009) driveway looking to the left (i.e., to the north along Penn Green Road), the approved Highway Occupancy Permit (HOP) plan shows regrading of the embankment along the northern Penn Green Road site frontage. However, as discussed at the field meeting, this regrading requires an existing Verizon utility pole to be relocated. Based on the potential extended timeline for Verizon to relocate this pole, there will likely be a period of time when the site is open and operational, but the necessary embankment regrading is not completed. As such, we recommend the proposed driveway should not be open to traffic, and further recommend the proposed driveway should not be connected to Penn Green Road until the required embankment regrading is completed. During this time, subject to PennDOT agreement, it may be possible for the applicant to use the current construction entrance to the site, until such time as the regrading is completed and the sight distance issue is addressed. The applicant must seek PennDOT approval for this interim access condition. The Township should be copied on all correspondence with PennDOT during this process.

If there are any questions or if additional information is requested, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink that reads "Christopher J. Williams". The signature is written in a cursive style with a large initial 'C'.

Christopher J. Williams, P.E.  
Vice President & Regional Manager – Mid-Atlantic

CJW/JDG

cc: Robert Weer, Director of Community Development & Safety  
Winnifred M. Sebastian, Esq., Lamb McErlane, PC  
Nathan Cline, P.E., Pennoni Associates, Inc.  
Gale Ferranto, Pleasantville Farms, LLC  
Mark J. Padula, P.E., Padula Engineering

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New Garden Township  
299 Starr Road • Landenberg, PA 19350

## Memorandum

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Date: October 8, 2025  
To: Chris Himes, Township Manager  
From: Robert Weer, Township Zoning Officer

Re: Zoning Hearing Board Application – 191 Laurel Heights Rd

Chris,

The following is a summary of a Zoning Hearing Board application for the above referenced property.

ZONING HEARING BOARD – **Hearing Date is November 18, 2025.** 191 Laurel Heights Rd./UPJ #60-5-27/Mark D. Peirson, Trustee of the Betty R. Peirson Irrevocable Trust.

The property is approximately 31.5 acres within the R-1 Low Density Residential Zoning District with a present use of Residence/farm. The applicant is a family member of the Trust that is the legal owner of the property. Applicant seeks to subdivide the parcel into two lots with a Subdivision Sketch Plan provided. They are planning to file a Land Development Plan, however, need zoning relief. Variance relief is required from Section 200-19B, Minimum Lot Width, that sets a standard minimum lot width of 150' at both the street right-of-way and building setback line. Access to the property would be from Blackhorse Lane off Kelleher Drive, a short public road without any other improvements. The width of the right-of-way is 50' and therefore the required variance.

The Planning Commission is scheduled to review the application at their regular scheduled October 22, 2025, meeting.

Staff recommendation:  
Staff recommends that the Board of Supervisors take no action.

Respectfully,

  
Robert F. Weer Jr.

New Garden Township  
Zoning Hearing Board Application

Date Hearing advertised: \_\_\_\_\_ Appeal Number: \_\_\_\_\_

\$ 100 Fee Paid:  Yes  No Receipt Number: \_\_\_\_\_ Date: 9/26/25

Date of Application: September 19, 2025

Name of Applicant: Mark David Pierson, II

Address: 603 Glen Hope Road, Oxford, PA UPI # 70-4-21.3

Phone #: 610-656-5104 Fax #: \_\_\_\_\_ Email address: mdpdiesselog@gmail.com

Name of Owner: Mark D. Pierson, Trustee of the Betty R. Pierson Irrevocable Trust

Address: 191 Laurel Heights Road, Landenberg, PA UPI # 60-5-27

Phone #: same Email address: same

Is the Applicant represented by an attorney?  Yes  No

Name of Attorney: Robert M. Tucker, Esquire

Address: 17 W. Miner Street, West Chester, PA 19382

Phone #: 610-840-0261 Fax #: \_\_\_\_\_ Email address: tucker@macelree.com

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

- An interpretation  A Special Exception  A variance  Appeal Cease & Desist Order
- Appeal Zoning Officer's determination  Challenge Ordinance validity
- Other \_\_\_\_\_

Article 200 \_\_\_\_\_ Section 19 \_\_\_\_\_ Subsection B \_\_\_\_\_ Paragraph 1 \_\_\_\_\_  
 Article \_\_\_\_\_ Section \_\_\_\_\_ Subsection \_\_\_\_\_ Paragraph \_\_\_\_\_  
 Article \_\_\_\_\_ Section \_\_\_\_\_ Subsection \_\_\_\_\_ Paragraph \_\_\_\_\_

- It is an appeal for an interpretation of the Ordinance or map.
- It is a Special Exception to the Ordinance on which the Zoning Hearing Board is required to pass.

- It is a request for a variance relating to the;  Use  Area  Frontage  Yard
- Or \_\_\_\_\_ provisions of the Ordinance.  
 (State, if request is for purpose other than enumerated)

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

Location: 191 Laurel Heights Road, Landenberg, PA Tax parcel number: UPI # 60-5-27  
 Zoning District: R-1 Lot size: 31.5 Present use(s): Residence/Farm  
 Present improvements upon the land: Agricultural buildings with an accessory residential structure  
 Proposed Use: Agricultural w/ accessory residential Cost of work involved: \$  
 I (we) believe that the Board (should) (should not) approve this request because:  
 See attached Narrative  
 Cite pertinent provisions of the Ordinance: \_\_\_\_\_  
 Section 200-19(B)(1) and Section 200-162



BEFORE THE NEW GARDEN TOWNSHIP ZONING HEARING BOARD

IN RE: APPLICATION FOR DIMENSIONAL VARIANCE RELIEF

NARRATIVE IN SUPPORT OF APPLICATION

I. Introduction

Mark David Pierson ("Applicant") files this application for certain real property located at and known as 191 Laurel Heights Road, Landenberg, PA (being UPI No. 60-5-27) ("Property"). The Property is 31.5 +/- acres and is located in the R-1 Low Density District of New Garden Township ("Township") and is improved with agricultural structures and an accessory residential structure. The Property is owned by MARK D. PIERSON, TRUSTEE OF THE BETTY R. PIERSON IRREVOCABLE TRUST.

Applicant seeks to subdivide one (1) existing tax parcel into two (2) lots. A copy of the Subdivision Sketch Plan prepared by Regester Associates, Inc., dated September 16, 2025 ("Plan") is attached to this Application. The Plan shows two lots, Lot 1 and Lot 2. The proposed use of Lot 1 is agricultural with an accessory residential use. The proposed use of Lot 2 is agricultural. Applicant will file a subdivision and land development application if the relief sought in this Application is granted.

II. Variance Relief

A. Section 200-19.B – (Minimum Lot Width)

Township Ordinance Section 200-19.B(1) sets a standard minimum lot width at 150 feet measured at both the street right-of-way line and building setback line. The lot width for Lot 2 is 50 feet.

Applicant requests a variance from this standard, which will not alter the essential character of the neighborhood or the R-1 Zoning District, nor would it substantially or



A	B	C	D	E	F	G	
1	UPF	Owner 1	Owner 2	Local Address	Zip Code	Mailing Address 1	Mailing Address 2
2	65-3-1A	RADLEY RUN COUNTRY CLUB INC	CLUB INC	1105 COUNTRY CLUB RD	19382	1100 COUNTRY CLUB RD	WEST CHESTER PA
3	65-3C-25	KELLY SEAN M	KELLY SUSAN S	1135 COUNTRY CLUB RD	19382	1135 COUNTRY CLUB RD	WEST CHESTER PA
4	65-3C-26	GUSTAINI CHRISTINE M	GUSTAINI JAMES F	1133 COUNTRY CLUB RD	19382	1133 COUNTRY CLUB RD	WEST CHESTER PA
5	65-3C-27	EVANKO MICHAEL T &	BARBARA	1131 COUNTRY CLUB RD	19382	1131 COUNTRY CLUB RD	WEST CHESTER PA
6	65-3C-28	KUBACKE PAUL A	KUBACKE CHRISTIN C	1128 COUNTRY CLUB RD	19382	1129 COUNTRY CLUB RD	WEST CHESTER PA
7	65-3C-29	RADLEY RUN COUNTRY CLUB INC	CLUB INC	1121 COUNTRY CLUB RD	19382	1100 COUNTRY CLUB RD	WEST CHESTER PA
8	65-3D-47	HOLCOMB ASSOCIATES INC		1117 INDEPENDENCE DR	21215	4815 SETON DR	BAI TMCRE MD
9	65-3D-48	STANTON MARK &	STEPHANIE	1115 INDEPENDENCE DR	19382	1115 INDEPENDENCE DR	WEST CHESTER PA
10	65-3D-49	STUEBER FREDERICK	STUEBER KELIA	1113 INDEPENDENCE DR	19382	1113 INDEPENDENCE DR	WEST CHESTER PA
11	65-3D-50	MCMAMON RYAN J	MCMAMON SUSAN E	1111 INDEPENDENCE DR	19382	1111 INDEPENDENCE DR	WEST CHESTER PA
12	65-3D-71	RADLEY RUN COUNTRY CLUB INC	CLUB INC	1111 COUNTRY CLUB RD	19382	1100 COUNTRY CLUB RD	WEST CHESTER PA
13	65-3D-75	RADLEY RUN COUNTRY CLUB INC	CLUB INC	1100 COUNTRY CLUB RD	19382	1100 COUNTRY CLUB RD	WEST CHESTER PA
14	65-3D-85	RADLEY RUN COUNTRY CLUB INC	CLUB INC		19382	1100 COUNTRY CLUB RD	WEST CHESTER PA
15	65-3D-90	RADLEY RUN COUNTRY CLUB INC	CLUB INC		19382	1100 COUNTRY CLUB RD	WEST CHESTER PA
16	60-5-18	LAUREL VALLEY FARMS INC		365 EGYPT RUN RD	19350	PO BOX 70	LANDENBERG PA
17	60-5-23 3	MCDONALD CAROL BRYER		147 LAUREL HEIGHTS RD	19350	147 LAUREL HEIGHTS RD	LANDENBERG PA
18	60-5-23 3A	PAWLEY WILLIAM	PAWLEY SARAH	157 LAUREL HEIGHTS RD	19350	157 LAUREL HEIGHTS RD	LANDENBERG PA
19	60-5-23 3B	HACKMAN CAROL G	GRAZIANO MICHELLE E ETAL	153 LAUREL HEIGHTS RD	19350	607 SANDY PARISH RD	LANDENBERG PA
20	60-5-23 3C	SMITH ROBERT M		334 EGYPT RUN RD	19350	332 EGYPT RUN RD	LANDENBERG PA
21	60-5-23 3D	SWEENEY GERALD T &	MICHELE M	149 LAUREL HEIGHTS RD	19350	149 LAUREL HEIGHTS RD	LANDENBERG PA
22	60-5-23 3E	HOGAN EDWARD M &	BARBARA L	151 LAUREL HEIGHTS RD	19350	151 LAUREL HEIGHTS RD	LANDENBERG PA
23	60-5-23 3F	WESTENBERGER JOHN W &	DENISE M	145 LAUREL HEIGHTS RD	19350	145 LAUREL HEIGHTS RD	LANDENBERG PA
24	60-5-23 3G	NOLAN CAROLINE L		159 LAUREL HEIGHTS RD	19350	159 LAUREL HEIGHTS RD	LANDENBERG PA
25	60-5-23 3H	REINBOLD WILLIAM J &	THERESA A HOLMES	155 LAUREL HEIGHTS RD	19350	155 LAUREL HEIGHTS RD	LANDENBERG PA
26	60-5-24	SMITH ROBERT M		332 EGYPT RUN RD	19350	332 EGYPT RUN RD	LANDENBERG PA
27	60-5-24 1	SMITH DEREK C		336 EGYPT RUN RD	19350	336 EGYPT RUN RD	LANDENBERG PA
28	60-5-24 1A	GOLDSTEIN ELIAS E	DRAGHICESCU ANGELA	342 EGYPT RUN RD	19350	342 EGYPT RUN RD	LANDENBERG PA
29	60-5-25	GOLDSTEIN ELIAS E	DRAGHICESCU ANGELA	346 EGYPT RUN RD	19350	342 EGYPT RUN RD	LANDENBERG PA
30	60-5-26	ZUK MICHAEL R		352 EGYPT RUN RD	19350	352 EGYPT RUN RD	LANDENBERG PA
31	60-5-27	PIERSON BETTY R IRREVOCABLE TRUST	PIERSON MARK D TRU	191 LAUREL HEIGHTS RD	19350	201 LAUREL HEIGHTS RD	LANDENBERG PA
32	IND UP1	PIERSON MARK D		201 LAUREL HEIGHTS RD	19350	191 LAUREL HEIGHTS RD	LANDENBERG PA
33	60-5-28	LAUREL VALLEY FARMS INC		356 EGYPT RUN RD	19350	PO BOX 70	LANDENBERG PA
34	60-5-29 10	COOMES ROBERT W JR &	KAREN M	301 KELLEHER DR	19350	301 KELLEHER DR	LANDENBERG PA
35	60-5-29 11	CHERRY DWAYNE KENT II	CORREA MARIANA PEREIRA SILVEIRA	384 EGYPT RUN RD	19350	384 EGYPT RUN RD	LANDENBERG PA
36	60-5-29 12	BROCKENBROUGH RODNEY	BROCKENBROUGH PEARL A	380 EGYPT RUN RD	19350	380 EGYPT RUN RD	LANDENBERG PA
37	60-5-29 13	FINEMAN STEVEN J		402 KELLEHER DR	19350	402 KELLEHER DR	LANDENBERG PA
38	60-5-29 14	JOHNSON DANIEL P &	SUZANNE G	404 KELLEHER DR	19350	404 KELLEHER DR	LANDENBERG PA
39	60-5-29 15	MCLAUGHLIN SCOTT	MCLAUGHLIN JEFFRY	406 KELLEHER DR	19350	406 KELLEHER DR	LANDENBERG PA
40	60-5-29 16	LYONS GEORGE KENNETH &	ELIZABETH A	408 KELLEHER DR	19350	408 KELLEHER DR	LANDENBERG PA
41	60-5-29 17	BRUHN WAYNE M	BRUHN ELIZABETH R	410 KELLEHER DR	19350	410 KELLEHER DR	LANDENBERG PA
42	60-5-29 18	TOLAND EDWARD JOHN III	DUDASH BETHANY SHANNON ETAL	502 KELLEHER DR	19350	502 KELLEHER DR	LANDENBERG PA
43	60-5-29 19	ANGELUCCI MONICA N	BRINK GARRETT	504 KELLEHER DR	19350	504 KELLEHER DR	LANDENBERG PA
44	60-5-29 20	TAYLOR GREGORY A &	HEATHER M	505 KELLEHER DR	19350	506 KELLEHER DR	LANDENBERG PA
45	60-5-29 21	WEITENHEIMER STEVEN MILES &	JOANNE A	508 KELLEHER DR	19350	510 KELLEHER DR	LANDENBERG PA
46	60-5-29 22	FALES DAVID	FALES AMANDA	509 KELLEHER DR	19350	509 KELLEHER DR	LANDENBERG PA
47	60-5-29 23	JUDGE DOUGLAS A &	DIANE	507 KELLEHER DR	19350	507 KELLEHER DR	LANDENBERG PA
48	60-5-29 24	DEBUTTS HARRY A III	DEBUTTS ELIZABETH	505 KELLEHER DR	19350	505 KELLEHER DR	LANDENBERG PA
49	60-5-29 25	KAUR JASWINDER		503 KELLEHER DR	19350	503 KELLEHER DR	LANDENBERG PA
50	60-5-29 26	PASTORE BRADFORD JOHN JR	PASTORE CHRISTINA LOUISE	501 KELLEHER DR	19350	501 KELLEHER DR	LANDENBERG PA
51	60-5-29 27	FRANKOSKY JOHN C &	BETTE R	409 KELLEHER DR	19350	409 KELLEHER DR	LANDENBERG PA
52	60-5-29 28	IGNACE JOHN W JR &	SHERRY L	401 KELLEHER DR	19350	401 KELLEHER DR	LANDENBERG PA
53	60-5-29 34	CARRNS JOHN A &	JILL A	603 CABOT CT	19350	503 CABOT CRT	LANDENBERG PA
54	60-5-73	NEEL JOHN &	KIMBERLY	136 LAUREL HEIGHTS RD	19350	136 LAUREL HEIGHTS RD	LANDENBERG PA
55	60-5-74	HOPEZ C BARCLAY JR &	DIANA C	177 WALNUT RUN RD	19350	177 WALNUT RUN RD	LANDENBERG PA
56	60-5-74 5	PEREZ JOSE A &	GLORIA E	150 LAUREL HEIGHTS RD	19350	150 LAUREL HEIGHTS RD	LANDENBERG PA
57	60-5-74 6	DODRAZIO ANTHONY J &	LISA M	158 LAUREL HEIGHTS RD	19350	158 LAUREL HEIGHTS RD	LANDENBERG PA
58	60-5-94 3	VANOVER ANDREW M	VANOVER DINAMARIE D	188 WALNUT RUN RD	19350	188 WALNUT RUN RD	LANDENBERG PA
59	60-5-94 4	TONGE KENNETH R JR	TONGE SARAH E	174 WALNUT RUN RD	19350	174 WALNUT RUN RD	LANDENBERG PA
60	60-5-94 4A	WILKS GREGORY	WILKS PATRICIA	180 WALNUT RUN RD	19350	180 WALNUT RUN RD	LANDENBERG PA
61	60-5-94 5	WILKS GREGORY	WILKS PATRICIA	180 WALNUT RUN RD	19350	180 WALNUT RUN RD	LANDENBERG PA
62	60-5-94 6	RZUCILO SUSAN F		210 LAUREL HEIGHTS RD	19311	105 GARNER LN	AVONDALE PA



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d | 610-840-0261  
f | 610-430-8245

September 19, 2025

New Garden Township  
Attn: Robert Weer  
Director of Community Development & Safety  
299 Starr Road  
Lancaster PA 19350

**Re: Conditional Use Application of Mark & Monica Pierson**

Dear Robert:

I am submitting two (2) copies of the following on behalf of my clients, Mark & Monica Pierson:

- 1) Application;
- 2) Narrative;
- 3) Neighbor list;
- 4) Plan; and
- 5) Check for \$1,000.00 representing the filing fee.

Please contact me directly should you have any questions or concerns.

Very truly yours,

Robert M. Tucker

/s/rg  
Enclosures  
cc: Mark & Monica Pierson (w/enclosures)

6459921v1  
161364.80718



# NEW GARDEN TOWNSHIP - STAFF REPORT/RECOMMENDATION

**REQUESTING DEPARTMENT:** Parks & Open Space

**MEETING DATE:** October 20<sup>th</sup>, 2025

**SUBJECT/TOPIC:** New Garden Hills – Limestone Rd. Line of Sight Improvements

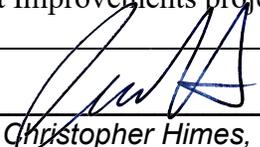
**BACKGROUND:** As part of the effort to improve public access and safety to New Garden Hills, there is a need to improve the sight distance along the Rt. 7 Limestone entrance which currently serves as the primary entrance for the park. Currently, there are limited sight lines for traffic exiting New Garden Hills looking northbound, and for left-turn traffic entering New Garden Hills from the south. The proposal from Bowman, the Township transportation engineer, recommends vegetation clearing and road bank re-grading to improve safety conditions. The project requires two levels of effort:

- Design & Engineering (Surveying, Permitting, Bid Management) – \$47,045.00
- Construction (Clearing, Excavation, Maintenance, & Contingency) – \$120,125.00
  - Project Total – \$167,170.00

To offset the cost, the Township is leveraging an existing DCED grant, formerly awarded for the New Garden Hills Phase 2 Restoration project, which was reduced to \$100,000.00 and expires on 30 June 2026. The remaining funding to support the project will leverage the available 25% of the FY25 Open Space fund balance (\$282,663.38), for the remaining amount of \$67,170.00.

<b>FINANCIAL IMPACT:</b> <b>Total:</b>  FY25 – \$167,170.00  • DCED Grant – \$100,000.00 • OSF – \$67,170.00	Budgeted:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> X <input type="checkbox"/>
	Amount Budgeted:	\$823,406.00
	Amount Spent:	\$0.00
	Amount Requested:	\$167,170.00 • \$100,000.00 (DCED) • \$67,170.00 (OSF)
	Budget Line Item:	31-461-454 OS Maintenance Projects

**STAFF RECOMMENDATION:** That the Board of Supervisors authorizes the Township Manager to award the construction bid to G&G Construction, in a total amount not to exceed \$120,152.00.00, for the New Garden Hills Limestone Rd. Line of Sight Improvements project.

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

**ATTACHMENTS:**

- 1) Bowman Proposal
- 2) Application Summary
- 3) DCED grant extension letter
- 4) PennDOT Permit
- 5) Bowman recommendation letter – includes bid tabulation

February 21, 2025

Mr. Christopher Himes, Township Manager  
New Garden Township  
299 Starr Road Landenberg, PA 19350

RE: **Engineering Design Services**  
**SR 3013 Limestone Road Embankment Grading**  
**New Garden Township, Chester County, PA**  
Bowman Project No. TBD

Dear Chris:

As requested, Bowman Consulting Group, Ltd. ("Bowman"), is pleased to submit this proposal to provide engineering services for the proposed embankment grading along the northbound side of Limestone Road. The scope of services will include topographic survey, right-of-way documentation, preparation of a Highway Occupancy Permit (HOP) plan for PennDOT's review and approval through the minimum use HOP process and preparation of bid documents.

**Please note that this proposal is the product of Bowman, and it has been prepared exclusively for review only by New Garden Township. Further distribution of this proposal or any portion of its contents to anyone else is not authorized without the written consent of Bowman.**

## **SCOPE OF SERVICES**

The services to be performed pursuant to this agreement are strictly limited to those expressly set forth herein. No additional services will be provided unless requested and agreed to in writing. The specific tasks to be completed as part of this supplemental proposal are as follows:

### **Task 1 – Topographic Survey**

The topographic survey will be obtained using the following procedures and requirements for the proposed embankment grading.

- 1) The survey will cover approximately 750 feet along the northbound side of Limestone Road. The Right-of-Way lines and property lines have already been created from field survey and right-of-way research that utilized State, County and local public records and resources.

### Procedures

- 1) The survey datum will be in the Pennsylvania State Plane Coordinate System.
- 2) AutoCAD Civil 3D 2023 will be used to prepare the survey. All drawing files will be in an AutoCAD Format (DWG) with a base point of 0,0,0 and a North Rotation of 0 degrees.

### Requirements

- 1) Centerline, edge of road and edge of shoulder spot elevations locations.
- 2) Cross sections will be obtained on station at 50-foot intervals. Additional cross sections will be obtained at where there are grade breaks or a change in the terrain.
- 3) Utility poles with identification numbers and guy wires.
- 4) Surface location of drainage inlets, end walls, and manhole covers within the specified limits.
- 5) Visible utilities including water and gas valves, junction boxes and any other utility structures on or near the roadway.
- 6) Location of trees 4 inches in diameter at average breast height within 50' of the proposed grading.
- 7) Location of underground utilities which are identifiable from utility markings and/or plan information from the results of PA One Call inquiry. The locations of underground utilities are only approximate.

### Access

This access is limited to only the areas near the project scope and will occur during normal business hours.

### Plan of Survey

Final mapping will include the required information as well as the property line locations. In addition, property owner names, block numbers, unit numbers and tax parcel numbers will be shown on the AutoCAD drawing. Existing found monumentation on the project will be shown on the plan.

### **Task 2 – Preparation of Right-of-Way Plat and Legal Description**

McMahon will prepare right-of-way plat and legal description for the proposed permanent sight line easement that will be required from the Chance Property utilizing the topographic survey completed by our office. Consent to Enter forms will be prepared for the temporary grading easements that will be needed from the Chance and Archdiocese of Philadelphia properties.

In addition, our office will coordinate with the Township's solicitor for preparing the easement agreement. This proposal includes minor revisions to the plat and legal description based on the review and feedback from the Township.

### **Task 3 – Highway Occupancy Permit**

Our office will submit a Minimum Use Highway Occupancy Permit (HOP) submission package to PennDOT for review and approval of the HOP Plans. The plans will include a cover/notes sheet, plan sheet and MPT sheet. We anticipate that one (1) resubmission to PennDOT will be necessary. ***If PennDOT requests a full HOP submission, then these services will be completed under a supplemental proposal as authorized by New Garden Township.***

Bowman will assist with required Highway Occupancy Permit documentation as described below.

- **PennDOT Electronic Permitting System (EPS)** – The HOP submission package and other documentation will need to be uploaded electronically to PennDOT's web-based HOP application system. The applicant will need to complete PennDOT's **M-950AA "Applicant's Authorization for Agent to Apply for Highway Occupancy Permit"** Form. Additionally, the applicant must apply for a **Business Partner ID (BPID)** prior to the issuance of the Highway Occupancy Permit. The BPID will be used in the establishment of a billing account for the invoicing of construction inspection costs. Bowman will assist with the registration and submission process.
- **HOP Application Fee** – We do not anticipate that an application fee will be required for this project as New Garden Township has municipal status.
- **Adjacent Property Owner Coordination** – We anticipate that PennDOT will require to see the executed right-of-way documentation for the permanent easement and temporary construction easement.

### **Task 4 – Preparation of Bid Documents**

The specific work to be completed under this task includes preparation of a bid proposal, general and technical specifications required to complete the bidding documents. The bid proposal will be prepared to include the necessary construction bid items and quantities related to the proposed embankment grading work and traffic control. The construction items will have technical specifications in accordance with the project structure and traffic control plans, PennDOT's Publication 408 and any applicable state, federal, township standards. Bowman will prepare a final engineer's opinion of cost estimate for construction.

Bowman will upload for advertisement all plans, bid proposal, quantities, specifications and all other bidding documents for use with Pennsylvania's electronic document and bid management program, PennBid. Other bidding tasks to be completed by our office will include preparation of the legal advertisement for prospective bidders for placement in the local newspaper (by the Township), issuance of any addenda to prospective bidders (if necessary), responding to contractor questions, conducting bid opening and evaluating bids, and preparation of the engineer's letter of recommendation for bid award, and preparation of contracts and Notice to Proceed letters to the contractor.

#### **Task 5: Construction Administration and Oversight**

Bowman will provide construction administration services for the project. All project submittals related to shop drawings, source of supply and materials certifications will be reviewed and approved by Bowman's engineering staff and the assigned Inspector-In-Charge (IIC) to assure they meet project plans, specifications and special provisions included in the Plans, Specifications and Bid Documents. The review and acceptance of these submittals and other project submittals such as Request for Information (RFI's) will be coordinated via email for response from the design engineers and the Inspector-In-Charge. During the construction period, our office will coordinate with PennDOT's Chester County HOP Inspector for documenting all construction activity including completed construction items and quantity measurement. Our Inspector-In-Charge will review monthly payment applications prepared and submitted by the contractor for the Township's approval as well as any required force accounts and work orders. The Inspector-In-Charge will ensure compliance with the labor standards provisions of the contract and the related wage determination decisions of the Secretary of Labor and the equal opportunity provisions of the construction contract. At the completion of the project, our Inspector in Charge will work with PennDOT's Chester County HOP Inspector to close out the project including the final inspection, punch list development, final closeout documentation and acceptance from PennDOT. We anticipate a 1-2-month construction duration.

***Fees for the geotechnical inspection (if required) will be billed as a reimbursable expense. Mileage will be billed as a reimbursable expense calculated from the Exton office of Bowman to the project site at 46 miles round trip. If the construction schedule is to exceed 2 months, a supplement may be necessary for the additional construction inspection hours required. Our office will contact you when we are at 75% of the budgeted hours to determine if additional hours will need to be authorized by the Township.***

#### **Meetings/Property Owner Coordination**

For the purpose of this proposal, Bowman will attend meetings with the New Garden Township, PennDOT, and property owners on a hourly basis.

## SCHEDULE

We will proceed upon receipt of your signed authorization of this proposal with ***an anticipated Notice to Proceed (NTP) date of March 3, 2025. The anticipated project completion date is August 31, 2025. The schedule will be dependent on the Township securing the right-of-way for the project.***

## FEE

Our fee for the phases described herein is as follows:

Task 1 – Topographic Survey.....	\$ 3,200
Task 2 – Preparation of ROW Plat and Legal Description.....	\$ 2,105
Task 3 – Highway Occupancy Permit.....	\$ 14,750
Task 4 – Preparation of Bid Documents.....	\$ 8,690
Task 5 – Construction Administration and Oversight.....	\$ 18,300
<b>TOTAL.....</b>	<b>\$ 47,045</b>

Our **Lump Sum fee is \$47,045**. This **fee is exclusive of reimbursable and out-of-pocket expenses** including ATR rental, MioVision processing, reproduction, overnight mail packages, plotting, graphics, personal automobile usage, tolls, permit fees, and other incidental expenses, to which a 15% mark-up will be applied, in accordance with the attached **SCHEDULE A - FEES FOR REPROGRAPHIC, DELIVERY, TRAVEL AND OTHER SERVICES**. Additionally, meeting preparation and/or attendance, will be invoiced on a hourly basis at the rates contained in the attached **SCHEDULE B**, when requested and authorized and billed separately. If any of the additional services are required, we will prepare a change order for authorization, as requested.

The individual signing this Proposal acknowledges that he or she has received and read Bowman Consulting Group Ltd.'s ("Bowman") Standard Terms and Conditions and agrees on behalf of the Client, to be bound by them. Upon authorization of this proposal, please include your accounts payable information on the attached **SCHEDULE C**. If you should have any questions, or require further information, please feel free to contact me at (610) 594-9995 or [sgiampaolo@bowman.com](mailto:sgiampaolo@bowman.com).

Sincerely,



Stephen C. Giampaolo, P.E.  
Regional Service Leader – Design

SCG

Attachments

- Schedule A
- Schedule B
- Schedule C
- Terms and Conditions

**Accepted for New Garden Township:**

If signing for an LLC, LP, or other business, you must have binding authority to make payments to Bowman Consulting Group, Ltd. or assign an alternate business. If adequate information is not provided, and/or cannot be verified by Bowman, work will not commence on your project.

By:

  
\_\_\_\_\_  
(Signature of Authorized Representative)

Christopher Himes  
\_\_\_\_\_  
(Printed Name of Authorized Representative)

Title: Township Manager

Date: 3/5/2025

Project Property Address: 6742 Limestone Rd, Landenberg PA 19350

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# Bowman

## TERMS AND CONDITIONS

These Terms and Conditions are incorporated by reference into the Proposal and its exhibits (the "Proposal") from Bowman Consulting Group, Ltd. ("Bowman") to \_\_\_\_\_ ("Client") for performance of services described in the Proposal and associated with the project described in the Proposal (the "Project"), and in any subsequent approved Change Order related to the Project. These Terms and Conditions, the accepted Proposal, and any Change Orders or other amendments thereto, shall constitute a final, complete, and binding agreement (the "Agreement") between Bowman and Client, and supersede any previous agreement or understanding.

**1. Scope of Services.** Bowman will provide the services expressly described in and limited by the Proposal (the "Scope"). If in Bowman's professional judgment the Scope must be expanded or revised, Bowman will forward a change order agreement to Client that describes the revision to the Scope (the "Change Order") and the adjusted fee associated therewith.

**2. Standard of Care.** The standard of care for all services performed by Bowman for Client shall be the care and skill ordinarily used by members of the applicable profession practicing under similar circumstances at the same time and locality of the Project. Client shall not rely upon the correctness or completeness of any design or document prepared by Bowman unless such design or document has been properly signed and sealed by a licensed professional on behalf of Bowman.

**3. Payment Terms.** Bowman will invoice Client monthly or more frequently based on a percentage of the work completed for lump sum tasks, number of units completed for unit tasks, and actual hours spent for hourly tasks. Invoices are due and payable in full upon receipt without offset of any kind or for any reason. Bowman shall have the discretion to apply payments made by Client to an invoice or retainer account of Client in accordance with its business practices. Client agrees to pay a finance charge of one and one-half percent (1.5%) per month from the invoice date on any unpaid balance not received by Bowman within thirty (30) days of the invoice date. Payment of invoices is subject to the following further terms and conditions:

(a) If any invoice is not paid in full within forty-five (45) days of the invoice date, and Client has not timely and in good faith disputed the invoice as provided below, Bowman shall have the right at its election by giving notice to Client to either: (i) suspend the performance of further services under this Agreement and, at its sole discretion, suspend the performance of further services on other projects which are being performed by Bowman on behalf of Client or any related Client entities, until all invoices are paid in full and Bowman has received a retainer in such amount as Bowman deems appropriate to be held as described below; or (ii) deem Client to be in material breach of this Agreement and proceed pursuant to Section 17 below. Client agrees to pay any and all charges, costs or fees incurred in collection of unpaid invoices, including reasonable attorneys' fees and costs. Following Bowman's election above, Bowman shall bear no liability to Client or any other person or entity for any loss, liability or damage resulting from any resulting delay, and any schedule for the performance of services hereunder prepared previously shall be deemed void with any future schedule for the performance of services requiring the approval of both Client and Bowman.

(b) If Client disputes any submitted invoice, Client shall give written notice to Bowman within thirty (30) days of the invoice date detailing the dispute. If no written notice of a dispute is provided to Bowman within that time period, the invoice shall then be conclusively deemed good and correct. If part of an invoice is disputed, Client shall remain liable to timely pay the undisputed portion of the invoice in accordance with the terms of this Agreement. Client and Bowman shall promptly negotiate in good faith to resolve any disputed portion of an invoice.

Initials: Bowman \_\_\_\_ / Client 

**4. Retainer and Other Payments.** Bowman reserves the right to require that Client make a payment to be held by Bowman as an advance against future billings (the "Retainer"). The Retainer is not intended as the regular source of payment for invoices issued to Client under this Agreement or otherwise, and the parties intend that the Retainer be applied to the final invoice for the services described in the Agreement, or against any other unpaid amounts owed to Bowman should Client (or any affiliate of Client) fail to timely pay invoices due Bowman. The Retainer account may consist in part of payments applied by Bowman pursuant to the authority granted it under Paragraph 3 above. If the Retainer is applied during the course of the Agreement, Client agrees to promptly replenish the Retainer upon request of Bowman. Upon the conclusion of this Agreement, or its earlier termination, Bowman shall (a) apply the Retainer to any unpaid amount owed Bowman by Client (or its affiliates), and (b) return any unapplied portion to Client. The Retainer shall not be required to be held in a separate account nor shall it bear interest, and the Retainer may include other amounts paid to Bowman by Client with respect to the Project or other projects.

**5. Client Duties and Responsibilities.** Client shall inform Bowman of any special criteria or requirements related to the Project or Scope, and shall timely and at its cost furnish any and all information in its possession relating to the Project, including reports, plans, drawings, surveys, deeds, topographical information and/or title reports. Bowman shall bear no responsibility for errors, omissions, inaccuracy or incompleteness in third-party information or additional costs arising out of its reliance upon such third-party information supplied by Client. Client warrants and represents that: (a) Client has obtained the full and unconditioned prior written consent from any third-party for Bowman to use such third-party information; (b) such consent shall be provided to Bowman upon request; and (c) such consent shall be in a form that, in Bowman's reasonable discretion, does not violate any applicable law, regulation, or code of ethics. If the Scope requires a current title report, Client shall timely and at its cost provide such title report to Bowman. If the Scope includes preparation of plats to be recorded in the land records of the Project jurisdiction, Client shall timely prepare, submit, and record necessary deeds and pay all recording fees associated with deeds and plats. All off-site easements are the responsibility of Client. Client shall indemnify and hold harmless Bowman from and against any and all claims, demands, losses, costs, and liabilities, including without limitation reasonable attorney fees and expenses incurred by Bowman and arising out of (a) Client's breach of this Agreement or (b) an action by Client or a third-party with respect to any matter not included in the Scope or that is excluded from the responsibility of Bowman pursuant to this Agreement.

**6. Insurance.** Bowman and its employees are protected by workman's compensation, commercial general liability, automobile liability, and professional liability insurance policies. Upon request of Client, Bowman shall provide a certificate of insurance to Client evidencing such coverage and shall attempt to include Client as an additional insured on those coverages that permit additional insured status. Client acknowledges it has been offered the opportunity to review the current limits of such coverage and finds them satisfactory, and further agrees that in no event shall Bowman's liability to Client or any party claiming through Client be greater than the limits of such insurance. From time to time Bowman may, without notice to Client, amend the carriers, conditions, exclusions, deductibles or limits of any such insurance; provided that prior to any decrease in any insurance limit becoming effective Bowman shall give notice thereof to Client.

**7. Potential Liability of Bowman.** The following provisions shall operate with respect to any potential liability of Bowman arising under the Agreement:

(a) Client may not assert that there is a breach, defect, error, omission or negligence in the services performed by Bowman that Client believes creates liability on the part of Bowman unless Client gave written notice to Bowman not later than the first to occur of (i) the beginning of any corrective work, or (ii) thirty (30) days after Client had knowledge of the existence of the breach, defect, error, omission or negligence. Bowman shall have the opportunity to participate in decisions regarding the corrective work, and Client shall ensure that corrective action is taken at the lowest reasonable expense under the circumstances.

(b) Notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of Bowman and Bowman's officers, directors, partners, employees, agents, and consultants to Client and anyone claiming through Client, shall not in any manner whatsoever exceed the direct losses incurred by Client (to the extent of and in proportion to Bowman's comparative degree of fault) that resulted from the error, omission or negligent act of Bowman in the performance of services under this Agreement.

(c) To the fullest extent permitted by law, Bowman and Bowman's officers, directors, partners, employees, agents, and sub-consultants shall not be liable to Client or anyone claiming through Client for any special, incidental, indirect, or consequential damages whatsoever arising out of, resulting from, or in any way related to the Project or this Agreement, regardless of whether such damages are alleged to be caused by the negligence, professional errors or omissions, strict liability, breach of contract, or breach of express or implied warranty.

(d) Client agrees that Bowman's shareholders, principals, partners, members, agents, directors, officers and/or employees shall have no personal liability whatsoever arising out of or in connection with this Agreement or the performance of services hereunder.

**8. Certificate of Merit.** In addition to the requirement of notice under section 7(a) above, Client shall make no claim (whether directly or in the form of a third-party claim) against Bowman unless Client shall have first provided Bowman with a written certification executed by an independent professional licensed in the state in which the Project is located and licensed in the profession to which the claim relates. Such certificate shall: (a) contain the name and license number of the certifier; (b) specify each and every act or omission which the certifier contends constitutes a violation of the standard of care expected of a professional performing professional services under similar circumstances; (c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation; and (d) be provided to Bowman thirty (30) days prior to the presentation of and as a precondition to any such claim, or the institution of any mediation, arbitration, judicial or other dispute resolution proceeding.

**9. Conflict Resolution and Applicable Law.** Any dispute, controversy or claim arising out of or relating to this Agreement, or the breach thereof, that cannot be resolved by the parties and for which the amount in controversy is less than One Hundred Thousand Dollars (\$100,000.00) shall be settled by arbitration administered in Fairfax County, Virginia by the American Arbitration Association in accordance with its Commercial Arbitration Rules and Expedited Procedures, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction over the parties. For any other dispute, controversy or claim arising out of or relating to this Agreement, or the breach thereof, the parties agree to first submit such dispute, controversy or claim to non-binding mediation, with each party to bear its own costs of such mediation and to equally share the costs of any mediator. If such mediation does not successfully resolve all issues, then the parties agree that the state and federal courts located in Virginia shall have jurisdiction and venue over such dispute. This Agreement shall be governed and interpreted in accordance with the laws of the state in which the Project is located, without giving effect to conflicts of laws principles thereof.

**10. Ownership of Documents and Other Rights of Bowman.**

(a) All reports, plans, specifications, computer files, field data, notes, and other documents and instruments prepared by Bowman as instruments of service ("Work Product") shall remain the property of Bowman up until such time as all monies due to Bowman have been paid in full, at which time (i) Client may take possession of the Work Product, and (ii) Bowman shall be deemed to have granted Client a fully paid, non-exclusive license to use the same solely for the Project. Subject to such license Bowman shall retain all common law, statutory, and other reserved rights, including the copyright to all Work Product. If Client or a party acting on Client's behalf modifies any part of the Work Product or reuses them on a different project,

Client agrees to indemnify and hold Bowman harmless from any claim, liability or cost (including reasonable attorneys' fees and defense costs) arising therefrom. Client acknowledges that if Bowman provides Client with Work Product in an electronic or digital format ("Electronic Data"), Client is responsible for cross checking the Electronic Data with the applicable paper document for full conformance and consistency between such paper document and the Electronic Data.

(b) Bowman reserves the right to include photographs and descriptions of the Project in its promotional, marketing, and professional materials. Client grants its consent to Bowman for Bowman to install reasonable signage at the Project equivalent to that which is or could be installed by other vendors to the Project.

**11. Modification.** From time to time Bowman may either in writing or by electronic mail submit a Change Order to Client and Client shall be deemed to have approved such Change Order if: (a) Client signs the Change Order; (b) Client signifies its consent to the Change Order by electronic mail; or (c) a representative of Client with actual or apparent authority to approve the Change Order orally approves it and Bowman subsequently confirms such approval in writing or by email and begins work associated therewith without receiving written or electronic mail objection thereto. Except for Change Orders authorized by Client as provided immediately above, this Agreement may be amended, modified, or supplemented only in writing signed by all parties hereto. Any signature required or permitted hereunder may be either by hand or by electronic signature.

**12. Exclusions from Scope.** By way of illustration and not limitation, unless specifically included in the Scope, Bowman has no obligation or responsibility for: (a) favorable or timely comment or action by any governmental entity; (b) taking into account off-site conditions or circumstances that are not clearly visible or reasonably ascertainable by the performance of on-site services; (c) the accurate location or characteristics of any subsurface utility or feature that is not clearly and entirely visible from the surface; or (d) structural design (including, but not limited, to structural design of retaining wall(s) or of special drainage structure(s)).

**13. Limits of Scope.**

(a) Early Bid Documents. Client agrees that if it requests submission of Work Product documents to contractors for bid purposes either prior to full completion thereof by Bowman or prior to final governmental approval, the potential exists for additional design and construction costs arising from required subsequent revisions and additions to Bowman design documents so as to conform to those of other design disciplines and/or governmental agencies, and any such costs shall be Client's responsibility.

(b) Estimates. Any cost, timing or quantity estimates provided as a part of the Scope are estimates only and reflect Bowman's judgment as a design professional familiar with the construction industry, but expressly do not represent a guarantee of quantities or construction costs. Client agrees that Bowman has no control over contractors as to cost, timing, or quantity matters, and further agrees that if Client desires greater accuracy as to construction costs it should engage an independent cost estimator.

(c) Construction Means and Methods. Client agrees that Bowman does not control and is not responsible for construction means, methods, techniques, sequences, or procedures, or for any safety precautions in connection with the Project or for the acts or omissions of any contractor, subcontractor, or any other person or entity performing work for the Project.

(d) Shop Drawing Review. If specifically included in the Scope, Bowman shall review and check the contractor's shop drawings, product data, and samples, but only for the limited purpose of checking for general conformance with the intent of such contract documents. Client acknowledges that such review is not for the purpose of determining or substantiating the accuracy and completeness of other details, such as dimensions or quantities, or for substantiating instructions for installation or performance of equipment

or systems designed by the contractor. Bowman's review shall not constitute approval of safety precautions, construction means, methods, techniques, schedules, sequences or procedures, or of structural features.

(e) Plan and Permit Processing. If the Scope includes preparation of plans and/or plats for review and approval by public agencies, submission and processing of such plans and plats in a manner consistent with a normal course of business is included within the Scope. If Client requests Bowman to either expedite the plan review process by attending meetings, hand carrying plans and documents from agency to agency, or performing similar services, or to prepare and process permit applications of any type, then, unless specifically included in the Scope, those services will be performed by Bowman as hourly rate services under Section 14 below.

(f) Building Plan Coordination. If the Scope includes preparation of site plans, site grading plans, subdivision plans, or similar plans that involve coordination with building plans (including architectural, mechanical, structural, or plumbing plans) to be prepared by others, Client shall provide such building plans to Bowman by such date and in such state as Bowman reasonably deems necessary to timely perform its services. If Client fails to so provide building plans to Bowman, Bowman may make reasonable assumptions regarding building characteristics in order to timely perform its services and any later revisions to Bowman plans required to properly coordinate them with building plans will require a Change Order, subject to an additional fee.

**14. Fees by Hourly Rate Schedule.** If Client requests Bowman to perform services not included in the Proposal or an approved Change Order (including, without limitation, attending meetings and conferences on an as-needed basis with public agencies), Client shall compensate Bowman for such services in accordance with the Hourly Rate Schedule attached to and made a part of the Agreement. Expert witness testimony or participation at legal discussions, hearings or depositions, including necessary preparation time, will be charged at 150% of the quoted rates. If the Project extends beyond the calendar year in which the Proposal is dated, Bowman may revise its Hourly Rate Schedule in January of each subsequent year.

**15. Covenants Benefiting Third-Parties.** Bowman and Client acknowledge that from time to time third-parties may request Bowman to execute documents which benefit that third-party. These documents may include certifications, consent of assignment, and/or waiver of certain of Bowman's rights under this Agreement ("Requested Covenant"). Client acknowledges that execution of Requested Covenants is beyond the Scope, is at Bowman's discretion, and, if Bowman decides to so execute a Requested Covenant, the language, terms, and conditions of such Requested Covenant must be acceptable to Bowman, at Bowman's discretion.

**16. Assignment.** This Agreement may not be assigned by one party without the express written consent of the other party. Notwithstanding the forgoing, Bowman may employ consultants, sub-consultants, or subcontractors as it deems necessary to perform the services described in the scope. Also, Bowman may assign its right to receive payments under this Agreement.

**17. Termination.** Either party may terminate the provision of further services by Bowman under this Agreement for convenience with thirty (30) days advance notice to the other party. In addition, following a material breach by the other party, the non-breaching party may terminate the provision of further services by Bowman under this Agreement by giving ten (10) days prior notice and an opportunity to cure to the reasonable satisfaction of the non-breaching party. Client acknowledges that its failure to timely pay undisputed invoices is a material breach and that full payment of all undisputed invoices is required to cure such breach. Following any termination of services: (a) Client shall immediately pay Bowman for all services performed through the termination date, including reasonable costs of transitioning the Project to a new design professional designated by Client, if applicable; (b) Bowman shall have the right to withhold from Client the use or possession of Work Product prepared by Bowman for Client under this or any other agreement with Client, until all outstanding invoices are paid in full; (c) if the termination by

Bowman resulted from a material breach by Client, Bowman shall have the right to withdraw any Work Product or other documents filed with any governmental agency by Bowman in its name on behalf of Client; and (d) if Client selects a new design professional then, as a condition of transferring any files or documents, Client and Client's new design professional shall execute Bowman's standard Electronic File Transfer Agreement or such other similar agreement as the parties shall in good faith negotiate.

**18. Miscellaneous.** If any provision of this Agreement shall be held invalid, illegal or unenforceable, the other provisions of this Agreement shall remain in full force and effect. The failure of a party to enforce any provision hereof shall not affect its right at a later time to enforce same. A waiver by a party of any condition or breach hereunder must be in writing to be effective and, unless that writing provides otherwise, shall waive only one instance of that condition or breach. This Agreement is solely for the benefit of the parties hereto and no provision of this Agreement shall be to confer upon third-parties any remedy, claim, liability, reimbursement, cause of action, or other right. The headings in this Agreement are for convenience and identification purposes only, are not an integral part of this Agreement, and are not to be considered in the interpretation of any part hereof. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. References in this Agreement to any gender shall include references to all genders. Unless the context otherwise requires, references in the singular include references in the plural and vice versa. The words "include," "including," or "includes" shall be deemed to be followed by the phrase "without limitation." The individual who signs this Agreement warrants that he has the authority to sign as, or on behalf of, Client, and to bind Client to all of the terms and conditions of this Agreement. To the extent that they are inconsistent or contradictory, the terms of the Proposal or an authorized Change Order shall supersede these Terms and Conditions.

**19. Notices.** Any notice, request, instruction, or other document to be given hereunder by a party hereto shall be in writing and shall be deemed to have been deemed delivered: (a) on the day sent if delivered personally or by courier service during regular business hours (i.e., prior to 5:00 p.m. on weekdays that are not Federal holidays); (b) on the business day after the day sent if sent by overnight delivery service; or (c) two business days after the day sent if sent by certified mail or delivered by two-day delivery service.

If to Client, notice shall be addressed to the individual signing this Agreement at the address noted on the Proposal.

If to Bowman, notice shall be sent to the address set forth in the proposal, with a copy sent to:

Bowman Consulting Group Ltd.  
12355 Sunrise Valley Drive, Suite 520  
Reston, Virginia 20191  
Attn: Robert A. Hickey

or to such other individual or address as a party hereto may designate for itself by notice given as herein provided.

## BOWMAN CONSULTING GROUP LTD.

### SCHEDULE A - FEES FOR REPROGRAPHIC, DELIVERY, TRAVEL AND OTHER SERVICES

January 2024

#### Reprographic Services

B&W Photo Copies	\$0.35/sf, or \$0.23 for 8-1/2" x11" sheet
Color Photo Copies	\$0.50/sf, or \$0.32 for 8-1/2" x11" sheet
Printing (bond)	\$0.35/sf, or \$2.10 for 24" x 36" sheet
Printing (mylar)	\$3.00/sf, or \$18.00 for 24" x 36" sheet

Binding, Mounting and Folding of plan sets, reports, or drawings will be invoiced at our standard hourly rates. Copying of Plans that have been archived in storage is subject to a minimum archive retrieval fee of \$50 plus applicable reprographic fees above.

#### Delivery Services

In-house delivery services are invoiced at \$2.00 per mile (one way) and subject to a minimum \$20.00 charge for standard delivery during normal business hours. Rush services and times outside normal business hours are subject to a minimum \$20.00 surcharge.

Outsourced courier services (i.e. Federal Express, DHL, etc.) are invoiced at cost plus 15%.

#### Travel

Mileage for employee travel by car to facilitate the project, including travel to the project site and for meetings with the client, project team, contractors, or governmental agencies, will be invoiced at the current IRS standard mileage rate.

Airfare and/or lodging to facilitate the project will be coordinated with the client in advance and will be invoiced at cost plus 15%.

#### Miscellaneous

Other costs associated with sub-consultants, specialty equipment, laboratory testing, field testing, tolls, parking or other miscellaneous items will be invoiced at cost plus 15%.

Initials: Bowman

/ Client





**BOWMAN CONSULTING GROUP LTD.**

**SCHEDULE B - HOURLY RATE**

January 2025

<b>CLASSIFICATION</b>	<b>STANDARD RATE</b>
Principal	\$295.00/HR
Department Executive	\$280.00/HR
Team Leader	\$250.00/HR
Senior Project Manager	\$230.00/HR
Project Manager II	\$210.00/HR
Technical Lead	\$210.00/HR
Project Manager	\$185.00/HR
Assistant Project Manager	\$175.00/HR
Project Coordinator	\$140.00/HR
Engineer I   II   III   IV	\$125.00/HR   \$140.00/HR   \$155.00/HR   \$185.00/HR
Planner I   II   III	\$115.00/HR   \$140.00/HR   \$155.00/HR
Designer I   II   III	\$110.00/HR   \$120.00/HR   \$125.00/HR
CADD Drafter I   II	\$ 95.00/HR   \$105.00/HR
Construction Manager	\$185.00/HR
Senior Construction Technician	\$170.00/HR
Senior Construction Inspector	\$145.00/HR
Construction Inspector	\$135.00/HR
Senior Surveyor	\$195.00/HR
Survey Technician I   II   III	\$105.00/HR   \$115.00/HR   \$155.00/HR
Survey Field Crew- 1 Man	\$120.00/HR
Field Party	\$105.00/HR
Traffic Technician	\$120.00/HR
UAV Operation	\$105.00/HR
Office Manager	\$105.00/HR
Administrative Professional	\$ 95.00/HR
Traffic Counter	\$ 70.00/HR

Initials: Bowman

/ Client 

Table 1010 - DEFAULT 2025 ECT

# Bowman

## Schedule C – Request for Information

### Accounts Payable Contact:

Point of Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

### Billing Information:

Billing Entity: \_\_\_\_\_  
Billing Address:  Same as Proposal  
 If Different, Please Provide.....  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Billing Requirements:

Invoice Due Date: \_\_\_\_\_  
Requirements/Attachments: \_\_\_\_\_  
Invoices Transmitted Via  
Electronic Mail to: \_\_\_\_\_  
Offer ACH Direct Deposit:  Yes, Contact: \_\_\_\_\_  
 Not Sure, Contact our Office  
 Not at this Time



# APPLICATION SUMMARY

Application: 375068

Cycle: 1

Submitted

Applicant/Owner: New Garden Township  
 Address Line 1: 299 Starr Road  
 Address Line 2:  
 City: Landenberg  
 State: PA  
 Postal Code: 19350

Paper Application Number:  
 BP ID: 008209  
 Phone Number: (610) 268-2915 Ext: 102  
 Fax Number:  
 Email Address: [chimes@newgarden.org](mailto:chimes@newgarden.org)  
 Additional Email Address 1:  
 Additional Email Address 2:

Created By: Steve Giampaolo/PennDOT BP-007682

## Application Details Information

District: 06  
 County: Chester  
 Municipality: NEW GARDEN TOWNSHIP

Permit Group: HOP  
 Permit Type: Miscellaneous  
 Permit Sub Type: Curb, Sidewalk, Drainage, or Other  
 Permit Use: Embankment

## CoApplicant Info

Firm Name	Contact Name	Business Partner ID	Email	Additional Email Address 1	Additional Email Address 2	Phone Number
<i>No records found.</i>						

## Engineering Firm Info

Firm Name	Contact Name	Business Partner ID	Email	Additional Email Address 1	Additional Email Address 2	Phone Number
Bowman Consulting Group, Ltd	Bowman Consulting Group, Ltd	007682	<a href="mailto:sgiampaolo@bowman.com">sgiampaolo@bowman.com</a>	<a href="mailto:jonathanmiller@bowman.com">jonathanmiller@bowman.com</a>		(484) 872-2279

## Applicant Contact Info

New Garden Township  
 Christopher Himes  
 Township Manager  
 299 Starr Road  
 Landenberg, PA 19350  
 (610) 268-0458

## Work and Location Details

Work ID: 1

Work Summary: Regrading of embankment along SR 3013, for improved sight distance.

County	S.R.	Work Description ID	Work Description Code	Work Description
Chester	3013			<i>No records found.</i>
Location Detail				
	From	To		

Segment(s)	0020	0020
Offset(s)	1540	1890

- There is planned or in-progress construction at one or more sections of this work location. See additional information below.

**Additional Details**

Date work is scheduled to begin : 06/16/2025  
 Approximate date when work will be completed : 07/01/2025

Pre-EPS Application: No

**Permit Information**

Permit No:  
 Supplement Permit No:  
 Issue Date:  
 Effective Date:  
 Expiration Date:  
 Close-Out Date:  
 Physical Work Completion Date:

**Fee Information**

Fee Description	Regulation Section	Regulation Reference No.	Unit Fee	Number Of Units	Item Fee
Exempt - Commonwealth Political Subdivisions	441	C.2	0.00	1	0.00
					Permit Fee: 0.00

**Checklist**

Plans are Satisfactory?:  
 Traffic Control Plan Consistent with Chapter 212/213: M-930:  
 Limited Access Highway:  
 Continuous Inspection:  
 Drainage Problem:  
 Permit:  
 On-Site Review by:  
 Returned on:  
 Returned on:  
 Reviewed On:

**Reference Information**

Origination:  
 Right Of Way Required:  
 Detour Required:  
 Traffic Impact Study:  
 Review Goal Date:  
 Date TIS Completed:

**Application Setup**      **Internal**      **Workflow**      **Permit**

- Applicant Team
- Checklist Information
- Review Team
- Inspections & Closeout

- Attachments
- Work Summary and Locations
- Application Identification

### FEE INFORMATION

- Application Summary
- Maintenance and Operation Information
- Reference Material and Forms
- Link HOP/TSP List
- Utility Sketch Application

- Reference Information

- Application Summary
- Response Letter

You are currently logged in as **Steve Giampaolo**.

Release: 53.0

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[PennDOT Privacy Policy](#)

Thu May 15 11:53:06 EDT 2025  
 Official ePermit Date/Time



# New Garden Township

Parks & Open Space

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**Gregory Welker** | Director, CFA Programs Division  
PA Department of Community & Economic Development  
Office of Business Financing and Workforce Development  
Commonwealth Keystone Building  
400 North Street, 4th Floor | Harrisburg, PA 17120-0225

**RE: DCED GTRP (202105266862)**

Dear Mr. Welker:

New Garden Township was awarded a \$100,000 Greenways, Trails & Recreation grant from the Department of Community & Economic Development (DCED) in Winter 2022 with the term of the contract expiring 6/23/24. The awarded funds were for “Phase I Rehabilitation and further development of improvements at the former St. Anthony’s in the Hills Park, New Garden Township, Chester County.”

While work on Phase I Park Rehabilitation was in progress, the Township identified previously unknown park infrastructure challenges (water, sewer, electrical, roads, culverts, park entrance), all of which created significant barriers to Phase I project completion. These challenges led to a request for an extension and scope change that was approved in May of 2024. The grant expiration date was shifted to June 30, 2025.

**After setting the new project in motion and determining a realistic construction timeline, we now anticipate being unable to pull down all funds prior to June 30, 2025 because of delays in PENNDOT permitting. The Township is requesting an additional, and final (I promise), 1-year extension request for DCED GTRP (202105266862).**

The Township greatly appreciates your consideration for the requested changes. Should you have any questions or require additional information, please do not hesitate to contact Mike Buck, Director of Parks & Open Space at 484-723-9017 or [mbuck@newgarden.org](mailto:mbuck@newgarden.org).

---

Sincerely,

Mike Buck  
New Garden Township  
Director Parks & Open Space

# Highway Occupancy Permit

Permit No.: **06122530**

Name and Address of Permittee: New Garden Township 299 Starr Road Landenberg, PA 19350	County: Chester	Issue Date: 8/12/2025
	County Contact No.: (484) 340-3220	Expiration Date: <b>8/12/2026</b>
	Issuing District Office: 6-0	Application No.: 375068
	District Contact No.: (610) 205-6790	Account No.:
	Municipalities: New Garden Township	Permit Fee: \$ 0.00

*Immediately upon completion of the work Permittee shall notify the permit office where application was made. Subject to all the conditions, agreements, restrictions, and regulations prescribed by the Pennsylvania Department of Transportation, (see in particular 67 Pa. Code, Chapter 212, 441 and 459 and State Highway Law, 36 P.S. Section 670 - 411, 420 and 421 ) and subject to the plans, special conditions, or restrictions herein set forth or attached hereto. This permit shall be located at the work site and shall be available for inspection by any police officer or Department representative.*

<b>Location and Description of Work</b>		Permit No.: <b>06122530</b>
1 of 1	State Route #: 3013 Segment(s): From 0020 To 0020 Offset(s): From 1540 To 1890	121: Perform Embankment Alteration

<b>Permit Conditions</b>		Permit No.: <b>06122530</b>
1 of 12	NOTIFY THE TRAFFIC MANAGEMENT CENTER AT 610-205-6500 PRIOR TO SETTING UP ANY LANE CLOSURES OR RESTRICTIONS, AND WHEN THE CLOSURE/RESTRICTION IS REMOVED.	
2 of 12	CONTACT COUNTY PERMIT INSPECTOR AT LEAST 3 WORK DAYS PRIOR TO START OF WORK AT 484-235-3838.	
3 of 12	RESTORATION SECURITY SHALL BE SUBMITTED TO THE DEPARTMENT AT LEAST 30 DAYS PRIOR TO START OF WORK. NO WORK MAY BE PERFORMED UNTIL SECURITY IS APPROVED.	
4 of 12	AN INSPECTOR, WHEN AVAILABLE, WILL BE ASSIGNED ON MORE THAN A SPOT INSPECTION BASIS. PERMITTEE WILL BE CHARGED ALL INSPECTION COSTS INCURRED BY THE DEPARTMENT.	
5 of 12	THIS PERMIT AUTHORIZES WORK ONLY IN DEPARTMENT HIGHWAY RIGHT OF WAY.	
6 of 12	DEPARTMENT MUST BE NOTIFIED IN WRITING TWO WEEKS IN ADVANCE OF PRE-CONSTRUCTION MEETING.	
7 of 12	IT IS THE PERMITTEE'S RESPONSIBILITY TO KEEP VEGETATION TRIMMED IN ORDER TO MAINTAIN MINIMUM SIGHT DISTANCE. NO OBJECTS MAY BE PLACED WITHIN THE LINE OF SIGHT.	
8 of 12	DEPARTMENT MUST BE NOTIFIED IN WRITING UPON COMPLETION OF WORK.	
9 of 12	ALL DISTURBED AREAS OUTSIDE THE PAVEMENT OR SHOULDER SHALL BE RESTORED TO A CONDITION AT LEAST EQUAL TO THAT WHICH EXISTED BEFORE THE START OF WORK.	
10 of 12	NO LANES MAY BE RESTRICTED BETWEEN THE HOURS OF 6:00 AM TO 9:00 AM OR BETWEEN THE HOURS OF 3:00 PM TO 6:00 PM.	

# Highway Occupancy Permit

Permit No.: **06122530**

<b>Permit Conditions</b>		Permit No.: <b>06122530</b>
11 of 12	PERMITTEE IS RESPONSIBLE FOR ENSURING THAT MUD, SILT AND OTHER DEBRIS IS REMOVED FROM VEHICLES AND TIRES (BY POWER WASH, ETC.) BEFORE ENTERING ONTO THE HIGHWAY.	
12 of 12	CONTRACTOR MUST CONTACT PENNDOTS DISTRICT PRESS OFFICE AT LEAST 5 WORKING DAYS PRIOR TO ANY LANE RESTRICTION AND 10 WORKING DAYS PRIOR TO ANY FULL CLOSURE BY COMPLETING A DIGITAL ROAD RESTRICTION FORM AT <a href="http://www.bit.ly/d6rrform">www.bit.ly/d6rrform</a> . CC COUNTY AT C-KECAVANA@PA.GOV AND JAMSTEELE@PA.GOV UPON RECEIVING CONFIRMATION EMAIL FROM THE PRESS OFFICE.	

<p><b>Acknowledgement of Completion</b></p> <p>Permit work has been completed:</p> <p>Date:</p> <p>By:</p>	<p>_____        Michael B. Carroll        Secretary of Transportation</p> <p>_____        Din Abazi, P.E.        District Executive</p>
--	---

October 14, 2025

Christopher Himes  
299 Starr Road  
Landenberg PA 19350

RE: **Engineer's Recommendation of Award**  
Limestone Road Embankment Grading Project  
New Garden Township, Chester County, PA  
Bowman Project No. 310010-25-001

Dear Chris:

Bowman Consulting Group, Ltd. (Bowman) has reviewed the bids received on September 25, 2025, for the above reference project. Below is a summary of the bids received from the Five (5) contractors:

	<i>Company</i>	<i>Base Bid</i>	<i>Status</i>
1	Joseph J Danielle, LLC	\$67,178.35	Verified
2	G&B Construction	\$120,125.00	Verified
3	Lawrence Site	\$149,397.50	Verified
4	Mayfield Site	\$168,750.00	Verified
5	Miller Soil Solutions, LLC	\$239,778.00	Verified

Upon review, the low bidder, Joseph J Danielle did not provide their PennDOT prequalification status in accordance with the bid specifications. The second lowest bidder, G&B Construction, provided the required documentation. Therefore, our office recommends the governing body consider awarding the contract Base Bid to the qualified bidder, G&B Construction, for a total of **\$120,125.00**. Their bid package is attached.

If there are any questions or if you require additional information, please feel free to contact me at 610-594-9995 or [sgiampaolo@bowman.com](mailto:sgiampaolo@bowman.com).

Sincerely,



Stephen C. Giampaolo, P.E.  
Regional Service Leader – Design

SCG/lsw  
Attachment

C. **FORM OF PROPOSAL**

FOR:

**LIMESTONE ROAD EMBANKMENT GRADING PROJECT**  
**Along**  
**SR 3013 Limestone Road**  
**In**  
**New Garden Township, Chester County, PA**

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

The form of proposal is to be completed electronically in the PennBID System at <https://pennbid.bonfirehub.com/>. Follow the instruction set forth in Section B – Instructions to Bidders. The proposal is submitted in accordance with your advertisement inviting proposals to be received until 10:00 AM, September 25, 2025.

The undersigned hereby declare(s) that G&B Construction Group carefully examined the Advertisement, Documents, Construction Specifications, together with all addenda or bulletins for the project named above; that G&B Construction Group carefully examined the site of the project; and that G&B Construction Group will contract to carry out and complete the project in accordance with the Construction Specifications and as shown on the enclosed Drawings specified herein under the General Conditions which provide for payment of liquidated damages to the Owner, hereafter set at \$975.00 per calendar day in accordance with Publication 408/2020, as supplemented and amended, Section 108.07, in the event the contract is not completed within the allotted time. The undersigned, if awarded the contract, agrees to furnish all labor, materials and equipment to construct and complete within **60 consecutive calendar days** all the necessary contract work, as specified and delineated at the price per unit of measure for each scheduled item of work stated in the schedule of prices. The total lump sum bid stated by the undersigned in the schedule of prices is based on the estimated quantities and will control the award of the Contract.

New Garden Township reserves the right to reject any and all bids. It, likewise, reserves the right to waive any nonconformity with respect to any bid or any error with respect to the same, which does not constitute a substantial departure from the requirements herein set forth. The determination of whether an error or departure is of substance rests within the sole domain of the Township.

New Garden Township also reserves the right to reduce, increase, delete or supplement items or quantities from the low Bidder when making the award, without negotiating the total lump sum, unit price or item with the low Bidder.

SIGN   
TITLE Andreea Ambrus, President  
FIRM NAME G&B Construction Group  
ADDRESS 415 W Bristol Rd, Feasterville-Trevose, PA 19053

1. **SCHEDULE OF PRICES – For Reference ONLY** <- Prices in excel table

**All Pricing shall be submitted via PennBid (<https://pennbid.bonfirehub.com/>)**

The Contractor is responsible to verify that the list of quantities and construction specifications match the plans and construction documents. If you find missing drawings and/or specifications, notify Owner immediately. Failure on the part of the Contractor to review ALL the documents prior to submitting a bid shall not alleviate the Contractor from the responsibility of complying with the requirements of these documents and including all costs associated with them in their bid.

Item Number	Quantity	U/M	Description	Unit Price	Total Price
0201-0001	1	LS	CLEARING AND GRUBBING	\$ <u>27,700.00</u>	\$ <u>27,700.00</u>
0203-0001	400	CY	CLASS 1 EXCAVATION	\$ <u>75.00</u>	\$ <u>30,000.00</u>
0802-0001	80	CY	TOPSOIL FURNISHED AND PLACED	\$ <u>175.00</u>	\$ <u>14,000.00</u>
0804-0038	40	LB	SEEDING AND SOIL SUPPLEMENTS - FORMULA L CLEAR ZONE MIX	\$ <u>245.00</u>	\$ <u>9,800.00</u>
0806-0113	715	SY	TEMPORARY SHORT-TERM, ROLLED EROSION CONTROL PRODUCT, TYPE 2D	\$ <u>15.00</u>	\$ <u>10,725.00</u>
0810-0052	9	EA	SELECTIVE TREE REMOVAL	\$ <u>2,500.00</u>	\$ <u>22,500.00</u>
0860-0002	1	EA	INLET FILTER BAG FOR TYPE C INLET	\$ <u>150.00</u>	\$ <u>150.00</u>
0867-0012	200	LF	COMPOST FILTER SOCK, 12" DIAMETER	\$ <u>15.00</u>	\$ <u>3,000.00</u>
0867-0024	50	LF	COMPOST FILTER SOCK, 24" DIAMETER	\$ <u>45.00</u>	\$ <u>2,250.00</u>

**TOTAL BASE PRICE \$ 120,125.00**



**Commonwealth of Pennsylvania  
Public Works Employment Verification Form**

Complete and return the form to the contracting Public Body prior to the award of the contract.

**Company Legal Name:** G&B Construction Group

**Doing Business As:** \_\_\_\_\_  
*(if different from Legal Name)*

**Mailing Address:** 415 W Bristol Rd  
Street Address 1

\_\_\_\_\_  
Street Address 2

<u>Feasterville-Treose</u>	<u>PA</u>	<u>19053</u>
City	State	Zip Code

**Check one:**       Contractor       Subcontractor

**Contracting Public Body:** New Garden Township

**Contract/Project Number:** \_\_\_\_\_

**Project Description:** REBID - Limestone Road Embankment Grading Project

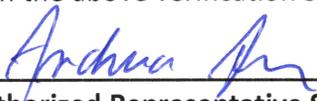
**Project Location:** Chester County

**Date Enrolled in E-Verify (MM/DD/YYYY):** 11/16/2016

As a contractor/subcontractor for the above referenced public works contract, I hereby affirm that as of today's date, 09/19/2025, our company is in compliance with the Public Works Employment Verification Act ('the Act') through utilization of the federal E-Verify Program (EVP) operated by the United States Department of Homeland Security. To the best of my/our knowledge, all employees hired are authorized to work in the United States.

It is also agreed to that all public works contractors/subcontractors will utilize the federal EVP to verify the employment eligibility of each new hire within five (5) business days of the employee start date throughout the duration of the public works contract. Documentation confirming the use of the federal EVP upon each new hire shall be maintained in the event of an investigation or audit.

I, Andreea Ambrus, authorized representative of the company above, attest that the information contained in this verification form is true and correct and understand that the submission of false or misleading information in connection with the above verification shall be subject to sanctions provided by law.

  
**Authorized Representative Signature**

09/20/2025  
**Date of Signature**

**Printed Name:** Andreea Ambrus, President

**Phone Number:** 215-919-6600      **Email:** hello@gbconstruction.com

3. **FORM OF GUARANTY:**

**ADDENDUMS:**

The bidder acknowledges receipt of the hereinafter enumerated addendums that have been issued during period of bidding and agrees that said addendums will become a part of this contract. The bidder will list below the numbers and issuing dates of the addendums.

<u>Addendum No.</u>	<u>Issuing Date</u>
_____	_____
_____	_____
_____	_____
_____	_____

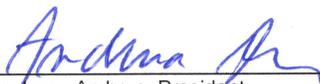
The undersigned hereby certifies that this Proposal is genuine, and not sham or collusive, or submitted in the interest or on behalf of any person, firm or corporation not herein named, and has not induced any other persons to refrain from biddings, and has not in any way sought by collusion to secure for themselves an advantage over any other bidder.

Accompanying this Proposal is a Certified Check or Bid Bond, payable to the Township in the sum of \$ 10% of bid amt, which the undersigned agree(s) is to be forfeited as liquidated damages, and not as a penalty, if the Contract is awarded to the undersigned and the undersigned shall fail to execute the Contract in conformity with the agreement incorporated in the contract documents, and furnish bonds as specified, within ten (10) days after receipt of notice to proceed. Otherwise, the Certified Check or Bid Bond will be returned to the undersigned.

The undersigned is: (an Individual)  
(a Partnership) under the laws of the State of Pennsylvania  
**(a Corporation)**

having principal offices at:

G&B Construction Group  
415 W Bristol Rd  
Feasterville-Trevose, PA 19053

Signed:  Date: 09/19/2025  
Andreea Ambrus, President

Address: same as above  
\_\_\_\_\_



**WORKER PROTECTION AND INVESTMENT CERTIFICATION FORM**

A. Pursuant to Executive Order 2021-06, *Worker Protection and Investment* (October 21, 2021), the Commonwealth is responsible for ensuring that every worker in Pennsylvania has a safe and healthy work environment and the protections afforded them through labor laws. To that end, contractors and grantees of the Commonwealth must certify that they are in compliance with Pennsylvania’s Unemployment Compensation Law, Workers’ Compensation Law, and all applicable Pennsylvania state labor and workforce safety laws including, but not limited to:

1. Construction Workplace Misclassification Act
2. Employment of Minors Child Labor Act
3. Minimum Wage Act
4. Prevailing Wage Act
5. Equal Pay Law
6. Employer to Pay Employment Medical Examination Fee Act
7. Seasonal Farm Labor Act
8. Wage Payment and Collection Law
9. Industrial Homework Law
10. Construction Industry Employee Verification Act
11. Act 102: Prohibition on Excessive Overtime in Healthcare
12. Apprenticeship and Training Act
13. Inspection of Employment Records Law

B. Pennsylvania law establishes penalties for providing false certifications, including contract termination; and three-year ineligibility to bid on contracts under 62 Pa. C.S. § 531 (Debarment or suspension).

**CERTIFICATION**

I, the official named below, certify I am duly authorized to execute this certification on behalf of the contractor/grantee identified below, and certify that the contractor/grantee identified below is compliant with applicable Pennsylvania state labor and workplace safety laws, including, but not limited to, those listed in Paragraph A, above. I understand that I must report any change in the contractor/grantee’s compliance status to the Purchasing Agency immediately. I further confirm and understand that this Certification is subject to the provisions and penalties of 18 Pa. C.S. § 4904 (Unsworn falsification to authorities).

<i>Signature</i>	<i>Date</i>
Andreea Ambrus	2/20/2025
<i>Name (Printed)</i>	
President	
<i>Title of Certifying Official (Printed)</i>	
G&B Construction Group	
<i>Contractor/Grantee Name (Printed)</i>	

G&B Construction Group Inc  
 415 W Bristol Rd  
 Feasterville-Trevoze, PA 19053  
 215-919-6600  
 www.GBconstruction.com  
 hello@gbconstruction.com  
 PA#103542

**WOMEN OWNED**™ since 2018  
 Certified  
 Member of Local Union 542 (Operators)  
 Member of Local Union 592 (Cement Masons)



LIST OF COMPLETED PROJECT EXPERIENCE (selected)

PROJECT NAME	CONTRACT AMOUNT	OWNER/AGENCY	CONTACT NAME	PHONE #
2020 Reservoir Park – Stream Restoration	\$258,615.69	Lansdowne Borough	James Carr, P.E. CEDARVILLE Engineering Group, LLC	610-705-4500
2020 Concrete Sidewalk Replacement	\$238,730.00	City of Allentown	Kyle Sergeant, City of Allentown	610-437-7574 x 2268
2020 Hartford Road Trail	\$348,088.77	Radnor Township	Dennis Capella, Project Manager	610-688-5600
2021 Cedar Street Moretti Park	\$319,670.00	Borough of Jenkintown	Paul Lehrer, Pennoni Associates	610-277-2402
2021 Construction of Parking Lots	\$221,543.47	Allentown Parking Authority	Rich Young, Project Manager	610-841-9090
2021 Philadelphia Housing Authority – Concrete Work	\$686,743.00	Philadelphia Housing Authority	Khadir Adam, Facilities Engineer	215-684-3202
2022 Sidewalk and ADA Improvements Rebid	\$635,199.50	Northampton Township	Dean Carr, P.E. McMahon Associates, Inc.	215-283-9444 ext. 1251
2022 Kimberton Road Roadway	\$ 497,954.00	West Vincent Township	Norman A. Ulrich, Municipal Engineer	610-987-9290
2022 Multimodal Transportation Fund Program	\$295,897.49	Perkasie Borough	Douglas Rossino, P.E.	215-345-4330
2022 Park to Perkiomen Trail Connector	\$1,078,000.00	Upper Salford Township	Kevin O'Donnell, Chairman	610-287-6160
2023 Old Welsh Road Sidewalk Improvements	\$349,963.50	Abington Township	Timothy Clark, Project Manager	215-435-0843

G&B CONSTRUCTION GROUP INC | 415 Bristol Rd | Feasterville - Trevoze, PA 19053 | 215-919-6600  
 www.GBconstruction.com

2023 Malin Road Culvert Replacement Contract #B-22-001	\$1,065,948.30	Radnor Township	Dennis Capella, Project Manager	610-688-5600
2023 North Main Street Sidewalk Project- Phase II	\$753,597.50	Borough of Yardley	Patrick Foley, P.E.	610-442-0140
2023 Plumstead Pedestrian Improvements	\$1,218,522.46	Plumstead Township	Damon Drummond, P.E.	215-896-2746
2023 Virginia Drive & Camp Hill Intersection Improvements	\$224,285.00	Upper Dublin Township Municipal Authority	Jack Smyth Jr., P.E.	215-561-2644
2023 West Goshen Bolmar Street Culvert Replacement	\$836,905.00	West Goshen Township	Christopher Peterson, P.E.	215-343-5700
2024 Bristol 2023 Curb Ramp Project	\$360,360.00	Bristol Borough	Kurt M. Schroeder, P.E.	215-345-4330
2024 Marsh Creek Watershed Protection Project Re-bid	\$520,658.05	Upper Uwchlan Township	Paul Boettinger, P.E	215*486-4371
2024 Trappe Borough Main Street Intersection Improvements	\$626,040.71	Trappe Borough	Rebekah Landis, P.E.	215-283-9444
2024 Wunder Avenue Drainage Improvements Project	\$181,559.75	Bensalem Township	Todd Tanner	215-622-2525
2024 Bethlehem Municipal Authority Phase 1 Basin Retrofits	\$1,794,342.70	Bethlehem Township Municipal Authority	Chad Gladfelter, HRG	717-676-8016
2024 11 ADA Curb Ramp	\$686,725.00	City of Bethlehem	Anthony Moussa, P.E.	610-865-7067
2024 Spring Mill Road & Montgomery Ave Intersection Improvements	\$949,132.26	Township of Lower Merion	Brian Finkelstein, P.E.	610-422-2394
2024 Brownlie Road Culvert Replacement	\$680,510.40	Upper Merion Township	Karl Schmit, P.E.	610-425-0033
2024 Grange Road Roundabout	\$329,402.14	Upper Macungie Township	Casey Zelena	610-395-0971
2024 Crabby Creek Stormwater Infiltration/Retrofit	\$715,227.95	Tredyffrin Township	Stephen Burgo. P.E.	610-408-3616

LIST OF AWARDED – IN PROGRESS PROJECTS

PROJECT NAME	CONTRACT AMOUNT	OWNER/AGENCY
Streetscape Improvements for Ridge Avenue at Gorgas Park	\$346,066.40	RDC/City of Philadelphia
Prospect Avenue Curb and Sidewalk Improvements	\$387,161.00	West Grove Borough
Anderson Farm Park Loop Trail	\$358,101.00	Upper Providence Township
Susquehanna Road & Fitzwatertown Road Roadway Improvements	\$281,675.20	Upper Dublin Township
Spring Mount Road Sidewalk	\$286,177.00	Lower Frederick Township
Maple Beach Trail and Parking Improvements	\$286,866.00	Bristol Borough
2024 Stormwater Projects	\$548,872.25	Municipality of Norristown
Old Bethlehem Pike Bridge and Streambank Stabilization	\$785,642.00	Lower Gwynedd Township
Tennyson Drive Basin Retrofit	\$1,506,911.00	Warminster Municipal Authority
2025 Upper Providence Township Roads Paving Project "A"	\$556,443.36	Upper Providence Township
2025 Upper Providence Township Roads Paving Project "B"	\$855,331.46	Upper Providence Township

## LIST OF EQUIPMENT:

### Major Equipment (owned)

#### *Excavation Division:*

2024 Volvo EC140EL  
2023 Caterpillar D6-VP  
2023 Caterpillar 340-08  
2023 CAT 420-07 EX  
2023 CAT 420-07 ST  
2022 Komatsu Hydraulic Excavator  
2022 Komatsu Wheel Loader  
2022 Mahindra Tractor  
2021 Case Track Loader  
2021 Komatsu Dozer  
2020 Case Excavator

#### *Paving Division:*

2022 Commercial Grade 8530 Leeboy Paver  
2024 CAT 655 Paver  
2024 Roller BW 138 AD-5  
2024 Roller CAT CB8  
2024 CAT Loader 265 (2 pieces)  
2020 Wacker Roller  
2022 Marathon Kettle  
2023 Laymor SM-300 Ride On Broom 8ft Wide

### Heavy Trucks and Dump Trucks (owned):

( 12 ) Kenworth Dump Truck T880  
( 2 ) Tractor Trailer + Heavy Hauling Trailer

## CONSTRUCTION EXPERIENCE:

Andreea Ambrus - President, Secretary, & Treasurer

George Girlea - Operations Manager, Union Member of Operating Engineers Local 542, 10 years of experience in Project Manager and 30 years of construction experience.

Nick Grigoras - Project Manager and Estimator. Over 15 years of experience as Estimator and 30 years of experience as Construction Project Manager.

Jeremy Moorehouse - Project Manager, Union Member of Operating Engineers Local 542, 15 years of experience as Project Manager.

Victor Tavares - Concrete Crew Foreman, Union Member of Operating Engineers Local 542, 30 years of experience as Construction Foreman.

Fernando Fragoso - Excavation Crew Foreman, Union Member of Operating Engineers Local 542, over 30 years of experience as Construction Foreman.

John Prykowski - Paving Crew Foreman, Union Member of Operating Engineers Local 542, over 15 years of experience as Construction Foreman.

## REFERENCES:

### JDM Materials

Anthony Rockey  
851 County Line Rd.  
Huntingdon Valley, PA. 19006  
215-357-5505 ext. 515  
credit@jdm-inc.com

### Silvi Group Companies

Noreen Moyer  
355 Newbold Road  
Fairless Hills, PA 19030  
215-295-0777  
nmoyer@silvi.com

### Vimco Inc.

Susan Mattern  
300 Hansen Access Rd,  
King of Prussia, PA 19406  
610-768-0500  
susan@vimcoinc.com

### Delaware Valley Concrete

Diane Quattrone  
248 E County Line Rd,  
Hatboro, PA 19040  
215-675-8900  
dquattrone@delvalconcrete.com

### Surety Info:

EHD Insurance  
Sarah E. Jordan  
1857 William Penn Way,  
Lancaster, PA 17601  
717-573-6352  
sjordan@ehdinsurance.com

### Bank Info:

Kimberly Godshall  
WSFS Bank  
1436 Lancaster Avenue,  
Berwyn, PA 19312  
Phone: 610-442-2930  
kgodshall@wsfsbank.com

### Insurance Info:

Greg Smith  
Ashmead Insurance Associates  
2422 N. Broad Street,  
Colmar, PA 18915  
215-822-7573  
certs@ashmeadins.com

## SAFETY INDICATORS:

### Total EMR Rate for the last 5 years

YEAR 2023	EMR 1.250
YEAR 2022	EMR 1.188
YEAR 2021	EMR 1.248
YEAR 2020	EMR 1.066
YEAR 2019	EMR 0.853

### Total Recordable Frequency Rate (TRFR) for the last 5 years

YEAR 2023	TRFR 4.06*
YEAR 2022	TRFR 0
YEAR 2021	TRFR 0
YEAR 2020	TRFR 0
YEAR 2019	TRFR 0

### Total Number of man-hours worked for the last 5 years

YEAR 2023	Total Number of man-hours 49,252
YEAR 2022	Total Number of man-hours 25,692.25
YEAR 2021	Total Number of man-hours 7829.5
YEAR 2020	Total Number of man-hours 6200
YEAR 2019	Total Number of man-hours 4000

### Total DART rate for the last 5 years

YEAR 2023	DART 4.06
YEAR 2022	DART 0
YEAR 2021	DART 0
YEAR 2020	DART 0
YEAR 2019	DART 0

\* 1 incident reported in 2023: Employee stepped on the side of the curb while walking to pick up a tool and strained his ankle.

hereby grants

# National Women's Business Enterprise Certification

to

G&B Construction Group Inc

who has successfully met WBENC's standards as a Women's Business Enterprise (WBE).  
This certification affirms the business is woman-owned, operated and controlled and is valid through the date herein.

WBENC National WBE Certification was processed and validated by Women's  
Business Enterprise Center - East, a WBENC Regional Partner Organization.



Authorized by Elizabeth M. Walsh, President  
Women's Business Enterprise Center - East

**WBENC**  
EAST  
WOMEN'S BUSINESS ENTERPRISE CENTER  
JOIN FORCES. SUCCEED TOGETHER.

Certification Granted: January 18, 2018  
Expiration Date: January 18, 2026  
WBENC National Certification Number: WBE1800085

NAICS: 237310  
UNSPSC: 72140000



*Commonwealth of Pennsylvania*  
Office of Attorney General

THIS IS TO CERTIFY THAT

G&B CONSTRUCTION GROUP INC  
415 W BRISTOL RD  
FEASTERVILLE - TREVOSE PA 19053

HAS REGISTERED IN PENNSYLVANIA AS A HOME IMPROVEMENT CONTRACTOR

9/18/2025

VALID UNTIL

PA103542

REGISTRATION NUMBER

SIGNATURE OF REGISTRATION CERTIFICATE HOLDER



MICHELLE A. HENRY, ATTORNEY GENERAL



## PREQUALIFICATION CERTIFICATE

### General

**Business Partner Id:** 013945  
**Status:** Qualified  
**Federal ID Number:** 46-3578816  
**Line Of Credit:** \$0.00

**Maximum Capacity:** \$0.00  
**Performance Factor:** 6  
**Issued:** 02/21/2025  
**Effective:** 02/21/2025  
**Expiration:** 02/21/2026

In accordance with the Department regulations you are hereby notified of the performance factor, maximum capacity rating, and work classifications assigned to you. You are eligible to perform as a Subcontractor.

### Contractor

Name	Address	City	State	Zip	Zip + 4
G&B Construction Group Inc.	415 W Bristol Rd	Feasterville-Treose	PA	19053	

### Subsidiaries

Name	FID
<i>No records found.</i>	

### Work Class Codes

Code	Group	Description	Type
C1	Earthwork	Other Excavation and Grading (Roadway Patches, Drainage, Structure Related, etc.)	R
C3	Incidental Construction	Geotextiles	R
F1	Pavement	Bituminous Pavement Patching and Repair	R
F2	Pavement	Bituminous Joint and Crack Sealing	R
F3	Pavement	Milling, Rumble Strips, Scarification Bituminous or Concrete	R
G3	Pavement	Spall Repair	R
H	Incidental Construction	Drainage, Water Main, Storm Sewer	R
H1	Incidental Construction	Pipe and Culvert Cleaning	R
H2	Incidental Construction	Pavement Base Drains	R
K	Incidental Construction	Curbs, Sidewalks, Inlets, Manholes	R
K1	Incidental Construction	Masonry Work	R
K2	Incidental Construction	Concrete and Masonry Coatings	R
M2	Roadside	Silt Barrier Fence, Gabions, Erosion Control	R
S0	Structures (Bridges)	Marine Repair	R
S4	Structures (Bridges)	Bridge Culverts, Pedestrian Bridges, Timber Bridges	R
S7	Structures (Bridges)	Rebar Installation	R
S9	Structures (Bridges)	Bridge Deck Placement or Repair	R
T5	Structures (Bridges)	Bearing Pads and Seals	R
T6	Structures (Bridges)	Expansion Dams	R
T7	Structures (Bridges)	Bridge Drainage	R

**Signature**

**VALIDATE AND ISSUED BY:** Matthew R. Weaver, P.E. for /s/

-----  
PREQUALIFICATION OFFICER

**Comments**

Prequalification renewed

**Audit Information**

<b>Created By</b>	<b>Created On</b>	<b>Modified By</b>	<b>Modified On</b>
LaToya Lewis/PennDOT	02/21/2025 11:17:37 AM	LaToya Lewis/PennDOT	02/21/2025 11:17:37 AM

You are currently logged in as **Nick Grigoras**.

Release: 101.0  
Session size: 0.1k

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[PennDOT Privacy Policy](#)

**Fri Feb 21 11:18:29 EST 2025**  
Official ECMS Date/Time

G&B Construction Group Inc  
415 W Bristol Rd  
Feasterville-Treose, PA 19053  
215-919-6600  
PA# 103542  
www.GBconstruction.com  
hello@gbconstruction.com



## Statement of Affirmative Action Policy

It is the policy of G&B Construction Group Inc to provide equal employment opportunities without regard to race, color, religion, sex, national origin, age, disability, marital status, veteran status, sexual orientation, genetic information or any other protected characteristic under applicable law. This policy relates to all phases of employment, including, but not limited to, recruiting, employment, placement, promotion, transfer, demotion, reduction of workforce and termination, rates of pay or other forms of compensation, selection for training, the use of all facilities, and participation in all company-sponsored employee activities. Provisions in applicable laws providing for bona fide occupational qualifications, business necessity or age limitations will be adhered to by the company where appropriate.

As part of the company's equal employment opportunity policy, G&B Construction Group Inc will also take affirmative action as called for by applicable laws and Executive Orders to ensure that minority group individuals, females, disabled veterans, recently separated veterans, other protected veterans, Armed Forces service medal veterans, and qualified disabled persons are introduced into our workforce and considered for promotional opportunities.

Employees and applicants shall not be subjected to harassment, intimidation or any type of retaliation because they have (1) filed a complaint; (2) assisted or participated in an investigation, compliance review, hearing or any other activity related to the administration of any federal, state or local law requiring equal employment opportunity; (3) opposed any act or practice made unlawful by any federal, state or local law requiring equal opportunity; or (4) exercised any other legal right protected by federal, state or local law requiring equal opportunity.

The above-mentioned policies shall be periodically brought to the attention of supervisors and shall be appropriately administered. It is the responsibility of each supervisor of the company to ensure affirmative implementation of these policies to avoid any discrimination in employment. All employees are expected to recognize these policies and cooperate with their implementation. Violation of these policies is a disciplinary offense.

An Affirmative Action Officer has been assigned to direct the establishment and monitor the implementation of personnel procedures to guide our affirmative action program throughout G&B Construction Group Inc. A notice explaining the company's policy is posted.

Date: 1/10/2025

Signature 

Name: Andreea Ambrus

Position: President, G&B Construction Group Inc

# CERTIFICATE OF DRUG AND ALCOHOL PROGRAM ENROLLMENT

## G & B Construction Group INC

The Employer listed above has enrolled in a Drug and Alcohol Testing Program with Foley Carrier Services that meets the following requirements:  
DOT Regulations as described in 49 CFR Parts 40 and 382

G & B Construction Group INC

415 West Bristol Rd

Feasterville, PA 19053

Program Date: 01/01/2023

Enrollment Date: 12/07/2022

Program is current through: 01/01/2026

Client Code: 0000161619

Scott Mogensen, CSAPA,  
Director, Compliance Operations

P: 800.253.5506 | F: 860.913.2456 | 140 Huyshope Avenue 2nd Floor, Hartford, CT 06106

G&B Construction Group Inc  
 415 W Bristol Rd  
 Feasterville-Trevoese, PA 19053  
 215-919-6600  
 PA# 103542  
 www.GBconstruction.com  
 hello@gbconstruction.com



2/11/2025

To whom it might concern,

This letter is regarding the supporting documentation requested for our Contractor Responsibility Certification that was submitted with the bid. The following employees are signatory union members and are assigned to work full time with G&B Construction. They are all at the JOURNEYMAN level:

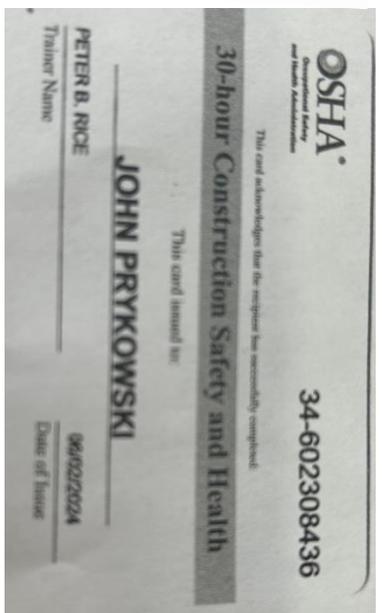
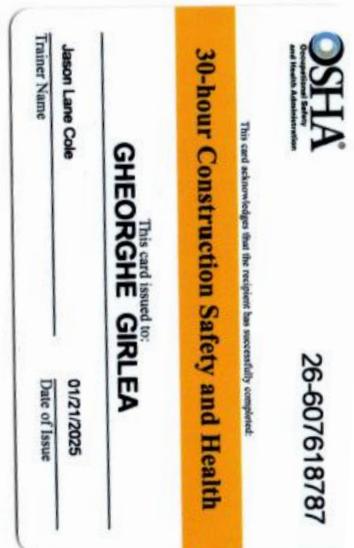
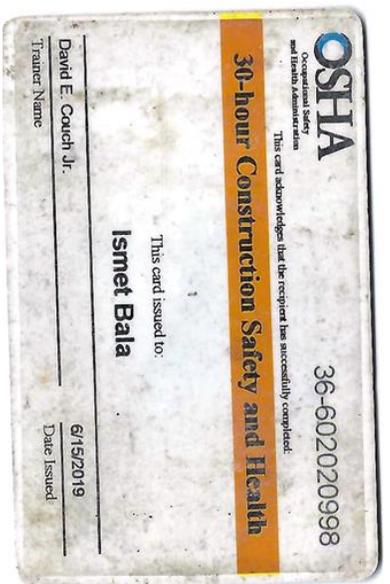
Name	Last 4 number of SS	Union	Union Member ID	OSHA
Gheorghie Girlea	*0620	The International Union Of Operating Engineers Local Union 542	Registration # PA5936	OSHA 30
John Prykowski	*0542	The International Union Of Operating Engineers Local Union 542	Registration # PA5935	OSHA 30
Fernando Fragoso	*9836	The International Union Of Operating Engineers Local Union 542	Registration # PA4383862	OSHA 10
Victor Tavares	*7527	The International Union Of Operating Engineers Local Union 542	Registration # PA4535332	OSHA 10
Jeremy Moorehouse	*1493	The International Union Of Operating Engineers Local Union 542	Will provide, pending as of 2/11/25	OSHA 30
Ismet Bala	*0842	Cement Masons Union Local 592	Registration # 9306456	OSHA 30
Joao Borges DeSousa	*4650	Cement Masons Union Local 592	Registration # 9344125	OSHA 10

Additionally, as a signatory union member, G&B Construction employs 10-12 union member at the Journeyman level, each season, based on project availability. These craft employees are assigned to G&B Construction week-by-week, therefore information about their names and OSHA is not available at this time.

kindest Regards,  
*Andreaa Ambrus*

Andreaa Ambrus  
 Owner and President  
 G&B Construction





# Cement Masons and Plasterers Union, Local No. 592

CHARTERED BY OPERATIVE PLASTERERS & CEMENT MASONS

INTERNATIONAL ASSOCIATION - 1916

2843 Snyder Avenue, Philadelphia, PA 19145

Philadelphia: (215) 468-0235 • Fax: (215) 271-5222

Harrisburg, York & Reading: (717) 764-2017 • Fax: (717) 764-2018

Allentown, Scranton, Wilkes Barre & Williamsport: (570) 344-6900 • Fax: (570) 344-6934

Central & Southern NJ & Delaware: (215) 468-0235 • Fax: (215) 271-5222

e-mail: [administration@opcma592.com](mailto:administration@opcma592.com)

**MARK WILDSMITH**

*President/Business Manager*



## AFFILIATED WITH

Building & Construction  
Trades Councils of

### Pennsylvania:

Philadelphia  
Central Pennsylvania  
Scranton/Wilkes Barre  
York/Adams County  
Berks County  
Lehigh Valley

### New Jersey:

Camden  
Mercer/Burlington  
Atlantic City  
Middelsex  
Monmouth/Ocean  
Union

### Delaware:

Wilmington

## AFL-CIO COUNCILS

Philadelphia  
Pennsylvania  
Bucks County  
Delaware County  
New Jersey

January 9, 2025

RE: **G & B Construction**

To Whom It May Concern:

Please be advised that **G & B Construction** is signatory to Local 592's Collective Bargaining Agreement, they employ cement masons from our local union to pour and finish concrete. The Cement Masons' & Plasterers' Union Local No. 592 has an approved Apprenticeship Program with the State of Pennsylvania. Our program consists of three (3) years, it puts into the hands of young people the knowledge and skill of the whole concrete trade. The Cement Masons Joint Apprenticeship Program has graduated the best cement masons in the region since 1994.

Our Program Number is PA005450001. Enclosed with this letter is the signature page from our Apprenticeship Standards with the PA Apprenticeship and Training Council.

If you have any questions or require additional information please feel free to contact our office.

Respectfully,

Mark Wildsmith  
President / Business Manager

DENNIS FIFE  
Vice President

MICHAEL L. SABATINI  
Financial Secretary

## FIELD REPRESENTATIVES

NICK BAIR  
MIKE CAREY  
ROBERT PETRACCI  
NEAL KLINE  
JAMES KILKENNY

## FUNDS ADMINISTRATOR

JOE MOSKAUSKI, CEBS

## APPRENTICE & SAFETY INSTRUCTORS

FRANK BELUSIK  
ANTHONY DITRI

## APPRENTICE COORDINATOR

ROBERT PETRACCI

1

**STANDARDS OF APPRENTICESHIP**  
**of the**  
**CEMENT MASON'S AND PLASTERERS' APPRENTICESHIP**  
**TRAINING FUND OF PHILADELPHIA AND VICINITY**

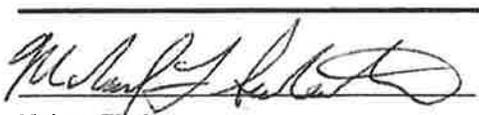
for

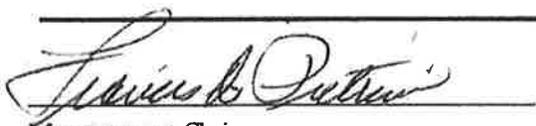
Cement Masons' and Plasterers' Local Union No. 592 of Philadelphia, of the  
Operative Plasterers and Cement Masons International Association of the United  
States and Canada

Originally Approved and Adopted January 1, 1994  
Amended: September ,2016

to be effective on approval by the

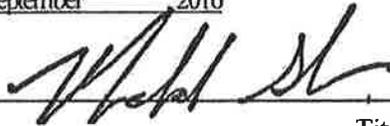
The Pennsylvania Apprenticeship and Training Council in cooperation with U.S. Department of  
Labor, Bureau of Apprenticeship and Training.

  
Union Chair

  
Management Chair

*Registered and filed with the*  
**The Pennsylvania Apprenticeship and Training Council**

and approved September ,2016

BY:  Chairman **OCT 31 2016**  
Name Title

**U.S. Department of Labor, Bureau of Apprenticeship and Training**

 , Secretary **OCT 31 2016**

# Cement Masons and Plasterers Union, Local No. 592

CHARTERED BY OPERATIVE PLASTERERS & CEMENT MASONS  
INTERNATIONAL ASSOCIATION - 1916

2843 Snyder Avenue, Philadelphia, PA 19145

Philadelphia: (215) 468-0235 • Fax: (215) 271-5222

Harrisburg, York & Reading: (717) 764-2017 • Fax: (717) 764-2018

Allentown, Scranton, Wilkes Barre & Williamsport: (570) 344-6900 • Fax: (570) 344-6934

Central & Southern NJ & Delaware: (215) 468-0235 • Fax: (215) 271-5222

e-mail: [administration@opcma592.com](mailto:administration@opcma592.com)



**MARK WILDSMITH**  
*President/Business Manager*



## AFFILIATED WITH

Building & Construction  
Trades Councils of

### *Pennsylvania:*

Philadelphia  
Central Pennsylvania  
Scranton/Wilkes Barre  
York/Adams County  
Berks County  
Lehigh Valley

### *New Jersey:*

Camden  
Mercer/Burlington  
Atlantic City  
Middlesex  
Monmouth/Ocean  
Union

### *Delaware:*

Wilmington

## AFL-CIO COUNCILS

Philadelphia  
Pennsylvania  
Bucks County  
Delaware County  
New Jersey

January 9, 2025

**G & B Construction**  
415 W. Bristol Road  
Feasterville-Trevoise, PA 19053

RE: Joao Sousa and Ismet Bala

Dear Ms. Ambrus:

Per your recent inquiry regarding the classification of the above referenced members, please be advised that they are both journeymen cement masons and they are in good standing.

If you need further information please feel free to contact me or the Union Hall.

Sincerely,

Michael Sabatini  
Financial Secretary

DENNIS FIFE  
Vice President

MICHAEL L. SABATINI  
Financial Secretary

## FIELD REPRESENTATIVES

NICK BAIR  
MIKE CAREY  
ROBERT PETRACCI  
NEAL KLINE  
JAMES KILKENNY

## FUNDS ADMINISTRATOR

JOE MOSKAUSKI, CEBS

## APPRENTICE & SAFETY INSTRUCTORS

FRANK BELUSIK  
ANTHONY DITRI

## APPRENTICE COORDINATOR

ROBERT PETRACCI



Operating Engineers Local #542  
Joint Apprenticeship Training & Safety Committee  
of Philadelphia, Eastern Pennsylvania and the State of Delaware



1375 Virginia Drive • Suite 206 • Fort Washington, PA 19034  
215-591-JATC (5282) • Fax 215-591-5286

DANIEL P. SULLIVAN, *President / JATC Director*  
JOHN M. PINE, *Emeritus*



January 8, 2025

G& B Construction  
415 W. Bristol Road  
Feasterville-Trevoise, PA 19053

To Whom It May Concern:

Operating Engineers Local 542 has a registered apprenticeship program with the Commonwealth of Pennsylvania and the US Department of Labor Bureau of Apprenticeship and Training (BAT) since 1965, Registration Number PA006650002.

This is a four-year program where apprentices are hired to contractors for on-the-job training as well as in-house training at one of our three training sites. We have had a graduating apprentice class to journeyman for each of the past five years.

G&B is a signatory union contractor with the Operating Engineers Local 542 which makes them a full participant in this apprenticeship program.

If you have any questions or need further information, I can be reached at the number above.

Sincerely,

Daniel P. Sullivan  
President/Director

# International Union of Operating Engineers

LOCALS 542, 542-RA, 542-C, 542-D

**JAMES REILLEY**  
Business Manager

**DAN SULLIVAN**, President  
**JAMES GITTENS**, Vice President

AFFILIATED WITH THE  
LABOR AND BUILDING



AMERICAN FEDERATION OF  
TRADES DEPARTMENT

**ROBERT WALSH**, Recording Secretary  
**ROSS STEPHENS**, Treasurer  
**JAMES ASCIONE**, Financial Secretary

1375 VIRGINIA DRIVE - SUITE 100, FORT WASHINGTON, PA 19034  
(215) 542-7500  
FAX: (215) 542-7557

January 9, 2025

G & B Construction  
415 W. Bristol Road  
Feasterville-Treose, PA 19053

Re: Fernando Fragoso & Victor Tavares

Dear Ms. Ambrus:

This letter is in reference to **Mr. Fernando Fragoso (book #4383862)** and **Mr. Victor Tavares (book #4535332)**. Both men are both journeyman with Local 542 of the International Union of Operating Engineers and are in good standing.

Sincerely,

A handwritten signature in cursive script that reads "Robert Walsh".

Robert Walsh  
Recording Secretary

RW/na

# International Union of Operating Engineers

LOCALS 542, 542-RA, 542-C, 542-D

**JAMES REILLEY**  
Business Manager

**DAN SULLIVAN**, President  
**JAMES GITTENS**, Vice President

AFFILIATED WITH THE  
LABOR AND BUILDING



AMERICAN FEDERATION OF  
TRADES DEPARTMENT

**ROBERT WALSH**, Recording Secretary  
**ROSS STEPHENS**, Treasurer  
**JAMES ASCIONE**, Financial Secretary

1375 VIRGINIA DRIVE - SUITE 100, FORT WASHINGTON, PA 19034  
(215) 542-7500  
FAX: (215) 542-7557

January 15, 2025

G & B Construction  
415 W. Bristol Road  
Feasterville-Treose, PA 19053

Re: John Prykowski & Gheorghe Girlea

Dear Ms. Ambrus:

This letter is in reference to **Mr. John Prykowski (book #5935) and Mr. Gheorghe Girlea (book #5936)**. Both men have journeyman status with Local 542 of the International Union of Operating Engineers and are in good standing.

Sincerely,

Robert Walsh  
Recording Secretary

RW/na

**4. CONTRACTOR'S QUALIFICATION STATEMENT**

This statement is to be submitted as requested by the Owner. (Note: Attach separate sheets as required.)

The undersigned certified the truth and correctness of all statements and of all answers to questions made hereinafter.

TO: New Garden Township  
299 Starr Road  
Landenberg PA 19350

Submitted by: G&B Construction Group Corporation

Name: \_\_\_\_\_ Partnership \_\_\_\_\_

Address: \_\_\_\_\_ Individual \_\_\_\_\_

Principal Office: \_\_\_\_\_ Joint Venture \_\_\_\_\_

Other \_\_\_\_\_

How many years has your organization been in business as a Contractor? 12

How many years has your organization been in business under its present business name? 12

If a corporation, answer the following:

1) Date of incorporation: 08/31/2013

2) State of incorporation: Pennsylvania

3) President's name: Andreea Ambrus

4) Vice President's name(s): Andreea Ambrus

5) Secretary or Clerk's name: Andreea Ambrus

6) Treasurer's name: Andreea Ambrus

7) List name and address of all parties holding greater than ten percent (10%) interest in the corporation:

Andreea Ambrus, Owner 100%, President

If individual or partnership, answer the following: **N/A**

1) Date of origination: \_\_\_\_\_

2) Name and address of all partners (State whether general or limited partnership):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If other than corporation or partnership, describe organization and name principals: **N/A**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

We normally perform 100 % of the Work with our own forces. List trades below:

**Operators , Concrete finishers , Truck Drivers**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Have you ever failed to complete any Work awarded to you? If so, note when, where and why:

**No**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Has any officer or partner of your organization ever been an officer or partner of another organization that failed to complete a construction Contract? If so, state circumstances:

**No**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

List name of project, Owner, architect, Contract amount, percent complete and scheduled Completion of the comparable construction projects your organization has in progress on this date:

see attached supporting documents

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List name of project, Owner, architect, Contract amount, date of Completion, percent or Work with own forces of the projects your organization has completed in the past two (2) years which equal at least fifty percent (50%) of the total amount of the Bid for the project under consideration:

see attached supporting documents

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List the construction experience of the principal individuals of your organization:

see attached supporting documents

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List the categories in which your organization is legally qualified to do business in Pennsylvania:

General Construction

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Trade References:

see attached supporting documents

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Bank References:

see attached supporting documents

Name of Bonding Company and name and address of agent:

see attached supporting documents

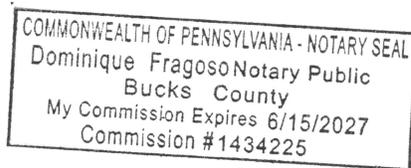
Dated at 415 W Bristol Rd, Feasterville-Trevoise, PA 19053  
this 19th day of September, 2025.

Name of Organization: G&B Construction Group  
415 W Bristol Rd  
Feasterville-Trevoise, PA 19053

By: *Andreea Ambrus*  
Title: Andreea Ambrus, President

M Andreea Ambrus, being duly sworn, deposes and says that he/she is the  
President of Contractor(s), and that answers to the foregoing questions and  
all statements therein contained are true and correct.

Subscribed and sworn before me this 19th day of September, 2025.  
Notary Public: *Dominique Fragoso*  
My Commission Expires: JULY 15, 2027



**2. NON-COLLUSION AFFIDAVIT OF PRIME BIDDER**

State of Pennsylvania ) County of Bucks )  
 ) ss:

Andreea Ambrus being duly sworn, deposes and says that:  
(Name of Bidder's Representative)

- 1) They are Owner 100%, President  
(Capacity of Bidder's Representative – i.e., Owner, partner, officer, agent, etc.)  
of G&B Construction Group  
(Name of Bidder)
- 2) They are fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;
- 3) Such Bid is genuine and is not a collusive or sham bid;
- 4) Neither the said Bidder nor any of its officers, partners, Owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or, to fix any overhead, profit or cost element of the bid price or the bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the Owner to which the attached Bid is being submitted or any person interested in the proposed Contract; and
- 5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, Owners, employees, or parties in interest, including this affiant.

G&B Construction Group  
(Name of Bidder)

Andreea Ambrus  
(Signature of Bidder's Representative)

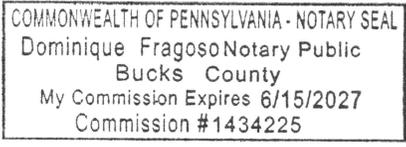
Andreea Ambrus, President  
(Title of Bidder's Representative)

Sworn to and subscribed before me this 22<sup>nd</sup> day of September, A.D. 2025.

Dominique Fragoso  
(Signature of Notary)

Notary Public  
(Title)

My Commission Expires: June 15<sup>th</sup>, 2027  
(Date)



**BID BOND**

**Developers Surety and Indemnity Company**  
800 SUPERIOR AVENUE E., 21ST FLOOR, CLEVELAND, OH 44114.

KNOWN ALL BY THESE PRESENTS, That we, G&B Construction Group, Inc.,  
as Principal, and Developers Surety and Indemnity Company, as Surety, are  
held and firmly bound unto New Garden Township, as  
Obligee, in the sum of ten percent of the total amount bid and all add alternates  
Dollars ( 10% ) for the payment of which we bind ourselves, and our  
successors and assigns, jointly and severally, as provided herein.

WHEREAS, Principal has submitted or is about to submit a bid to the Obligee on a  
contract for Rebid - Limestone Road Embankment Grading Project  
("Project").

NOW, THEREFORE, the condition of this bond is that if Obligee accepts Principal's bid,  
and Principal enters into a contract with Obligee in conformance with the terms of the  
bid and provides such bond or bonds as may be specified in the bidding or contract  
documents, then this obligation shall be void; otherwise Principal and Surety will pay to  
Obligee the difference between the amount of Principal's bid and the amount for which  
Obligee shall in good faith contract with another person or entity to perform the work  
covered by Principal's bid, but in no event shall Surety's and Principal's liability exceed  
the penal sum of this bond.

Signed this 25th day of September, 2025.

G&B Construction Group, Inc.  
(Principal)

By: Andrea Ambrus  
Andrea Ambrus, President

Developers Surety and Indemnity Company

By: Matthew Ashcroft  
Matthew Ashcroft, Attorney-in-Fact



## Consent of Surety

New Garden Township  
299 Starr Road  
Landenberg PA 19350

RE: G&B Construction Group, Inc  
Rebid - Limestone Road Embankment Grading Project

To Whom It May Concern:

We are pleased to be the surety agent for the above-referenced contractor. In the event this firm enters into a contract with you for this project, Developers Surety and Indemnity Company is prepared to execute the required Performance and Payment bonds in the full amount of the contract.

Signed and Sealed Date: 9/25/2025

Developers Surety and Indemnity Company



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Matthew Ashcroft  
Attorney-In-Fact

**POWER OF ATTORNEY FOR  
COREPOINTE INSURANCE COMPANY  
DEVELOPERS SURETY AND INDEMNITY COMPANY**  
59 Maiden Lane, 43rd Floor, New York, NY 10038  
(212) 220-7120

KNOW ALL BY THESE PRESENTS that, except as expressly limited herein, COREPOINTE INSURANCE COMPANY and DEVELOPERS SURETY AND INDEMNITY COMPANY, do hereby make, constitute and appoint:

Matthew Swanick, Benjamin Pinkerton, Jeff Cummings and Matthew Ashcroft, of Lancaster, PA

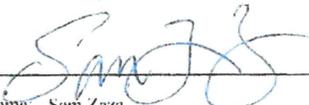
as its true and lawful Attorney-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said companies, as sureties, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as each of said company could do, but reserving to each of said company full power of substitution and revocation, and all of the acts of said Attorney-in-Fact, pursuant to these presents, are hereby ratified and confirmed. This Power of Attorney is effective June 17, 2024 and shall expire on December 31, 2025.

This Power of Attorney is granted and is signed under and by authority of the following resolutions adopted by the Board of Directors of COREPOINTE INSURANCE COMPANY and DEVELOPERS SURETY AND INDEMNITY COMPANY (collectively, "Company") on February 10, 2023.

RESOLVED, that Sam Zaza, President, Surety Underwriting, James Bell, Vice President, Surety Underwriting, and Craig Dawson, Executive Underwriter, Surety, each an employee of AmTrust North America, Inc., an affiliate of the Company (the "Authorized Signors"), are hereby authorized to execute a Power of Attorney, qualifying attorney(s)-in-fact named in the Power of Attorney to execute, on behalf of the Company, bonds, undertakings and contracts of suretyship, or other suretyship obligations; and that the Secretary or any Assistant Secretary of the Company be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney.

RESOLVED, that the signature of any one of the Authorized Signors and the Secretary or any Assistant Secretary of the Company, and the seal of the Company must be affixed to any such Power of Attorney, and any such signature or seal may be affixed by facsimile, and such Power of Attorney shall be valid and binding upon the Company when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF, COREPOINTE INSURANCE COMPANY and DEVELOPERS SURETY AND INDEMNITY COMPANY have caused these presents to be signed by the Authorized Signor and attested by their Secretary or Assistant Secretary this March 27, 2023.

By:   
Printed Name Sam Zaza  
Title President, Surety Underwriting



**ACKNOWLEDGEMENT:**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

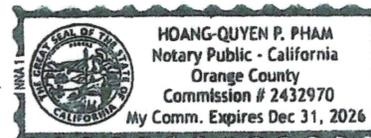
STATE OF California COUNTY OF Orange

On this 27 day of March, 2023, before me, Hoang-Quyen Phu Pham, personally appeared Sam Zaza who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the instrument and acknowledged to me that they executed the same in their authorized capacity, and that by the signature on the instrument the entities upon behalf which the person acted, executed this instrument.

I certify, under penalty of perjury, under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

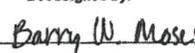
Signature 



**CORPORATE CERTIFICATION**

The undersigned, the Secretary or Assistant Secretary of COREPOINTE INSURANCE COMPANY and DEVELOPERS SURETY AND INDEMNITY COMPANY, does hereby certify that the provisions of the resolutions of the respective Boards of Directors of said corporations set forth in this Power of Attorney are in force as of the date of this Certification.

This Certification is executed in the City of Cleveland, Ohio, this March 19, 2023.

DocuSigned by:  
By:  Barry W. Moses, Assistant Secretary POA No. N/A  
6B6415E7ADE548C...

DocuSignEnvelopeID: 3352BFD6-5E9D-4796-837E-C1E455E6530F

Ed. 0323

Signed and sealed this 25th day of September, 2025

**Question Set 1: Acknowledgements**

#	Question	Response	Comment	Status
1.0.1	Bidder acknowledged all addenda issued. If no addenda issued, write None. (Enter Addendum Date and Number)	# 1 - 09/22/2025		Complete
1.0.2	Sponsor reserves the right to reject any and all bids.	I Agree		Complete
1.0.3	Sponsor reserves the right to reduce, increase, delete or supplement items or quantities from the low Bidder when making the award, without negotiating the total lump sum, unit price or item with the low Bidder.	I Agree		Complete
1.0.4	The contractor has completed a visit to the site of the work and acquainted themselves with conditions affecting the work.	I Agree		Complete
1.0.5	Bidder acknowledges compliance with Executive Order 2021-06, Worker Protection and Investment (October 21, 2021) and will provide certification if awarded the project	I Agree		Complete
5 Questions			100.00% Complete	

## Responses

Success: All data is valid!

Status	#	Description	Item Number	Unit of Measure	Quantity Required	Numeric	Total Cost
						Unit Price	

### Base Bid Pricing

Success: All values provided	#1-1	Clearing And Grubbing	0201-0001	LS	1	\$ 27,700.00	\$ 27,700.00	
Success: All values provided	#1-2	Class 1 Excavation	0203-0001	CY	400	\$ 75.00	\$ 30,000.00	
Success: All values provided	#1-3	Topsoil Furnished And Placed	0802-0001	CY	80	\$ 175.00	\$ 14,000.00	
Success: All values provided	#1-4	Seeding And Soil Supplements - Formula L Clear Zone Mix	0804-0038	LB	40	\$ 245.00	\$ 9,800.00	
Success: All values provided	#1-5	Temporary Short-Term, Rolled Erosion Control Product, Type 2D	0806-0113	SY	715	\$ 15.00	\$ 10,725.00	
Success: All values provided	#1-6	Selective Tree Removal	0810-0052	EA	9	\$ 2,500.00	\$ 22,500.00	
Success: All values provided	#1-7	Inlet Filter Bag For Type C Inlet	0860-0002	EA	1	\$ 150.00	\$ 150.00	
Success: All values provided	#1-8	Compost Filter Sock, 12" Diameter	0867-0012	LF	200	\$ 15.00	\$ 3,000.00	
Success: All values provided	#1-9	Compost Filter Sock, 24" Diameter	0867-0024	LF	50	\$ 45.00	\$ 2,250.00	
Basket Total							\$ 120,125.00	
Grand Total							\$ 120,125.00	