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EAST FALLOWFIELD TOWNSHIP

Board of Supervisors Meeting Agenda

September 23, 2025 at 6:30 PM



NOTE: BOARD OF SUPERVISORS MEETINGS ARE NOW LIVESTREAMED TO OUR YOUTUBE CHANNEL: <https://www.youtube.com/@eastfallowfieldtownship>

1. Call to order, silent meditation, and pledge of allegiance.
2. An executive session was held on September 11, 2025 to discuss legal matters.
3. APPROVAL OF MINUTES
 - a. August 26, 2025 Board of Supervisors Meeting Minutes

PROPOSED MOTION: I make a motion to approve the August 26, 2025 Board of Supervisors meeting minutes as presented.

4. FIRE DEPARTMENTS & DEPARTMENT OF EMERGENCY SERVICES
 - a. August Westwood Fire Company Fire Chief's Report submitted for Board and resident review.
 - b. August Westwood Fire Company EMS Report submitted for Board and resident review.
 - c. August Modena Fire Company Fire Chief's Report submitted for Board and resident review.
 - d. August Modena Fire Company Fire Chief's Report – East Fallowfield Calls Only submitted for Board and resident review.
 - e. August Modena Fire Company EMS Report submitted for Board and resident review.

5. SUMMARY BY APPLICABLE BOARD LIAISON

Township Office – Supervisor Wright
Police Department – Supervisor DiRado
Public Works Department – Supervisor McEvoy
Emergency Services and Fire Marshal – Vice Chairman Domboski
Planning Commission – Supervisor Domboski
Historical Commission – Supervisor Lambert
Park and Recreation – Chairwoman McEvoy
Environmental Advisory Committee (EAC) – Supervisor DiRado

6. TREASURER'S REPORT

- a. August 31, 2025, Treasurer's Report.



EAST FALLOWFIELD TOWNSHIP



Board of Supervisors Meeting Agenda

September 23, 2025 at 6:30 PM

PROPOSED MOTION: I make a motion to approve the August 31, 2025, Treasurer's Report as presented.

b. Payment Authorizations

PROPOSED MOTION: I make a motion to approve the Payment Authorizations for the period of August 27, 2025 through September 23, 2025 in the total amount of \$ as presented.

c. 2026 Minimum Municipal Obligation (MMO) for East Fallowfield Township - Police Pension Plan & Non-Uniform Pension Plan.

d. Contract with Autoagent for Municipay Online Payment Portal Solution

PROPOSED MOTION: I make a motion to approve a 3-year agreement with Autoagent for Municipay Online Payment Portal Solution.

7. MANAGER'S REPORT

a. Applications for Municipal Building Committee Received from Deborah Stoff, Shane Cloyd, and Clare Small McEvoy (Informational)\

b. First Budget Workshop: October 14, 2025 (Informational)

c. Approval for Emergency Contract with Hafer Equipment for Repairs to Gasoline Pump

PROPOSED MOTION: I make a motion to retroactively approve an agreement with Hafer Equipment to repair the product piping jacket and install an overflow alarm.

d. Bulk Trash Drop-Off Event on Saturday, October 18 9:00am-3:00pm (Informational)

e. New Business

8. LEGAL

a. Zoning Hearing Board Application (Request for Variance) Received for 105 Mortonville Road (Informational)

b. Zoning Hearing Board Application (Request for Special Exception) Received for 152 Doe Run Road (Informational)

c. New Business



EAST FALLOWFIELD TOWNSHIP

Board of Supervisors Meeting Agenda

September 23, 2025 at 6:30 PM



7. PARK AND RECREATION BOARD

- a. No Report Submitted
- b. East Fallowfield Township Flea Market on September 27, 2025, 9:00am-12:00pm at the Township Park (Informational)
- c. Proposal from Jets Bounce Party Rental

PROPOSED MOTION: I make a motion that the Township approve a proposal from Jets Bounce Party Rental in the amount of \$470 from The township's Park and Recreation fund for an inflatable rental at the Fall Festival/Cornhole Tournament on October 11, 2025.

8. PLANNING COMMISSION

- a. No Planning Commission Report Submitted.

9. POLICE DEPARTMENT

- a. August Police Report submitted for Board and resident review.

10. HISTORICAL COMMISSION

- a. Report Submitted.

11. OLD BUSINESS

12. NEW BUSINESS

13. PUBLIC PARTICIPATION - 20 minutes

14. ADJOURNMENT

The agenda is finalized 24 hours before the regular meeting.

EAST FALLOWFIELD TOWNSHIP
BOARD OF SUPERVISORS MEETING
August 26, 2025 **UNApproved Minutes**
6:30 p.m.

Members Present

Clare Small-McEvoy, Chairwoman
Mike Domboski, Vice Chairman
Wilson Lambert, Member
Katja DiRado, Member
Al Wright, Member

Township Staff Present

Scott Swichar, Township Manager
Dave Hindman, Township Treasurer
Chad Osborn, Police Chief
Township Solicitor
Mike Crotty

1. CALL TO ORDER, SILENT MEDITATION, PLEDGE OF ALLEGIANCE

Chairwoman McEvoy called the meeting to order at 6:30 PM.

2. DISCUSSION

- A. Chairwoman McEvoy reviewed Resolution 2025-15 establishing rules for public participation at Board of Supervisor meetings. She stated that the board presented the resolution in July. The Board of Supervisors meeting is not a town hall meeting or a Q&A session. It is a meeting for the Board of Supervisors to do business on very specific topics on the agenda. The rules are in accordance with the Sunshine Act and every township has rules for participation. The board felt it was important to bring structure and order to the meeting and ensure that everyone has a voice. The three minute limit is so that everyone has an opportunity to be heard and ensure that one resident does not dominate the conversation. The first comment period is for agenda items, and the second comment period is at the end of the meeting. Chairwoman McEvoy asked that everyone come up to the podium and provide their name and address. She stated that if you are not comfortable providing your address, then you can come after the meeting and provide it to the township manager. She stated that the address should be provided so that we can follow up with residents in a timely manner.

B. APPROVAL OF MINUTES

JULY 22, 2025 BOARD OF SUPERVISORS MEETING MINUTES

MOTION: Chairwoman McEvoy made a motion to approve the July 22, 2025 Board of Supervisors meeting minutes as presented. Supervisor DiRado seconded.

VOTE: 5-0.

C. FIRE DEPARTMENTS & DEPARTMENT OF EMERGENCY SERVICES

- 1) February Westwood Fire Company Fire Chief's Report submitted for Board and resident review.
- 2) February Westwood Fire Company EMS Report submitted for Board and resident review.
- 3) February Modena Fire Company Fire Chief's Report submitted for Board and resident review.
- 4) February Modena Fire Company Fire Chief's Report – East Fallowfield Calls Only submitted for Board and resident review.
- 5) February Modena Fire Company EMS Report submitted for Board and resident review.
- 6) A Resolution Adopting the Emergency Operations Plan for East Fallowfield Township

MOTION: Chairwoman McEvoy made a motion to approve Resolution No. 2025-16 adopting the East Fallowfield Township Emergency Operations Plan. Supervisor DiRado seconded.

Emergency Management Coordinator, Tony Sirna stated that FEMA requires the plan for reimbursement for a disaster.

Supervisor Wright questioned how long the plan is good for.

Mr. Sirna stated that the county will inform the township when they need to provide an update and will inform the township if they are out of compliance.

Supervisor DiRado questioned how FEMA cuts will affect the township.

Mr. Sirna stated that he is not sure.

VOTE: 5-0.

D. SUMMARY BY APPLICABLE BOARD LIAISON

Township Office – Supervisor Wright
 Police Department – Supervisor DiRado
 Public Works Department – Supervisor McEvoy
 Emergency Services and Fire Marshal – Supervisor Domboski
 Planning Commission – Supervisor Domboski
 Historical Commission – Supervisor Lambert
 Park and Recreation – Supervisor Wright
 Environmental Advisory Committee (EAC) – Supervisor DiRado

Supervisor Wright asked to step down from the Park and Recreation Board. He stated that Chair McEvoy is already on the Park and Recreation Board so his participation is redundant. Chair McEvoy requested that she be added as the liaison to the Park and Recreation Board.

B. TREASURER'S REPORT

1) July 31, 2025 Treasurer's Report

MOTION: Supervisor Wright made a motion to approve the July 31, 2025 Treasurer's Report as presented. Supervisor DiRado seconded.

VOTE: 5-0.

2) Payment Authorizations.

MOTION: Chair McEvoy made a motion to approve the Payment Authorizations for the period of July 23 through August 26, 2025 in the total amount of \$697,155.32 as presented. Supervisor Wright seconded.

Treasurer Hindman stated that \$341,516.25 was for road paving which included a change order, and that Fire/EMS quarterly subsidies were included in the payment authorizations.

VOTE: 5-0.

C. TOWNSHIP MANAGER'S REPORT

1) Approval of the 2025-2026 Chester County Consortium bid for Sodium Chloride.

Township Manager Swichar stated that the township is part of a consortium with 25 municipalities for the purchase of sodium chloride. This is a cost savings for the township. There were four bidders and Chemical Equipment Labs was the low bidder. He stated that the price went up a small amount from last year's price which was \$70.20/ton.

MOTION: Chair McEvoy made a motion to approve the 2025-2026 Chester County Consortium Bid to Chemical Equipment Labs for Sodium Chloride for \$71.17 a ton. (Note: 2024-2025 price was \$70.20 a ton). Supervisor DiRado seconded.

Supervisor Wright questioned if the township committed to a certain quantity.

Township Manager Swichar stated that the township provides an estimate.

Township resident, Phillip Roomet questioned if the price comes down if the township commits to a large tonnage.

Mr. Swichar stated that the bid was put out through West Bradford Township and the quantity reflects the cost savings of going out to bid with 25 other municipalities.

VOTE: 5-0.

2) Approval of a Bulk Trash Drop-Off Event on Saturday, October 18, 2025

Township Manager Swichar stated that the township has a proposed date of October 18, 2025 for the cleanup event. This is a free event for township residents to dispose of household bulk items like household furniture. The township will not take construction debris. Currently the township takes 2 items a month during bulk collection. However, this event would supplement that collection.

MOTION: Supervisor Wright made a motion to approve a bulk trash drop-off event on Saturday, October 18 from 9:00am-3:00pm. Supervisor DiRado seconded.

Supervisor DiRado questioned if the event is just for township residents.

Township Manager Swichar stated yes.

Supervisor Wright questioned if the township will take washer, dryer and refrigerators.

Township Manager Swichar stated the township will take appliances as long as the freon is removed and that the appliance include a sticker certifying the freon was removed. Televisions and electronics will be accepted.

Mike Petro, Township resident, questioned if the event is drop off or pick up.

Township Manager Swichar stated that the event is drop off at the municipal complex, 2264 Strasburg Road.

VOTE: 5-0.

3) Agreement with T.P.D for Utility Relocation work to Repair Drainage Pipe on Saw Mill Road

Township Manager Swichar stated that the township has received easements from the affected property owners. The project is getting close to the finish line, however TPD has a supplemental proposal for \$9,000 for additional utility relocation work. This would be to prepare for the utility easements to be submitted to DEP. TPD advises that the project will go out to bid in the fall and construction will happen in the spring.

MOTION: Supervisor Wright made a motion to approve a supplemental agreement with Traffic, Planning, and Design, Inc. at an amount not to exceed \$9,000 to complete utility relocation work related to a damaged drainage pipe on Saw Mill Road. Supervisor DiRado seconded.

Supervisor Wright stated there is only one road that leads into the nearby neighborhood.

Township Manager Swichar stated the township received \$250,000 in grants that should pay for a substantial amount of construction costs.

VOTE: 5-0.

4) Meeting Schedule for 2026 Budget (Informational)

Township Manager Swichar provided the following dates for the 2026 public meetings:

First Budget Workshop: October 14, 2025

First Presentation of Budget: October 28, 2025

Second Presentation of Budget/Authorize Advertisement of Budget: November 18

Budget Adoption (Proposed): December 9

Budget Adoption (If not adopted on December 9): December 16

5) Updates on Newlinville Traffic Calming Project, Municipal Building project, Mortonville Bridge (Informational)

Township Manager Swichar stated that the preconstruction meeting for the Newlinville Traffic Calming Project is this week and that construction is scheduled to begin in September. The township will notify residents of Newlinville about construction. There was a board discussion about the project.

Manager Swichar stated that the township received a \$550,000 grant for engineering and architecture toward the municipal building project. The Township is working with HUD to get the grant agreement in place. Once that is in place, the township can move forward with approving an architect. There are currently two vacancies on the municipal building committee. The Township advertised the vacancies on the township website. The Township has also placed a tab on the township website, called “project updates. The township has already provided project updates on the webpage and will update the page as we move forward.

Mr. Swichar stated that the township recently wrapped up its environmental testing for the Mortonville Bridge and also completed its survey work, wetlands delineation and PNDI clearance work. The Township is coordinating with the Chester County Conservation District about a possible stream relocation or reconstruction so that another collapse of the bridge does not happen in the future. The project is more complicated because of the stream which caused the initial collapse. Regarding funding, the township has secured \$250,000 in grants for the project and is waiting to hear about an additional grant for the project.

Supervisor Wright discussed the stream restoration.

Township Manager Swichar stated that the stream restoration could impact the length of the bridge. The township needs to address whether it can relocate the stream before completing final engineering design.

6) New Business: Supervisor DiRado stated that she wants to see a line item in the budget for the municipal building.

D. LEGAL

1) A Resolution Establishing a 6-Month Moratorium on Ordinance 2024-01

Solicitor Crotty stated that the Single-Use Plastic ordinance was adopted last October and went into effect at the end of April. A discussion from the board was what to do with the ordinance given the change in board composition. The discussion point was the consideration of additional time for review, study and public outreach. A draft resolution is in the board packet.

MOTION: Chairwoman McEvoy made a motion approving Resolution No. 2025-17 establishing a 6-month moratorium on the implementation and enforcement of the Single Use Plastics Ban Ordinance 2024-01 and directing the township manager to conduct a survey on the implementation of the ordinance. Supervisor DiRado seconded

John Nielsen, township resident, stated that he dropped off information from the Penn State Extension. He discussed the Pennsylvania Constitution.

Mike Petro, township resident, discussed the single use plastic ban and impact on his business.

Shane Cloyd, township resident, discussed the single use plastic ban.

Phillip Roomet, township resident discussed the single use plastic ban.

There was a board discussion on the topic.

VOTE: 5-0.

2) New Business: Solicitor Crotty provided an update on the Maughan enforcement matter at 55 Glenlee. He stated that there is a contempt order against Mr. Maughan for stormwater violations and there is an order in court for Mr. Maughan to secure an engineer to rectify stormwater issues. He also stated that the township engineer completed a report last fall related to open items in the Fieldstone development. Last December, an associate in his firm sent a demand letter to the surety. Another attorney in his office sent an additional demand letter to Traveler's via trackable mail and reached out to Traveler's via phone call. The HOA has a new attorney, and the township is eager to work with him.

Supervisor Wright questioned if there is another path for the township to take.

Solicitor Crotty stated an alternative course of action would be to go after the developer, which would be a longer course of action that might not bear fruit. The initial developer was bankrupt. The NPDES permit is also open.

Elliot Berton, Attorney for the HOA, stated that issues have been pending for a long time. He requested that the township aggressively pursue Traveler's.

E. PARK AND RECREATION BOARD

1) No report submitted

2) Request from Wild Rec LLC Requesting Reduced Fee for Field Permit

Township Manager Swichar stated that Wild Rec is a for-profit company requesting use of the township fields for home schooled kids to play soccer. They requested a reduced fee. He does not have any issues with the use of the field; however, it would be the board's discretion to lower the fee. The fee schedule reflects \$100/day for non-residents and \$50/day for residents. The security fee is \$250/day. The club is requesting \$25/day. They already added the township to their insurance policy.

Supervisor Wright questioned the normal fee for use of the field.

Manager Swichar recommended \$25 or \$50/day usage fee and \$250 total for security deposit. There are 20 participants.

MOTION: _Supervisor Wright made a motion approving the request from Wild Rec LLC to pay a reduced fee of \$25/day for a field permit and \$250 single security at the township park for youth soccer activities held on Fridays from September 12- October 17. Chairwoman McEvoy seconded.

Supervisor DiRado questioned if there is someone onsite to perform first aid if necessary.

VOTE: 5-0.

3) Request from Chester County Master Gardeners to use Park Pavilion for Picnic

MOTION: Chairwoman McEvoy made a motion approving the request from Chester County Master Gardeners to use the park pavilion on September 14 from 3:00pm-6:00pm for up to 75 people for a picnic. Supervisor Wright seconded.

Township Manager Swichar stated that because there are more than 75 people in attendance, the board must approve the use.

VOTE: 5-0.

1 PLANNING COMMISSION

1) No Report Submitted

2 POLICE DEPARTMENT

1) July Police Report submitted for Board and resident review.

2) Approving Updated Policies for the Police Department

MOTION: Chairwoman McEvoy made a motion to approve the following updated policy for the Police Department: Authorized Weapons and Ammunition. Supervisor DiRado seconded.

VOTE: 5-0.

3) Purchase of Ballistic Shields

MOTION: Chairwoman McEvoy made a motion approving the purchase of two ballistic shields in the amount of \$4,385.92 from Whitmer Public Safety Group from the Township's Capital Fund. Supervisor Wright seconded.

Chief Osborn stated the ballistic shields will replace the current shield from 2009 that is past its life span. The current shield should be retired and replaced with a new one. Two shields are needed as there are two officers on duty at one time. Each on-duty vehicle would contain a shield.

VOTE: 5-0.

4) Proposal from JPG Contracting Inc. for Repairs to Police Department Floor

MOTION: Chairwoman McEvoy made a motion authorizing the Township Manager to sign a proposal from JPG Contracting to repair/install a section of flooring in the police department in the amount of \$3,600.00 from the Township's Capital Fund. Supervisor DiRado seconded.

Township Manager Swichar stated that this will be for safety repairs to an uneven floor.

VOTE: 5-0.

3 PUBLIC WORKS

- 1) July Road Department Report submitted for Board and resident review.

4 ENVIRONMENTAL ADVISORY COUNCIL

- 1) No Report Submitted

5 HISTORICAL COMMISSION

- 1) No Report Submitted

6 OLD BUSINESS: None

- 7 NEW BUSINESS: Supervisor Lambert stated that there was period of healing event recently for Zacchariah Walker. He stated that the Rice family was contacted but was not able to attend. There was a parade on Route 82 and luncheon in Parkesburg.

8 PUBLIC PARTICIPATION:

Terry Dickinson, township resident, stated she resigned from the Park and Recreation Board.

Phillip Roomet, township resident, commented on the township building project.

Nina Petro, township resident, invited the Board to the September 11 Memorial Service at East Fallowfield Elementary School.

Shane Cloyd, township resident, commented on a traffic study, digital timer, possible sale of East Fallowfield Elementary School, and fatality in Newlinville. He questioned if the township is exempt from installing 4'x8' banners.

Township Manager Swichar stated that a pre-traffic study was already completed by the township engineer.

Solicitor Crotty stated that the township is allowed up to a 25 square foot sign and removed a sign that exceeded the requirement. The sign will be reduced to 24 square feet, He suggested reaching out to the zoning officer with specific questions about the sign requirements.

Fred Weiss, 109 Danbury, discussed the township's pond.

Connie McLaughlin, Park Avenue, discussed the new township building, sound projection in the meeting room, and historical commission. She discussed properties on Loop Road and Strasburg Road.

Supervisor Wright discussed openings on various committees.

Deborah Stoff, Mink Hollow, questioned if the full agenda packet could be made available by Friday evening and discussed the municipal building project.

9 ADJOURNMENT

MOTION: Chairwoman McEvoy made a motion to adjourn the August 26, 2025, of Supervisors Meeting at 8:02 pm. Supervisor Wright seconded.

VOTE: 5-0.

Respectfully Submitted,



Scott Swichar,
Township Manager/Secretary



**AUGUST
2025**

MONTHLY STATISTICAL REPORT

Proudly Serving

The Townships of

Valley • East Fallowfield • West Caln • West Brandywine • Wallace • Salisbury
Highland • West Sadsbury • Sadsbury Township in Chester & Lancaster Counties

The Boroughs of

Atglen • Christiana • Modena • South Coatesville • Parkesburg

14
The City of Coatesville



WESTWOOD FIRE COMPANY

EMS Report – August, 2025
East Fallowfield Township



224 Total Responses

Westwood Division

33 Total Responses, East Fallowfield Township

27 Responses Westwood Division
6 Responses Wagontown Division

Call Types – East Fallowfield Township

Medical	24
Fall	5
Overdose	1
Injured Person	1
Vehicle Accident	1
Deceased Upon Arrival	1

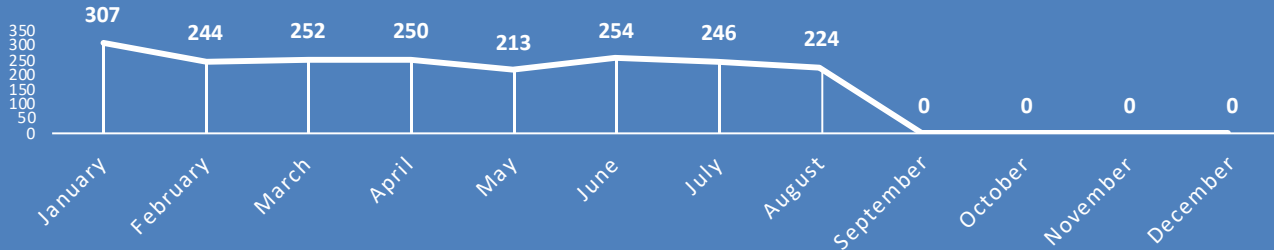
John Sly – Director of EMS

Westwood EMS - 2025

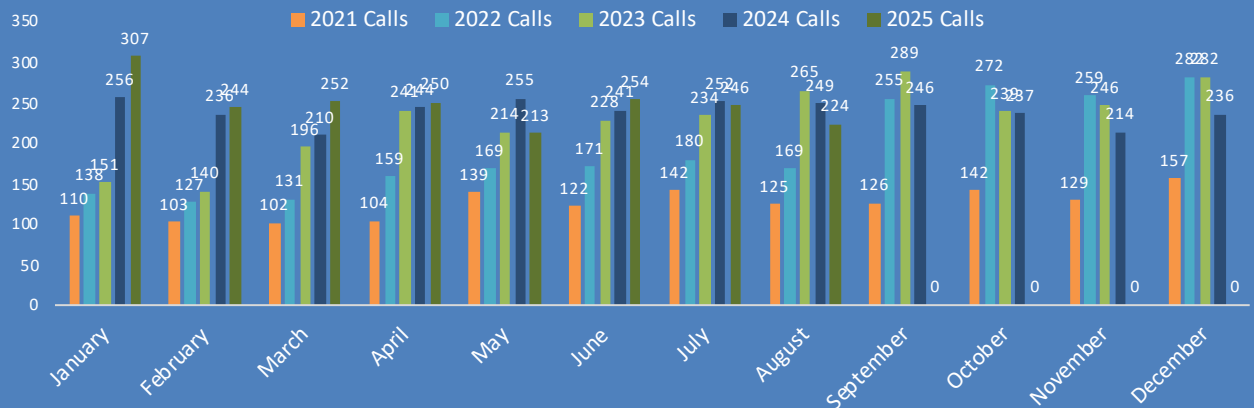
Westwood Division

Total Calls YTD 1990

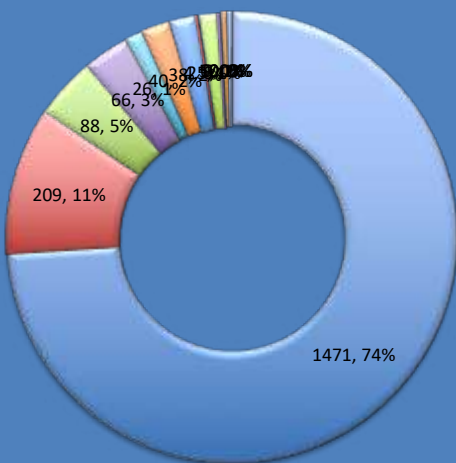
CALL VOLUME - WESTWOOD EMS



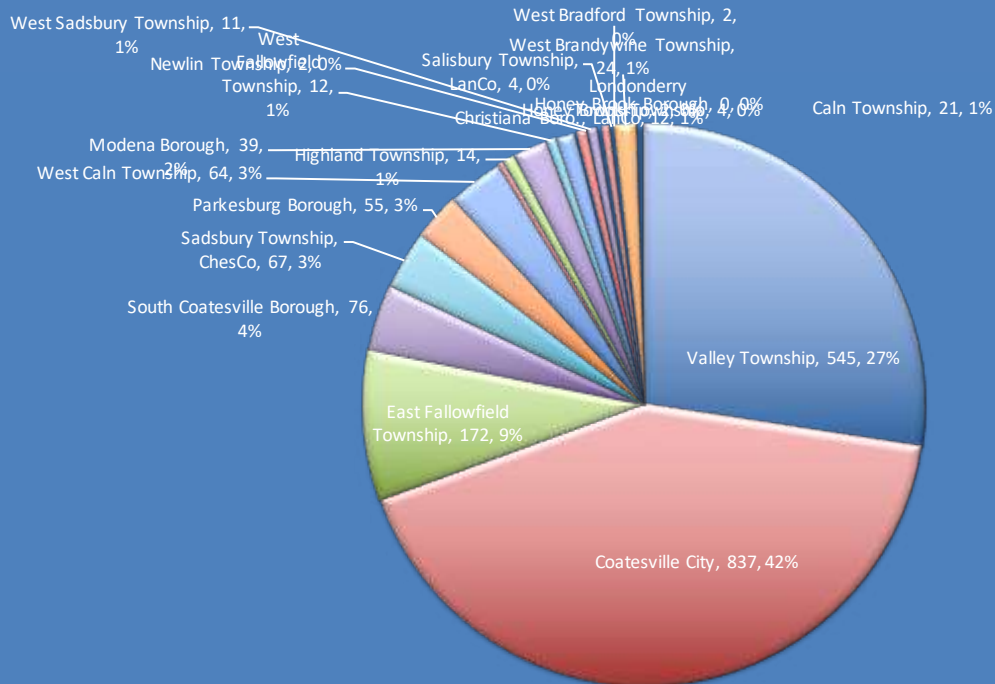
2021 Through 2024 Trend



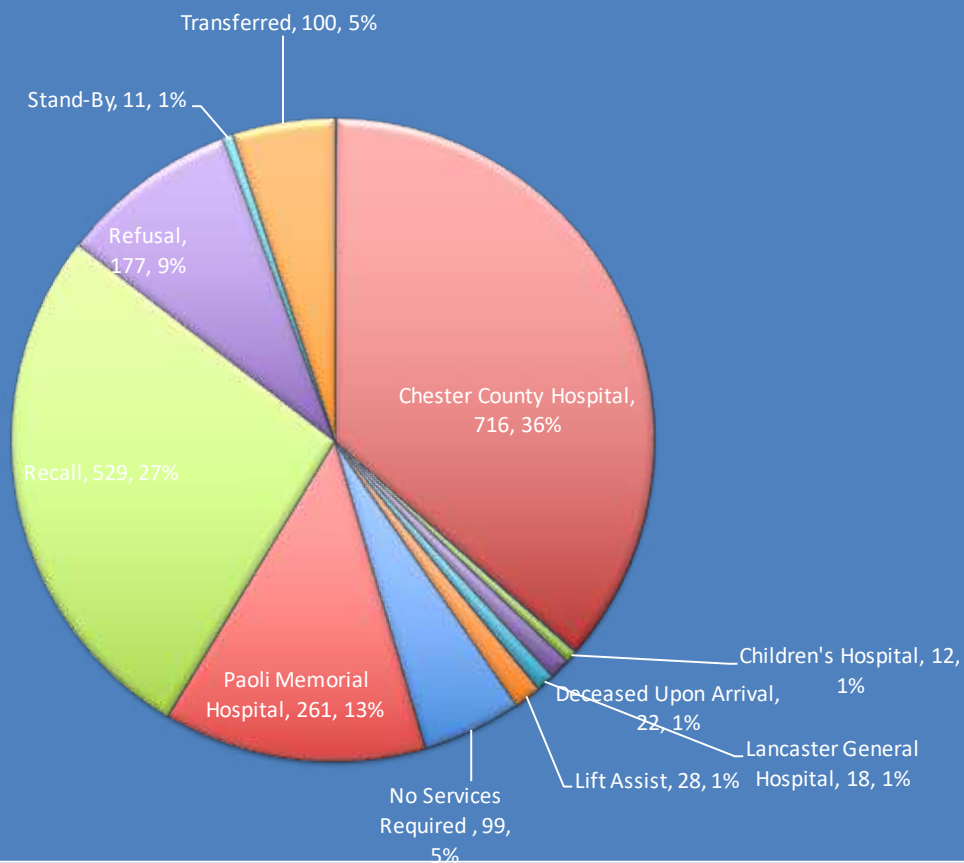
2025 Calls by Nature



2025 Calls by Municipality



2025 Final Disposition





Westwood Fire Company

Fire Chief's Report

August, 2025



Total Calls For August
37

Total Calls For August – East Fallowfield Township
4

Call Types – East Fallowfield Township

Assist EMS	1
Automatic Fire Alarm	2
Carbon Monoxide Incident	1

Total Time in Service: *12 hours, 13 minutes*
Total Manpower: *115 (average 4 per call)*

Michael McWilliams – Fire Chief



MONTHLY REPORT FOR MODENA FIRE CO. NO. 1 AMBULANCE
August EMS Report 2025

SHIFT BREAKDOWN (12 Hr Shifts – 0600 – 1800 / 1800 – 0600)

Day	48
NIGHT	52
TOTAL	100

AMBULANCE	MILES
37-1/37-3	2356
37-2	269
Total	2625

NUMBER OF CALLS	TIME
A1/A3	196 H 22 m
A2	36 H
TOTAL: 111	232 H 22m

MCD:	NUMBER OF CALLS:
Caln Township	4
Coatesville	21
Downingtown	1
Parkensburg	XXX
East Fallowfield Township	32
Honeybrook	XXX
Modena	4
Newlin Township	3
Sadsbury	XXX
South Coatesville	19
Valley Township	3
West Bradford Township	12
West Brandywine Township	XXX
West Marlborough Township	1

DISPOSITION	TOTAL
NOT ENTERED (Fire Standby / Recall / Refusal / ETC)	47
PENN Medicine – Chester County Hospital	47
Main Line Health – Paoli Memorial Hospital	5
Al Dupont Hospital For Children	
PENN Medicine – Lancaster General Hospital	
Children's Hospital of Philadelphia - KOP	

CALL OUTCOME	TOTAL
No Services Required	14
Patient Dead At Scene – Resuscitation Attempted (Without Transport)	XXX
Patient Dead At Scene – No Resuscitation Attempted (Without Transport)	1
Patient Refused Care	1
Recalled Enroute	6
Recalled On-Scene	5
Recalled Prior to Response	XXX
Stand-by Public Safety, Fire, or EMS Operational Support Provided	XXX
Treated, Refused Transport	18
Treated, Released to IALS	XXX
Treated, Transferred Care	1
Treated, Transported ALS	17
Treated, Transported BLS	36
Total	100

Total Personal 8
Calls Answered 100

Modena Personal: Total 9
 Volunteer 1
 Career 8

Hours on Calls 232.22

Average Response Time 2.12 minutes

Average Wait Time at Hospital 35 mins
 (Min 2 mins / Max 59 mins)

Submitted: Luann Thomas
 19



Fire Chief's Report

August 2025

39 Calls

Incident Types

2 Odor Invest Inside	12 EMS Assist	1 Ped Struck
4 Fire Assist	1 Gas Leak Inside	2 Fire Police
1 Public Service	8 Accident	3 Relocate
1 Smoke Invest Outside	4 Fire Alarms	

Area's Covered

2 Newlin	10 South Coatesville	18 East Fallowfield
1 Valley	3 Coatesville	2 Highland
1 West Marlborough	2 West Fallowfield	

Time In Service and Man Hours

Time In Service, 27 Hours and 2 Minute
 211 people answering the calls
 Total Man Hours, 161 Hours and 23 Minutes

Property and Contents at Risk and Lost

Property at risk \$10,000,000 Lost \$0
 Contents at risk \$5,000,000 Lost \$0

Units Ran and Mileage

Command 37 ran 57 miles
 Brush 37 ran 0 miles
 Utility 37 ran 100 miles
 Squad ran 123 miles
 Engine 37 ran 96 miles
 Tanker ran 20 miles

Respectfully Submitted,

Chris Corle

Fire Chief



Fire Chief's Report
August 2025
East Fallowfield Only
18 Calls

Incident Types

3 Fire Alarms 8 Ambulance Assist 1 Fire Police
5 Accident 1 Smoke Investigation Outside

Area's Covered

18 East Fallowfield

Time In Service and Man Hours

Time In Service, 6 Hours and 7 Minutes
84 people answering the calls
Total Man Hours, 25 Hours and 33 Minutes

Property and Contents at Risk and Lost

Property at risk \$8,000,000 Lost \$0
Contents at risk \$4,000,000 Lost \$0

Respectfully Submitted,
Frank Dowlin
Fire Chief

TOWNSHIP of EAST FALLOWFIELD



FINANCIAL REPORT

September 23, 2025



Township of East Fallowfield
Bank Account Balances
as of August 31, 2025



<u>Fund Name</u>	<u>Bank Account Name</u>	<u>Bank</u>	<u>Trial Balance</u>	<u>Bank Balance</u>
<u>Capital Projects Fund</u>				
	Capital Projects Fund	Meridian Bank	\$719,843	\$719,843
	Capital Projects Fund	PLGIT	\$542,033	\$542,033
	<u>Total Capital Projects Fund Account</u>		<u>\$1,261,876</u>	<u>\$1,261,876</u>
<u>General Fund</u>				
	Fire/EMS	Meridian Bank	\$961,992	\$961,992
	General Fund (incl sweep acct balance)	Meridian Bank	\$4,194,666	\$4,212,220
	General Fund - Cash Dep Only	Fulton Bank	\$2,996	\$2,996
	<u>Total General Fund Accounts</u>		<u>\$5,159,654</u>	<u>\$5,177,208</u>
<u>Liquid Fuels Fund</u>				
	Liquid Fuels Fund	Meridian	\$24,343	\$24,343
	<u>Total Liquid Fuels Account</u>		<u>\$24,343</u>	<u>\$24,343</u>
<u>Park & Recreation Fund</u>				
	Parks & Recreation Fund	Meridian	\$236,177	\$236,177
	<u>Total Park & Recreation Account</u>		<u>\$236,177</u>	<u>\$236,177</u>
<u>Rebill Fund</u>				
	Rebill/Escrow	Meridian	\$46,536	\$52,943
	<u>Total Rebill Account</u>		<u>\$46,536</u>	<u>\$52,943</u>
<u>Trash Fund</u>				
	Trash	Meridian	\$1,232,697	\$1,232,697
	<u>Total Trash Account</u>		<u>\$1,232,697</u>	<u>\$1,232,697</u>
East Fallowfield Township Bank Accounts- Meridian Bank			\$7,416,255	\$7,440,215
East Fallowfield Township Bank Accounts- PLGIT			\$542,033	\$542,033
East Fallowfield Township Bank Accounts- Fulton Bank			\$2,996	\$2,996
Total of all East Fallowfield Township Bank Accounts			<u>\$7,961,283</u>	<u>\$7,985,244</u>

East Fallowfield Township
Detailed Budget vs Actual
August 31, 2025

	Actual August 2024	2024 Budget	% of Budget	Actual August 2025	2025 Budget	% of Budget
GENERAL FUND						
Revenue						
301 · Real Property Taxes						
301.10 · Real Property Taxes - Current	799,863.64	818,211.00	98%	808,964.73	820,816.00	99%
301.11 · Real Property Taxes - Fire/EMS		0.00	0%		0.00	0%
301.20 · Real Property Taxes - Prior Yea	68,441.26	80,000.00	86%	61,319.74	80,000.00	77%
301.24 · Real Property Taxes - Collect F	-10,515.24	-10,000.00	105%	-11,261.61	-10,000.00	113%
301 · Real Property Taxes - Other	0.00	0.00	0%	0.00	0.00	0%
Total 301 · Real Property Taxes	857,789.66	888,211.00	97%	859,022.86	890,816.00	96%
310 · Local Tax Enabling Act Taxes						
310.10 · Real Estate Transfer Tax	107,360.01	145,000.00	74%	120,590.67	140,000.00	86%
310.20 · Earned Income Tax—Current	1,196,142.00	1,550,000.00	77%	1,226,866.01	1,674,000.00	73%
310.24 · Earned Income Tax—Collector Fee	-14,650.50	-19,220.00	76%	-14,978.39	-20,758.00	72%
310.25 · ChesCo. Tax Collection Comm.Fee	-232.79	0.00	0%	-2,411.77	0.00	0%
310.50 · Local Services Tax—Current	23,269.29	25,000.00	93%	25,219.39	27,500.00	92%
310.54 · Local Services Tax-CollectorFee	-285.01	-310.00	92%	-307.80	-341.00	90%
Total 310 · Local Tax Enabling Act Taxes	1,311,603.00	1,700,470.00	77%	1,354,978.11	1,820,401.00	74%
321 · Business Licenses and Permits						
321.60 · Contractor Registration	0.00	0.00	0%	0.00	0.00	0%
321.61 · Peddler Permit	390.00	0.00	0%	300.00	0.00	0%
321.801 · Comcast Franchise Fee	45,104.95	65,000.00	69%	28,087.28	60,000.00	47%
321.802 · Verizon Franchise Fee	57,214.88	80,000.00	72%	37,489.01	72,000.00	52%
321.90 · Cable Tower Fee	300.00	400.00	75%	300.00	300.00	100%
Total 321 · Business Licenses and Permits	103,009.83	145,400.00	71%	66,176.29	132,300.00	50%
322 · Non-Business Licenses & Permits						
322.50 · Street Opening Permit	4,240.70	2,000.00	212%	5,533.00	4,000.00	138%
322.90 · Miscellaneous Permits	10.00	0.00	0%	0.00	0.00	0%
Total 322 · Non-Business Licenses & Permits	4,250.70	2,000.00	213%	5,533.00	4,000.00	138%
331 · Fines						
331.11 · Vehicle Code Violations	0.00	11,000.00	0%	0.00	0.00	0%
331.12 · Violations Ordin/Statues/Etc	7,995.02	1,750.00	457%	8,454.35	12,000.00	70%
331.13 · State Police Fines	2,061.51	0.00	0%	1,664.49	4,000.00	42%
Total 331 · Fines	10,056.53	12,750.00	79%	10,118.84	16,000.00	63%
341 · Interest Earnings						
341.01 · Interest on Checking	115,577.78	7,500.00	1541%	100,144.42	80,000.00	125%
Total 341 · Interest Earnings	115,577.78	7,500.00	1541%	100,144.42	80,000.00	125%
342 · Rents & Royalties						
342.53 · Royalties from Cell Tower	32,460.98	50,000.00	65%	29,244.81	50,000.00	58%
342 · Rents & Royalties - Other	0.00	0.00	0%	0.00	0.00	0%
Total 342 · Rents & Royalties	32,460.98	50,000.00	65%	29,244.81	50,000.00	58%
351 · Fed Capital & Operating Grants						
351.12 · FEMA Grant-Emerg Disaster Relife	2,284.66	0.00	0%	0.00	0.00	0%
Total 351 · Fed Capital & Operating Grants	2,284.66	0.00	0%	0.00	0.00	0%

East Fallowfield Township
Detailed Budget vs Actual
August 31, 2025

	Actual August 2024	2024 Budget	% of Budget	Actual August 2025	2025 Budget	% of Budget
354 · State Capital & Operating Grant						
354.02 · Public Safety	0.00	0.00	0%	0.00	0.00	0%
354.15 · Recycling/Act 101	0.00	0.00	0%	0.00	0.00	0%
354 · State Capital & Operating Grant - Other	639.04	0.00	0%	0.00	0.00	0%
Total 354 · State Capital & Operating Grant	639.04	0.00	0%	0.00	0.00	0%
355 · State Shared Revenue & Entitle						
355.01 · PURTA	0.00	2,000.00	0%	0.00	2,000.00	0%
355.05 · General Municipal Pension Syste	0.00	80,000.00	0%	0.00	80,000.00	0%
Total 355 · State Shared Revenue & Entitle	0.00	82,000.00	0%	0.00	82,000.00	0%
361 · Charges for Services						
361.31 · Prelim/Final SALDO Plan Fees	776.00	0.00	0%	0.00	0.00	0%
361.34 · Hearing Fees	0.00	3,000.00	0%	6,000.00	1,500.00	400%
361.74 · Postage	0.00	0.00	0%	0.00	0.00	0%
361.80 · Grass Cutting or Chipping Srvc	0.00	0.00	0%	240.00	0.00	0%
Total 361 · Charges for Services	776.00	3,000.00	26%	6,240.00	1,500.00	416%
362 · Public Safety						
362.100 · Police Services	118.40	500.00	24%	660.60	500.00	132%
362.105 · Special Police Services	2,520.00	500.00	504%	550.00	500.00	110%
362.11 · Police Reports - Copies	1,260.00	500.00	252%	0.00	500.00	0%
362.41 · Building Permits	99,247.84	97,500.00	102%	381,528.92	120,000.00	318%
362.42 · Stormwater Management Permits	1,990.75	0.00	0%	640.75	2,000.00	32%
362.50 · Burning Permit	400.00	300.00	133%	410.00	400.00	103%
Total 362 · Public Safety	105,536.99	99,300.00	106%	383,790.27	123,900.00	310%
364 · Sanitation						
364.30 · Trash - Current Year	0.00	0.00	0%	0.00	0.00	0%
364.50 · Recyclable Sales	0.00	0.00	0%	0.00	0.00	0%
364.90 · Trash - Dumpster	101.00	0.00	0%	-6.00	0.00	0%
364.91 · Scrap/TV Disposal	0.00	0.00	0%	0.00	0.00	0%
364.93 · Hazardous Waste Rebate	1,350.36	1,425.00	95%	1,350.36	1,350.00	100%
Total 364 · Sanitation	1,451.36	1,425.00	102%	1,344.36	1,350.00	100%
389 · Misc Revenue						
389.00 · Miscellaneous Revenue	2,443.23	2,500.00	98%	3,627.82	2,500.00	145%
389.10 · Insurance Refund	875.86	20,000.00	4%	52,113.14	5,000.00	1042%
389 · Misc Revenue - Other	0.00	0.00	0%	0.00	0.00	0%
Total 389 · Misc Revenue	3,319.09	22,500.00	15%	55,740.96	7,500.00	743%
391.10 · Sale of Fixed Assets	4,050.00	0.00	0%	9,801.00	0.00	0%
395 · Refunds of Prior Year Expend	0.00	0.00	0%	506.00	0.00	0%
Total Revenue	2,552,805.62	3,014,556.00	85%	2,882,640.92	3,209,767.00	90%

East Fallowfield Township
Detailed Budget vs Actual
August 31, 2025

	Actual August 2024	2024 Budget	% of Budget	Actual August 2025	2025 Budget	% of Budget
Expense						
400 · Supervisors						
400.105 · Salaries	6,250.00	12,500.00	50%	6,090.28	12,500.00	49%
400.192 · FICA/Medicare	478.10	956.00	50%	465.93	956.00	49%
400.352 · Liability Insurance	0.00	0.00	0%	0.00	0.00	0%
400.460 · Conferences/Training	966.82	1,000.00	97%	481.39	1,000.00	48%
Total 400 · Supervisors	7,694.92	14,456.00	53%	7,037.60	14,456.00	49%
401 · Township Manager						
401.110 · Manager - Salary	92,884.65	123,600.00	75%	91,800.00	140,400.00	65%
401.197 · 457 Plan	1,996.22	0.00	0%	1,836.00	2,808.00	65%
401.315 · Employee Medical Contribution	-1,371.96	-1,900.00	72%	-1,295.74	-1,900.00	68%
401.317 · Other Costs	485.43	0.00	0%	0.00	0.00	0%
Total 401 · Township Manager	93,994.34	121,700.00	77%	92,340.26	141,308.00	65%
402 · Auditing Services						
402.311 · Annual Audit Fee	10,000.00	11,000.00	91%	10,920.00	11,000.00	99%
Total 402 · Auditing Services	10,000.00	11,000.00	91%	10,920.00	11,000.00	99%
402.315 · Health/Dental Empl Contribution	0.00	0.00	0%	0.00	0.00	0%
403 · Tax Collection						
403.430 · Tax Collection Committee Fee	0.00	0.00	0%	0.00	0.00	0%
Total 403 · Tax Collection	0.00	0.00	0%	0.00	0.00	0%
404 · Legal						
404.310 · Legal Services	66,695.96	55,000.00	121%	49,085.14	120,000.00	41%
404.314 · Special Legal - Unions	84.00	15,000.00	1%	0.00	30,000.00	0%
Total 404 · Legal	66,779.96	70,000.00	95%	49,085.14	150,000.00	33%
405 · Office Administration						
405.110 · Secretary - Wages	19,025.38	34,900.00	55%	22,204.63	33,034.00	67%
405.112 · Treasurer - Salary	65,901.24	92,700.00	71%	62,250.98	96,408.00	65%
405.115 · FT Admin - Wages	36,090.85	97,240.00	37%	31,308.78	108,150.00	29%
405.182 · Admin Salaries for Trash	0.00	-27,023.00	0%	0.00	-38,884.00	0%
405.187 · Admin Medical Opt Out 50%	6,714.00	9,698.00	69%	0.00	9,698.00	0%
405.192 · FICA/Medicare	16,669.61	27,398.00	61%	15,484.01	29,658.00	52%
405.194 · Unemployment Compensation	2,448.50	1,925.00	127%	1,055.12	1,000.00	106%
405.195 · Workers' Compensation	738.12	500.00	148%	1,118.41	1,000.00	112%
405.196 · Health/Dental Insurance	43,377.44	84,462.00	51%	77,521.12	98,685.00	79%
405.197 · Pension	13,339.78	19,394.00	69%	157.62	21,279.00	1%
405.198 · Life / AD&D	532.17	760.00	70%	440.79	798.00	55%
405.199 · STD/LTD	1,325.79	1,020.00	130%	1,055.43	1,019.00	104%
405.315 · Employee Medical Contrib	-1,342.80	-4,223.00	32%	-3,863.42	-9,102.00	42%
405.316 · Aflac Insurance	0.00	0.00	0%	0.00	0.00	0%
405.317 · Aflac Insurance - Employee Cont	0.00	0.00	0%	0.00	0.00	0%
405.353 · Surety & Fidelity - Bonding	368.00	4,000.00	9%	4,824.00	4,000.00	121%
405 · Office Administration - Other	0.00	0.00	0%	0.00	0.00	0%
Total 405 · Office Administration	205,188.08	342,751.00	60%	213,557.47	356,743.00	60%
406 · General Government						
406.210 · Office Supplies	796.21	3,500.00	23%	2,141.36	3,000.00	71%
406.215 · Postage	1,518.52	4,000.00	38%	1,436.11	1,500.00	96%
406.310 · Payroll Service	3,159.66	7,000.00	45%	3,156.69	6,500.00	49%
406.311 · Consultant/Bookkeeping Help	0.00	0.00	0%	7,500.00	5,000.00	150%

East Fallowfield Township
Detailed Budget vs Actual
August 31, 2025

	Actual August 2024	2024 Budget	% of Budget	Actual August 2025	2025 Budget	% of Budget
406.317 · Other Services/Charges	494.80	4,000.00	12%	3,055.33	2,000.00	153%
406.321 · Telephone	1,540.27	3,000.00	51%	1,543.96	2,500.00	62%
406.324 · Mobile Phone	862.54	1,100.00	78%	720.38	1,500.00	48%
406.341 · Advertising	1,878.55	8,000.00	23%	2,605.60	5,000.00	52%
406.342 · Printing/Newsletter	489.00	3,000.00	16%	489.00	3,000.00	16%
406.352 · Liability Insurance	5,844.91	7,000.00	83%	6,382.97	7,350.00	87%
406.384 · Rent - Copier/Postage Meter	1,936.55	2,892.00	67%	1,766.00	3,000.00	59%
406.391 · Credit Card Processing Fees	936.15	1,000.00	94%	346.50	1,200.00	29%
406.392 · Bank Fees	0.00	150.00	0%	145.61	100.00	146%
406.393 · Late Fees	55.00	0.00	0%	0.00	0.00	0%
406.420 · Dues/Memberships/Subscriptions	3,459.50	5,000.00	69%	5,182.00	5,000.00	104%
406.450 · Codification/Transparency	995.00	1,800.00	55%	995.00	15,000.00	7%
406.454 · Document Digitization	0.00	2,000.00	0%	650.00	2,000.00	33%
406.460 · Meetings and Education	10,328.07	6,000.00	172%	5,268.68	12,000.00	44%
406.520 · Library Donation	0.00	9,000.00	0%	0.00	9,000.00	0%
Total 406 · General Government	34,294.73	68,442.00	50%	43,385.19	84,650.00	51%
407 · IT						
407.325 · Internet Fees	2,988.60	3,649.00	82%	3,006.95	4,000.00	75%
407.452 · Contracted IT Service	8,310.50	12,000.00	69%	10,362.00	14,000.00	74%
407.453 · Computer Repairs/Maint/Equip	339.22	1,000.00	34%	848.71	1,000.00	85%
407.454 · Website	0.00	0.00	0%	0.00	0.00	0%
407.455 · Email Hosting	23.44	0.00	0%	23.44	0.00	0%
407.456 · Software/Web Applications	921.51	4,000.00	23%	1,216.39	2,000.00	61%
Total 407 · IT	12,583.27	20,649.00	61%	15,457.49	21,000.00	74%
408 · Engineering						
408.313 · Engineering Services	3,457.00	35,000.00	10%	12,357.88	19,000.00	65%
Total 408 · Engineering	3,457.00	35,000.00	10%	12,357.88	19,000.00	65%
409 · General Govt Buildings						
409.236 · Building Supplies	1,413.41	1,000.00	141%	548.09	1,500.00	37%
409.351 · Property Insurance	1,118.34	1,000.00	112%	2,125.68	1,500.00	142%
409.361 · Electricity	3,991.76	5,000.00	80%	4,357.41	4,250.00	103%
409.362 · Gas	3,757.80	6,500.00	58%	5,464.19	7,000.00	78%
409.373 · Building Repair/Maintenance	3,229.79	4,000.00	81%	3,402.60	4,000.00	85%
409.430 · Taxes	7,384.46	8,000.00	92%	7,731.45	8,000.00	97%
Total 409 · General Govt Buildings	20,895.56	25,500.00	82%	23,629.42	26,250.00	90%
410 · Police						
410.110 · Chief - Salary	76,876.28	110,210.00	70%	80,298.53	114,618.00	70%
410.112 · FT Officer - Salaries	313,718.14	433,167.00	72%	283,575.49	441,514.00	64%
410.114 · Admin Assistant - Wages	19,618.33	30,215.00	65%	18,857.08	28,325.00	67%
410.115 · PT Officer - Wages	94,146.64	119,787.00	79%	92,331.86	137,719.00	67%
410.171 · Leave - Vacation	25,344.36	52,238.00	49%	17,596.87	54,957.00	32%
410.172 · Leave - Holiday	27,338.95	37,339.00	73%	53,084.37	41,955.00	127%
410.176 · Leave - Personal	7,662.08	16,972.00	45%	5,273.03	17,481.00	30%
410.177 · Leave - Sick	12,978.12	33,944.00	38%	17,027.79	19,963.00	85%
410.178 · Leave - Chart/Kelly Time	36,739.26	44,128.00	83%	39,861.63	45,452.00	88%
410.180 · Overtime Pay	12,472.76	25,000.00	50%	12,894.14	20,600.00	63%
410.181 · Court Overtime Pay	10,939.80	8,000.00	137%	7,897.34	16,480.00	48%
410.182 · Special Detail - Prof. ERT	3,000.00	3,000.00	100%	3,300.00	3,000.00	110%
410.184 · Sick Pay Buy-Back	9,781.80	6,000.00	163%	0.00	15,000.00	0%
410.187 · Medical Opt Out - 50%	13,428.00	19,396.00	69%	13,062.12	20,000.00	65%
410.188 · 457 Plan (Twp Contribution)				2,447.46	0.00	0%

East Fallowfield Township
Detailed Budget vs Actual
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	Actual August 2024	2024 Budget	% of Budget	Actual August 2025	2025 Budget	% of Budget
410.192 · FICA/Medicare	49,906.83	69,692.00	72%	48,431.97	71,838.00	67%
410.194 · Unemployment Compensation	1,813.29	5,005.00	36%	2,993.06	5,000.00	60%
410.195 · Workers' Compensation	30,337.28	38,000.00	80%	30,659.12	39,900.00	77%
410.196 · Health/Dental Insurance	152,234.00	228,351.00	67%	159,887.60	239,769.00	67%
410.197 · Pension	0.00	65,000.00	0%	28,379.69	86,969.00	33%
410.198 · Life / AD&D	2,370.69	3,314.00	72%	2,107.28	3,479.00	61%
410.199 · STD/LTD	2,919.42	2,963.00	99%	2,998.79	3,111.00	96%
410.210 · Office Supplies	587.13	2,000.00	29%	858.51	2,000.00	43%
410.215 · Postage	0.00	50.00	0%	39.63	50.00	79%
410.220 · Operating Supplies	758.20	2,500.00	30%	1,082.72	2,500.00	43%
410.224 · Medical Supplies	376.73	500.00	75%	801.65	500.00	160%
410.225 · Laboratory / Testing Supplies	1,723.00	2,500.00	69%	1,325.00	2,500.00	53%
410.231 · Vehicle Fuel - Gasoline	9,546.91	17,500.00	55%	9,210.59	17,500.00	53%
410.236 · Building Supplies	588.13	1,000.00	59%	206.10	1,000.00	21%
410.238 · Clothing and Uniforms	3,541.00	6,000.00	59%	2,843.04	7,000.00	41%
410.242 · Ammunition	887.99	9,000.00	10%	4,207.37	5,000.00	84%
410.261 · Vehicle Equipment	0.00	2,000.00	0%	1,341.34	2,000.00	67%
410.315 · Health/Dental - Employee Contri	-7,902.90	-11,418.00	69%	-7,842.05	-11,988.00	65%
410.316 · Aflac Insurance	1,482.60	1,927.00	77%	1,334.34	1,927.00	69%
410.317 · Aflac Insurance - Employee Cont	-1,334.34	-1,927.00	69%	-1,260.21	-1,927.00	65%
410.318 · Other Services & Charges	2,020.12	13,000.00	16%	1,766.87	6,000.00	29%
410.319 · Other	0.00	0.00	0%	0.00	0.00	0%
410.321 · Telephone	2,881.54	4,500.00	64%	2,891.19	4,500.00	64%
410.324 · Mobile Phones	577.50	600.00	96%	1,988.07	900.00	221%
410.325 · Internet	0.00	0.00	0%	0.00	0.00	0%
410.338 · Court Parking	35.00	0.00	0%	0.00	0.00	0%
410.351 · Property Insurance	1,401.60	1,255.00	112%	2,823.20	1,995.00	142%
410.352 · Liability Insurance	19,705.68	23,600.00	83%	20,494.98	23,600.00	87%
410.355 · Auto Insurance	10,652.93	13,000.00	82%	16,036.19	13,650.00	117%
410.361 · Electricity	1,915.18	2,000.00	96%	1,727.13	2,250.00	77%
410.362 · Gas	901.53	3,000.00	30%	1,033.22	1,500.00	69%
410.366 · Water	965.17	750.00	129%	330.45	1,000.00	33%
410.373 · Building Repair/Maintenance	1,384.00	500.00	277%	1,840.47	3,000.00	61%
410.374 · Vehicle/Equipment Repair	13,932.34	15,000.00	93%	24,819.51	20,000.00	124%
410.384 · Copier Rent	2,495.58	2,500.00	100%	2,279.42	2,750.00	83%
410.420 · Dues/Memberships/Subscriptions	399.00	2,500.00	16%	4,867.16	2,000.00	243%
410.450 · CODY - Contracted Service	3,291.27	12,000.00	27%	21,477.58	27,835.00	77%
410.452 · Contracted IT	3,577.00	4,000.00	89%	7,093.00	5,000.00	142%
410.454 · Computer Repair/Maint/Equip	2,079.90	2,000.00	104%	2,146.75	3,000.00	72%
410.460 · Meetings and Education	1,150.50	15,000.00	8%	3,650.00	17,000.00	21%
410.461 · Community Relations	33.94	1,000.00	3%	85.13	1,000.00	9%
Total 410 · Police	983,280.26	1,499,558.00	66%	1,054,463.57	1,592,172.00	66%

East Fallowfield Township
Detailed Budget vs Actual
August 31, 2025

	Actual August 2024	2024 Budget	% of Budget	Actual August 2025	2025 Budget	% of Budget
413 · Code Enforcement						
413.210 · Office Supplies	0.00	0.00	0%	19.99	0.00	0%
413.270 · Code Enforcement Software	0.00	12,500.00	0%	0.00	12,500.00	0%
413.310 · Code Enforcement/Zoning Svcs	47,783.39	45,000.00	106%	230,303.22	80,000.00	288%
413.454 · UCC Permit Fee	1,210.50	0.00	0%	1,395.00	2,500.00	56%
413 · Code Enforcement - Other	0.00	0.00	0%	0.00	0.00	0%
Total 413 · Code Enforcement	48,993.89	57,500.00	85%	231,718.21	95,000.00	244%
414 · Planning & Zoning						
414.110 · Zoning Hearing Board Wages	200.00	1,800.00	11%	600.00	1,500.00	40%
414.192 · FICA/Medicare	15.30	138.00	11%	45.90	115.00	40%
414.247 · Planning Commission Budget	480.00	3,000.00	16%	0.00	2,500.00	0%
414.248 · Historic Commission Budget	779.12	3,000.00	26%	0.00	2,500.00	0%
414.310 · ZHB Court Reporter	221.50	3,000.00	7%	869.75	2,500.00	35%
414.314 · ZHB Legal Service	1,434.97	5,000.00	29%	6,682.92	5,000.00	134%
414.315 · PC Legal Service	0.00	0.00	0%	0.00	0.00	0%
414.317 · BOS Court Reporter	0.00	2,000.00	0%	0.00	2,000.00	0%
414.318 · Other	0.00	300.00	0%	0.00	250.00	0%
414.341 · Advertising	407.78	2,000.00	20%	1,680.76	2,000.00	84%
414.420 · Dues & Memberships	0.00	1,000.00	0%	0.00	1,000.00	0%
414.460 · Meetings and Education	480.00	150.00	320%	320.00	500.00	64%
Total 414 · Planning & Zoning	4,018.67	21,388.00	19%	10,199.33	19,865.00	51%
422 · Animal Control						
422.450 · SPCA	3,178.80	8,000.00	40%	1,875.96	12,000.00	16%
Total 422 · Animal Control	3,178.80	8,000.00	40%	1,875.96	12,000.00	16%
427 · Trash/Recycling						
427.367 · TV/Tire/Dumping Fees	0.00	0.00	0%	288.00	0.00	0%
427.420 · Recycling Authority Membership	0.00	0.00	0%	0.00	0.00	0%
Total 427 · Trash/Recycling	0.00	0.00	0%	288.00	0.00	0%
429 · ACT 537						
429.313 · ACT 537 - Engineering	4,274.99	1,000.00	427%	405.00	5,000.00	8%
429.314 · ACT 537 - Legal	0.00	1,000.00	0%	0.00	1,000.00	0%
Total 429 · ACT 537	4,274.99	2,000.00	214%	405.00	6,000.00	7%
430 · Public Works						
430.110 · Foreman - Salary	40,134.98	67,808.00	59%	40,879.33	54,318.00	75%
430.112 · FT Road Crew - Salaries	108,953.83	184,794.00	59%	124,546.13	165,667.00	75%
430.116 · PT - Road Crew					37,670.00	0%
430.117 · PT - Snow Plowers	2,214.89	10,000.00	22%	3,341.97	10,000.00	33%
430.118 · PT - Summer Grass Cutters	10,163.79	38,189.00	27%	14,571.38	20,000.00	73%
430.171 · Leave - Vacation	8,152.80	4,370.00	187%	7,033.98	3,570.00	197%
430.172 · Leave - Holiday	6,529.50	7,645.00	85%	5,899.60	8,569.00	69%
430.176 · Leave - Personal	1,068.96	637.00	168%	822.16	714.00	115%
430.177 · Leave - Sick	4,371.97	6,371.00	69%	4,626.19	7,141.00	65%
430.180 · Foreman - Overtime Pay	7,251.96	0.00	0%	5,528.40	6,000.00	92%

East Fallowfield Township
Detailed Budget vs Actual
August 31, 2025

	Actual August 2024	2024 Budget	% of Budget	Actual August 2025	2025 Budget	% of Budget
430.181 · FT Road Crew - Overtime Pay	12,369.86	7,430.00	166%	12,074.04	12,000.00	101%
430.182 · PW Salaries for Trash	0.00	-33,373.00	0%	0.00	-63,869.00	0%
430.192 · FICA/Medicare	14,920.20	25,034.00	60%	16,300.91	24,912.00	65%
430.194 · Unemployment Compensation	1,422.30	3,850.00	37%	1,277.79	3,850.00	33%
430.195 · Workers' Compensation	20,463.60	25,000.00	82%	20,170.47	26,250.00	77%
430.196 · Health/Dental Insurance	55,746.89	90,000.00	62%	56,466.72	92,250.00	61%
430.197 · Pension	10,670.44	15,000.00	71%	11,239.68	15,750.00	71%
430.198 · Life / AD&D	193.50	406.00	48%	172.00	427.00	40%
430.199 · STD/LTD	515.86	1,137.00	45%	555.99	1,194.00	47%
430.210 · Office/Shop Supplies	2,174.37	1,000.00	217%	3,651.91	2,500.00	146%
430.220 · Operating Supplies	2,497.43	1,500.00	166%	2,391.55	2,500.00	96%
430.224 · Medical Supplies	0.00	0.00	0%	53.21	0.00	0%
430.231 · Vehicle Fuel - Gasoline	7,648.68	12,000.00	64%	8,437.10	10,000.00	84%
430.238 · Clothing/Uniform	1,440.00	1,080.00	133%	1,440.00	1,440.00	100%
430.242 · PA One Call	173.05	500.00	35%	169.37	350.00	48%
430.246 · Street Signs	229.71	1,000.00	23%	2,802.00	500.00	560%
430.250 · Repair/Maintenance Supplies	2,605.10	0.00	0%	1,170.24	2,000.00	59%
430.260 · Small Tools/Minor Equipment	2,018.12	2,000.00	101%	4,438.32	5,505.00	81%
430.315 · Health/Dental - Employee Contr	-5,418.29	-9,001.00	60%	-5,522.52	-9,450.00	58%
430.316 · Aflac Insurance	843.60	0.00	0%	759.24	1,097.00	69%
430.317 · Aflac Insurance-Employee Contr	-759.24	0.00	0%	-717.06	-1,097.00	65%
430.318 · Other Services & Charges	2,980.13	2,000.00	149%	4,896.67	2,000.00	245%
430.324 · Mobile Phones	581.66	1,200.00	48%	694.84	1,200.00	58%
430.351 · Property Insurance	7,259.31	6,500.00	112%	9,658.32	6,825.00	142%
430.352 · Liability Insurance	5,427.41	6,500.00	83%	5,927.05	6,825.00	87%
430.355 · Auto Insurance	12,291.82	15,000.00	82%	17,572.61	15,750.00	112%
430.372 · Vehicle-Repair/Maintenance	5,387.22	17,500.00	31%	9,988.19	12,500.00	80%
430.373 · Building-Repair/Maintenance	576.93	1,000.00	58%	974.24	1,000.00	97%
430.374 · Equipment-Repair/Maintenance	2,970.49	12,500.00	24%	14,046.50	7,500.00	187%
430.420 · Dues & Memberships	180.00	200.00	90%	130.00	250.00	52%
430.460 · Meetings and Education	1,073.40	0.00	0%	0.00	1,000.00	0%
Total 430 · Public Works	357,326.23	526,777.00	68%	408,468.52	496,608.00	82%
438 · Maintenance & Repairs of Roads						
438.372 · Road Improvements	1,152.84	0.00	0%	300.48	1,000.00	30%
Total 438 · Maintenance & Repairs of Roads	1,152.84	0.00	0%	300.48	1,000.00	30%
446 · Stormwater Management						
446.313 · MS4 Engineering	8,466.00	25,000.00	34%	3,581.25	20,000.00	18%
446.314 · MS4 Legal	28.36	0.00	0%	0.00	0.00	0%
446.317 · MS4 Permit Compliance	0.00	10,000.00	0%	2,500.00	10,000.00	25%
Total 446 · Stormwater Management	8,494.36	35,000.00	24%	6,081.25	30,000.00	20%
454 · Parks						
454.247 · Park & Rec Commission Budget	0.00	0.00	0%	0.00	0.00	0%
454.371 · Park Maintenance	2,440.43	3,500.00	70%	2,394.17	4,000.00	60%
Total 454 · Parks	2,440.43	3,500.00	70%	2,394.17	4,000.00	60%
491 · Refund of Prior Year Revenues	0.00	100.00	0%	0.00	0.00	0%

East Fallowfield Township
Detailed Budget vs Actual
August 31, 2025

	Actual August 2024	2024 Budget	% of Budget	Actual August 2025	2025 Budget	% of Budget
492 · Interfund Operating Transfers						
492.10 · Transfer to General Fund-Reserv					2,917.00	0%
492.18 · Transfer to Capital Funds	0.00	151,235.00	0%	0.00	1,000,000.00	0%
492.19 · Transfer to Trash Fund	0.00	0.00	0%	0.00	0.00	0%
492.36 · Tranfer to Liquid Fuels	0.00	0.00	0%	1,908.00	0.00	0%
492.36 · Tranfer to Fire/EMS	0.00	0.00	0%	0.00	0.00	0%
Total 492 · Interfund Operating Transfers	0.00	151,235.00	0%	1,908.00	1,002,917.00	0%
66900 · Reconciliation Discrepancies	0.00	0.00	0%	0.00	0.00	0%
Total Expense	1,868,048.33	3,014,556.00	62%	2,185,872.94	4,083,969.00	54%
Net Income (Loss)	684,757.29	0.00	0%	696,767.98	-874,202.00	-80%

East Fallowfield Township
Detailed Budget vs Actual
August 31, 2025

	Actual August 2024	2024 Budget	% of Budget	Actual August 2025	2025 Budget	% of Budget
TRASH FUND						
Revenue						
Trash - Next Year/Sponsorship (Sponsorship for Bag Ordinance)			0%			0%
341.01 · Interest on Checking	7,481.13	3,000.00	249%	19,598.36	7,000.00	280%
354.00 · State Capital/Operating Grants	0.00	0.00	0%	0.00	0.00	0%
354.15 · Recycling / Act 101	0.00	5,000.00	0%	4,702.03	0.00	0%
364.30 · Trash - Current Year	1,217,417.51	1,190,700.00	102%	1,240,923.81	1,234,800.00	100%
364.31 · Trash - Prior Year	3,757.20	0.00	0%	2,801.70	2,000.00	140%
364.32 · Trash - Collections - 2005-2018	1,879.80	0.00	0%	942.14	1,500.00	63%
364.34 · Trash - Penalty Fees	149.00	250.00	60%	0.00	0.00	0%
364.35 · Trash Certifications	0.00	0.00	0%	0.00	0.00	0%
364.36 · Portnoff Notice Fee Collection	0.00	1,000.00	0%	0.00	0.00	0%
364.50 · Recyclable Sales	0.00	0.00	0%	0.00	0.00	0%
364.90 · Trash - Dumpster	555.00	250.00	222%	286.00	250.00	114%
364.91 · Scrap / TV Disposal	0.00	0.00	0%	0.00	0.00	0%
392.XX · Use of Reserves	0.00	32,789.00	0%	0.00	0.00	0%
Total Revenue	1,231,239.64	1,232,989.00	100%	1,269,254.04	1,245,550.00	102%
Expense						
427.112 · Trash Personnel Costs	0.00	60,396.00	0%		102,753.00	0%
427.310 · Trash Invoicing/Education	0.00	0.00	0%		0.00	0%
427.314 · Collection Notice Expense	594.00	0.00	0%		600.00	0%
427.317 · Hazardous Waste Collection	1,333.10	2,000.00	67%	1,820.50	2,500.00	73%
427.319 · TV/Tire/Dumping Fees	0.00	0.00	0%		0.00	0%
427.367 · Trash/Recycling Hauling Service	518,831.11	727,176.00	71%	518,999.92	778,256.00	67%
427.368 · Trash Tipping Fees	134,621.88	250,000.00	54%	158,484.71	225,000.00	70%
427.369 · Recycling Processing/Marketing	8,960.10	30,000.00	30%	14,812.53	30,000.00	49%
427.374 · Vehicle Repairs/Fuel	0.00	10,000.00	0%		10,000.00	0%
427.390 · Bank Charges	0.00	0.00	0%		0.00	0%
427.420 · Recycling Authority Membership	2,000.00	2,000.00	100%	2,000.00	2,000.00	100%
492.000 · Surplus added to Reserves	0.00	118,628.00	0%		97,758.00	0%
492.000 · Transfer to Capital Fund	31,451.84	32,789.00	96%		0.00	0%
66900 · Reconciliation Discrepancies	0.00	0.00	0%		0.00	0%
Total Expense	697,792.03	1,232,989.00	57%	696,117.66	1,248,867.00	56%
Net Income/(Loss)	533,447.61	0.00	0%	573,136.38	-3,317.00	-17279%

East Fallowfield Township
Detailed Budget vs Actual
August 31, 2025

	Actual August 2024	2024 Budget	% of Budget	Actual August 2025	2025 Budget	% of Budget
FIRE/EMS FUND						
Revenue						
301.11 · Real Property Taxes - Fire/EMS	697,512.68	715,934.00	97%	707,997.22	748,140.00	95%
341.02 · Interest on Checking	6,056.88	0.00	0%	16,638.48	5,000.00	333%
355.07 · Foreign Fire Insur Tax	0.00	51,232.00	0%		51,232.00	0%
Total Revenue	703,569.56	767,166.00	92%	724,635.70	804,372.00	90%
Expense						
411.110 · Salaries/Wages	688.84	1,378.00	50%	688.84	1,378.00	50%
411.192 · FICA/Medicare	52.72	105.00	50%	52.68	105.00	50%
411.194 · Unemployment Compensation	0.00	20.00	0%	14.82	0.00	0%
411.195 · Workers' Compensation	4,715.20	21,048.00	22%	0.00	25,000.00	0%
411.231 · Vehicle Fuel - Gasoline	5,265.23	7,000.00	75%	1,614.69	7,000.00	23%
411.238 · Clothing and Uniforms	0.00	0.00	0%	0.00	0.00	0%
411.242 · Supplies	0.00	0.00	0%	89.10	0.00	0%
411.317 · Other Services & Charges	0.00	0.00	0%	0.00	0.00	0%
411.324 · Mobile Phones	436.82	725.00	60%	493.56	600.00	82%
411.363 · Hydrant Service	20,753.92	30,000.00	69%	23,542.31	31,000.00	76%
411.374 · Vehicle Repair	0.00	0.00	0%	0.00	0.00	0%
411.420 · Dues and Memberships	175.00	350.00	50%	225.00	350.00	64%
411.460 · Meetings and Education	0.00	0.00	0%	0.00	0.00	0%
411.540 · Subsidy to Fire Companies	225,000.00	300,000.00	75%	225,000.00	300,000.00	75%
411.541 · Subsidy to Fire Relief Assoc.	0.00	51,232.00	0%	0.00	51,232.00	0%
411.542 · Subsidy to EMS Companies	91,054.00	182,108.00	50%	136,581.00	182,108.00	75%
411.543 · Capital Expenditures - Modena	20,000.00	73,200.00	27%	20,000.00	20,000.00	100%
411.544 · Capital Expenditures - Westwood	0.00			0.00	85,299.00	0%
411.543 · Capital Expenditures - Reserve	0.00			0.00	53,200.00	0%
411.492 · Operating Expenditures Reserve	0.00	100,000.00	0%	0.00	132,398.00	0%
Total Expense	368,141.73	767,166.00	48%	408,302.00	889,670.00	46%
Net Income/(Loss)	335,427.83	-	0%	316,333.70	(85,298.00)	-371%

East Fallowfield Township
Detailed Budget vs Actual
August 31, 2025

	Actual August 2024	2024 Budget	% of Budget	Actual August 2025	2025 Budget	% of Budget
LIQUID FUELS FUND						
Revenue						
341.01 · Interest on Checking	0.00	100.00	0%	4,921.56	0.00	0%
354.03 · Winter/Severe Winter Agree	0.00	35,462.00	0%	0.00	43,459.00	0%
355.02 · Liquid Fuels Tax	291,388.80	285,545.00	102%	290,409.96	286,070.00	102%
355.03 · State Turnback Allocation	28,120.00	29,440.00	96%	29,440.00	28,120.00	105%
392.02 · Transfer from Capital Fund	0.00	0.00	0%	0.00	75,000.00	0%
392.35 · Use of Fund Balance	0.00	84,053.00	0%	0.00	35,601.00	0%
389.00 · Miscellaneous Revenue	0.00	0.00	0%	0.00	0.00	0%
Total Revenue	319,508.80	434,600.00	74%	324,771.52	468,250.00	69%
Expense						
430.232 · Diesel Fuel	6,658.65	12,000.00	55%	7,169.49	12,000.00	60%
430.260 · Small Tools/Minor Equipment	0.00	0.00	0%	3,195.00	5,000.00	64%
430.310 · Fuel Pump Repair	0.00	0.00	0%	0.00	0.00	0%
430.313 · Engineering Services	0.00	0.00	0%	0.00	10,000.00	0%
430.317 · Other	0.00	500.00	0%	0.00	0.00	0%
430.384 · Rental of Machinery /Equipment	0.00	0.00	0%	1,327.62	0.00	0%
430.740 · Capital Purchases	0.00	0.00	0%	0.00	0.00	0%
432.221 · Road Salt	37,244.50	40,000.00	93%	83,206.63	45,000.00	185%
433.220 · Traffic Control Devices/Signs	2,513.92	0.00	0%	1,602.00	0.00	0%
434.361 · Street Lights - Electricity	903.35	1,200.00	75%	1,045.05	1,250.00	84%
436.371 · Storm Drain Repairs	1,685.90	0.00	0%	2,157.35	5,000.00	43%
437.245 · Shop Supplies	0.00	0.00	0%	0.00	0.00	0%
437.372 · Vehicle-Repair/Maintenance	10,542.96	900.00	1171%	8,284.59	10,000.00	83%
437.374 · Equipment-Repair/Maintenance	11,252.27	0.00	0%	7,035.98	10,000.00	70%
437.375 · Mower-Repair/Maintenance	0.00	0.00	0%	0.00	0.00	0%
438.220 · Aggregate {Asphalt/Stone/Etc}	4,844.16	30,000.00	16%	10,988.85	20,000.00	55%
438.310 · Highway/Shoulder - Maintenance	0.00	0.00	0%	500.00	0.00	0%
439.371 · Road Paving/Improvements	7,433.25	350,000.00	2%	314,253.04	350,000.00	90%
66900 · Reconciliation Discrepancies	0.00	0.00	0%	0.00	0.00	0%
Total Expense	83,078.96	434,600.00	19%	440,765.60	468,250.00	94%
Net Income/(Loss)	236,429.84	0.00	0%	-115,994.08	0.00	0%

East Fallowfield Township
Detailed Budget vs Actual
August 31, 2025

	Actual August 2024	2024 Budget	% of Budget	Actual August 2025	2025 Budget	% of Budget
PARK AND RECREATION FUND						
Revenue						
322.05 · Concert in the Park Sponsors	12,250.00	12,000.00	102%	12,750.00	12,000.00	106%
322.06 · Concert in the Park Vendors	430.00	0.00	0%	90.00	430.00	21%
341.01 · Interest on Checking	1,939.61	2,000.00	97%	4,048.27	1,750.00	231%
367.20 · Park & Rec - Fee in Lieu of	0.00	0.00	0%	0.00	0.00	0%
Use of Reserves	0.00	45,000.00	0%	0.00	21,137.00	0%
Transfer from General Fund	0.00	0.00	0%	0.00	0.00	0%
Donations	2,500.00	1,500.00	167%	0.00	700.00	0%
Memorial Park Bench	0.00			0.00	4,000.00	0%
Pavillion Rental	1,050.00	750.00	140%	650.00	750.00	87%
Grants	0.00	0.00	0%	34,500.00	40,000.00	86%
Total Revenue	18,169.61	61,250.00	30%	52,038.27	80,767.00	64%
Expense						
Landscaping Shade Trees	0.00	1,000.00	0%	81.00	1,500.00	5%
Miscellaneous Expense	759.10	1,000.00	76%	8,070.52	0.00	0%
Playground Equipment	0.00	0.00	0%	18,576.00	26,267.00	71%
ECA expenses from Donations	0.00	0.00	0%	0.00	700.00	0%
Park Public Bathroom	0.00	0.00	0%	0.00	0.00	0%
New Pavillion	0.00	0.00	0%	0.00	0.00	0%
Engineering Fees	0.00	0.00	0%	0.00	0.00	0%
454.24 · Bee/Butterfly Garden	0.00	0.00	0%	0.00	0.00	0%
454.25 · Tag's Memorial Garden	4,389.90	10,000.00	44%	635.19	1,500.00	42%
454.27 · Park & Rec Commission	0.00	2,000.00	0%	0.00	0.00	0%
Professional Services	15,133.32	30,000.00	50%	6,250.00	0.00	0%
Lighting	4,332.00	5,000.00	87%	0.00	0.00	0%
454.493 · Park Events/Concert in the Park	9,868.85	10,000.00	99%	10,263.23	12,000.00	86%
454.49 · Park Events Other	1,812.34	0.00	0%	5,741.54	8,000.00	72%
Water Service (restroom)	0.00	0.00	0%	0.00	0.00	0%
Restroom Maintenance	0.00	2,250.00	0%	426.49	1,500.00	28%
492.000 · Surplus added to Reserves		0.00	0%	0.00	33,800.00	0%
Surveillance Cameras	0.00	0.00	0%	0.00	0.00	0%
Internet (cameras)	0.00	0.00	0%	0.00	0.00	0%
Transfer to Park & Rec Fund	0.00	0.00	0%	0.00	0.00	0%
Total Expense	36,295.51	61,250.00	59%	50,043.97	85,267.00	59%
Net Income/(Loss)	-18,125.90	0.00	0%	1,994.30	-4,500.00	-44%

East Fallowfield Township
Detailed Budget vs Actual
August 31, 2025

	Actual August 2024	2024 Budget	% of Budget	Actual August 2025	2025 Budget	% of Budget
CAPITAL FUND						
Revenue						
Contributions	0.00	0.00	0%		0.00	0%
341.00 · Interest	24,204.04	5,000.00	484%	31,804.40	20,000.00	159%
354.00 · Commonwealth of PA Grant	210,676.92	0.00	0%	5,388.41	0.00	0%
387.00 · Contributions from Private Source	0.00	0.00	0%		0.00	0%
387.XX · DCED Reimb Grant - Mortonville Rd	0.00	0.00	0%		891,000.00	0%
387.XX · DCED Reimb Grant - Fuel Pump	0.00	56,328.00	0%		0.00	0%
387.00 · Grant - Newlinville Traffic Calming	0.00	250,000.00	0%		250,000.00	0%
Sale of Fixed Assets	0.00	20,000.00	0%		20,000.00	0%
392.XX · Transfer in from Trash Fund	31,451.84	32,789.00	96%		0.00	0%
392.00 · Transfer in from General Fund	0.00	151,235.00	0%		1,000,000.00	0%
392.XX · Use of Reserves	0.00	480,892.00	0%		482,941.00	0%
Total Revenue	266,332.80	996,244.00	27%	37,192.81	2,663,941.00	1%
Expense						
Bank Fees	0.00	0.00	0%	15.00	0.00	0%
Document Digitization	3,100.00	0.00	0%		5,000.00	0%
Surveys and Studies	0.00	106,650.00	0%	9,548.50	12,050.00	79%
Township Website	0.00	20,000.00	0%		25,000.00	0%
Computers - revolving schedule	0.00	5,000.00	0%		5,200.00	0%
Computers - Server for Admin	0.00	11,000.00	0%		12,000.00	0%
Newlinville Village Master Plan	0.00	0.00	0%			0%
Newlinville Traffic Calming	33,092.00	275,000.00	12%	15,321.75	200,000.00	8%
Printing	0.00	0.00	0%			0%
Software and Services	0.00	0.00	0%			0%
Software and Services - PD Grant	13,927.29	0.00	0%	5,388.41		0%
Software and Services - Code Enforcement	0.00	30,000.00	0%	12,800.00	30,000.00	43%
Fuel Pump Replacement	0.00	80,000.00	0%		0.00	0%
410.74 · Police - Capital Purchase/Lease	11,124.09	82,530.00	13%	77,930.75	174,275.00	45%
430.74 · Capital Purchase - Mach/Equip	72,496.54	250,413.00	29%	297,373.76		0%
439.000 · Repairs & Maint. - Highways	21,591.00	125,000.00	17%	114,292.99	1,245,113.00	9%
454.00 · Capital Projects - Park	0.00	0.00	0%			0%
462.310 Subdivision/Land Development	0.00	0.00	0%			0%
471.00 · Capital Lease Principal Payment	27,483.87	9,958.00	276%	7,562.05	10,159.00	74%
472.00 · Loan interest	371.53	693.00	54%	426.41	493.00	86%
491.000 · Refund of Prior Year Expenditure	-189.00	0.00	0%			0%
Transfer to Liquid Fuels					75,000.00	0%
492.000 · Transfer to Parks & Rec Fund	0.00	0.00	0%			0%
66900 · Reconciliation Discrepancies	0.00	0.00	0%			0%
Total Expense	182,997.32	996,244.00	18%	540,659.62	1,794,290.00	30%
Net Income/(Loss)	83,335.48	0.00	0%	-503,466.81	869,651.00	-58%

**East Fallowfield Township - General Fund
Payment Authorization Detail
August 27 through September 23, 2025**

	Type	Date	Num	Due Date	Aging	Open Balance
Allen Rubber Co. Inc.						
	Bill	08/22/2025	W-517262	09/01/2025	17	143.04
	Bill	09/05/2025	W-519450	09/15/2025	3	286.08
Total Allen Rubber Co. Inc.						429.12
ASAP Hydraulics, Inc.						
	Bill	09/10/2025	4007744	09/20/2025		305.84
Total ASAP Hydraulics, Inc.						305.84
ASAP Marketing, Inc						
	Bill	09/02/2025	16778	10/02/2025		1,478.22
Total ASAP Marketing, Inc						1,478.22
Bigfoot Automotive LLC						
	Bill	09/05/2025	11783	09/15/2025	3	60.00
	Bill	09/05/2025	11782	09/15/2025	3	61.00
Total Bigfoot Automotive LLC						121.00
Brandywine Valley SPCA						
	Bill	08/31/2025	Aug07	09/10/2025	8	1,422.98
Total Brandywine Valley SPCA						1,422.98
Brian Simmons						
	Bill	08/11/2025	8/11/25-HomeDepot	08/21/2025	28	21.98
Total Brian Simmons						21.98
CompNet, Inc.						
	Bill	08/31/2025	14652	09/30/2025		380.00
	Bill	08/31/2025	14653	09/30/2025		1,417.50
Total CompNet, Inc.						1,797.50
Fling's Towing						
	Bill	09/05/2025	25-2231929	10/05/2025		371.00
Total Fling's Towing						371.00
Gap Power						
	Bill	09/12/2025	2051329	09/22/2025		52.95
Total Gap Power						52.95
Great Valley Lockshop, Inc.						
	Bill	09/03/2025	CO00250576	09/13/2025	5	10.00
Total Great Valley Lockshop, Inc.						10.00
H.A. Berkheimer, Inc.						
	Bill	08/31/2025	25080029	09/10/2025	8	5.48
Total H.A. Berkheimer, Inc.						5.48
Herbert E. MacCombie, Jr. P.E.						
	Bill	08/25/2025	2025-08-002	09/04/2025	14	101.25
	Bill	08/25/2025	2025-08-003	09/04/2025	14	293.25
Total Herbert E. MacCombie, Jr. P.E.						394.50
John Deere Financial						
	Bill	09/08/2025	8/22/25-AtlanticTrac	09/18/2025		1,074.05
Total John Deere Financial						1,074.05
Key Business Solutions						
	Bill	09/15/2025	36873	09/25/2025		27.00
Total Key Business Solutions						27.00
Longley Insurance Agency						
	Bill	09/11/2025	125643	09/21/2025		761.00
	Bill	09/11/2025	125644	09/21/2025		1,901.00
Total Longley Insurance Agency						2,662.00
Modena Fire Relief Association						
	Bill	09/17/2025	2025 Fire Relief	09/27/2025		28,824.41
Total Modena Fire Relief Association						28,824.41
NAPA Auto Parts {Coatesville}						

**East Fallowfield Township - General Fund
Payment Authorization Detail
August 27 through September 23, 2025**

	Bill	09/02/2025	131278	09/12/2025	6	51.49
	Bill	09/12/2025	132060	09/22/2025		65.71
Total NAPA Auto Parts {Coatesville}						<u>117.20</u>
Paradise Truck Tire Specialists, Inc.						
	Bill	08/18/2025	111760	08/28/2025	21	2,603.12
Total Paradise Truck Tire Specialists, Inc.						<u>2,603.12</u>
Paymerang, LLC.						
	Bill	08/31/2025	IN-002200	09/10/2025	8	100.00
Total Paymerang, LLC.						<u>100.00</u>
PECO {12000} Twp Bldg						
	Bill	09/10/2025	6978912000-9/10/25	09/20/2025		1,282.80
Total PECO {12000} Twp Bldg						<u>1,282.80</u>
Pennonni Associates Inc						
	Bill	08/21/2025	1289226	08/31/2025	18	3,960.75
Total Pennoni Associates Inc						<u>3,960.75</u>
Pennsylvania One Call System, Inc.						
	Bill	08/31/2025	1117190	09/10/2025	8	57.03
Total Pennsylvania One Call System, Inc.						<u>57.03</u>
Petroleum Traders Corporation						
	Bill	09/15/2025	2119666	09/25/2025		852.41
Total Petroleum Traders Corporation						<u>852.41</u>
Primo Brands - Police						
	Bill	09/06/2025	15I0435888474	09/16/2025	2	3.99
	Bill	09/10/2025	25I0435888474	09/20/2025		20.00
Total Primo Brands - Police						<u>23.99</u>
Siana Law, LLP						
	Bill	09/04/2025	102270	09/14/2025	4	8,905.08
	Bill	09/04/2025	102271	09/14/2025	4	1,693.00
	Bill	09/04/2025	102272	09/14/2025	4	413.83
Total Siana Law, LLP						<u>11,011.91</u>
Verizon (Park Internet) 756-631-796						
	Bill	09/13/2025	756-631-796-9/13/25	09/23/2025		114.90
Total Verizon (Park Internet) 756-631-796						<u>114.90</u>
Verizon {Township Internet} 852-092-828						
	Bill	09/15/2025	852-092-828-9/15/25	09/25/2025		161.43
Total Verizon {Township Internet} 852-092-828						<u>161.43</u>
Verizon Wireless {Office-Police}						
	Bill	09/11/2025	6123205511	09/21/2025		289.17
Total Verizon Wireless {Office-Police}						<u>289.17</u>
Westwood Fire Relief Association						
	Bill	09/17/2025	2025 Fire Relief	09/27/2025		28,824.41
Total Westwood Fire Relief Association						<u>28,824.41</u>
TOTAL						<u><u>88,397.15</u></u>

East Fallowfield Township - Trash Fund
Payment Authorization Detail
August 27 through September 23, 2025

	Type	Date	Num	Due Date	Aging	Open Balance
Chester County Solid Waste Authority						
	Bill	09/07/2025	76007	09/17/2025	11	4,989.96
Total Chester County Solid Waste Authority						4,989.96
TOTAL						4,989.96

East Fallowfield Township - Liquid Fuels Fund
Payment Authorization Detail
August 27 through September 23, 2025

	Type	Date	Num	Due Date	Aging	Open Balance
Allan Myers						
	Bill	09/02/2025	30-00297049	09/12/2025	6	794.97
Total Allan Myers						794.97
Highway Materials LLC						
	Credit	09/09/2025	33197707-CR			-120.40
	Bill	09/09/2025	4732904	09/19/2025		296.21
Total Highway Materials LLC						175.81
Pennoni Associates Inc						
	Bill	08/21/2025	1289227	08/31/2025	18	6,359.38
Total Pennoni Associates Inc						6,359.38
Petroleum Traders Corporation						
	Bill	09/15/2025	2119669	09/25/2025		85.66
Total Petroleum Traders Corporation						85.66
TOTAL						7,415.82

East Fallowfield Township - Park Rec. Fund
Payment Authorization Detail
August 27 through September 23, 2025

	Type	Date	Num	Due Date	Aging	Open Balance
Denise Verderosa						
	Bill	09/06/2025	9/6/25-Touch A Truck	09/21/2025		93.99
Total Denise Verderosa						93.99
Education & Outreach Company						
	Bill	08/29/2025	25-1046	09/13/2025	5	177.00
Total Education & Outreach Company						177.00
Gaillyn Giles						
	Bill	09/09/2025	EFT-8 - 10/11/25	09/24/2025		250.00
Total Gaillyn Giles						250.00
Jets Bounce Party Rentals						
	Bill	09/17/2025	10/11/2025-Ref#2029	10/02/2025		470.00
Total Jets Bounce Party Rentals						470.00
John Winters						
	Bill	08/21/2025	8/21/2025-Dinner	09/05/2025	13	13.87
Total John Winters						13.87
Nicklous Giunta						
	Bill	08/21/2025	8/21/2025-Dinner	09/05/2025	13	15.95
Total Nicklous Giunta						15.95
William Lewis						
	Bill	08/21/2025	8/21/2025-Dinner	09/05/2025	13	15.90
Total William Lewis						15.90
Wright, Jennifer						
	Bill	09/02/2025	8/2/25-Bingo	09/17/2025	1	125.78
Total Wright, Jennifer						125.78
TOTAL						1,162.49

East Fallowfield Township - Capital Fund
Payment Authorization Detail
August 27 through September 23, 2025

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Due Date</u>	<u>Aging</u>	<u>Open Balance</u>
Pennoni Associates, Inc						
	Bill	08/21/2025	1289221	08/31/2025	18	817.25
Total Pennoni Associates, Inc						817.25
Traffic Planning and Design Inc.						
	Bill	08/12/2025	TPD51086	08/22/2025	27	1,903.75
	Bill	09/11/2025	TPD51707	09/21/2025		447.50
Total Traffic Planning and Design Inc.						2,351.25
TOTAL						3,168.50

East Fallowfield Township - Rebill Fund
Payment Authorization Detail
August 27 through September 23, 2025

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Due Date</u>	<u>Aging</u>	<u>Open Balance</u>
Herbert E. MacCombie, Jr. P.E.						
	Bill	08/25/2025	2025-08-001	09/09/2025	9	202.50
Total Herbert E. MacCombie, Jr. P.E.						202.50
Pennoni Associates, Inc						
	Bill	08/21/2025	1289222	09/05/2025	13	925.25
	Bill	08/21/2025	1289223	09/05/2025	13	373.00
	Bill	08/21/2025	1289224	09/05/2025	13	227.50
	Bill	08/21/2025	1289225	09/05/2025	13	264.00
Total Pennoni Associates, Inc						1,789.75
TOTAL						1,992.25

Interim Payments
PAYMENT AUTHORIZATION DETAIL
August 27 through September 23, 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check		09/10/2025	Merchant Services	100.01 · Meridian Bank - GF - Checking		-258.00
Bill Pmt -Check	30	09/11/2025	Pennsylvania American Water { Hydrants}	100.80 · Meridian Fire/EMS Account		-2,926.08
Check	ONL0065	09/05/2025	Meridian Bank	100.01 · Meridian Bank - GF - Checking		-66.91
Bill Pmt -Check	ONL0066	09/10/2025	Fulton Bank CommUNITY Card	100.01 · Meridian Bank - GF - Checking		-1,773.22
Bill Pmt -Check	676	09/12/2025	Aflac	100.01 · Meridian Bank - GF - Checking		-232.62
Bill Pmt -Check	677	09/12/2025	American United Life Insurance Company	100.01 · Meridian Bank - GF - Checking		-3,519.05
Bill Pmt -Check	678	09/12/2025	Cleaning for Cures, LLC	100.01 · Meridian Bank - GF - Checking		-300.00
Bill Pmt -Check	679	09/12/2025	Hafer Petroleum Equipment, LTD.	100.01 · Meridian Bank - GF - Checking		-4,025.00
Bill Pmt -Check	680	09/12/2025	Meridian Bank-Cardmember Services	100.01 · Meridian Bank - GF - Checking		-25.00
Bill Pmt -Check	681	09/12/2025	PECO {73000} Police Bldg	100.01 · Meridian Bank - GF - Checking		-251.28
Bill Pmt -Check	682	09/12/2025	PECO {99000} Park	100.01 · Meridian Bank - GF - Checking		-61.07
Bill Pmt -Check	683	09/12/2025	Pennsylvania American Water	100.01 · Meridian Bank - GF - Checking		-229.36
Bill Pmt -Check	684	09/12/2025	Pennsylvania Municipal Health Insur. Coop	100.01 · Meridian Bank - GF - Checking		-29,679.87
Bill Pmt -Check	685	09/12/2025	Petroleum Traders Corporation	100.01 · Meridian Bank - GF - Checking		-1,319.48
Bill Pmt -Check	686	09/12/2025	Semperon Corporation	100.01 · Meridian Bank - GF - Checking		-554.38
Bill Pmt -Check	687	09/12/2025	Teamsters Health & Welfare Fund	100.01 · Meridian Bank - GF - Checking		-7,210.04
Bill Pmt -Check	688	09/12/2025	Verizon {Township Internet} 753-895-532	100.01 · Meridian Bank - GF - Checking		-99.00
Bill Pmt -Check	689	09/12/2025	Viking Termite & Pest Control, LLC.	100.01 · Meridian Bank - GF - Checking		-80.00
Bill Pmt -Check	49	09/12/2025	A.J. BLOSENSKI INC	Meridian - Trash Account		-64,856.24
Bill Pmt -Check	50	09/12/2025	Chester County Solid Waste Authority	Meridian - Trash Account		-10,057.11
Bill Pmt -Check	123	09/12/2025	PECO {00401} NEW25000	100.20 · Meridian Bank - 419		-9.55
Bill Pmt -Check	124	09/12/2025	PECO {01003} NEW01111	100.20 · Meridian Bank - 419		-57.08
Bill Pmt -Check	125	09/12/2025	PECO {21007} NEW75000	100.20 · Meridian Bank - 419		-58.71
Bill Pmt -Check	126	09/12/2025	Petroleum Traders Corporation	100.20 · Meridian Bank - 419		-396.59
Bill Pmt -Check	ONL012	09/10/2025	Fulton CommUNITY Visa Card	100.30 · Meridian Bank Park/Rec- 4430328		-1,244.60
Bill Pmt -Check	27	09/12/2025	JPG Contracting LLC	Meridian Bank - 04430310		-1,800.00

Total		131,090.24
General		49,684.28
Fire/EMS		2,926.08
Trash		74,913.35
Liquid Fuels		521.93
Park		1,244.60
Capital		1,800.00
		131,090.24

Total of All Bills Paid August 27 through September 23, 2025

TOTAL ALL BILLS	\$	238,216.41
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East Fallowfield Township
Interfund Transfers
August 27 through September 23, 2025

	Type	Date	Num	Due Date	Aging	Open Balance
East Fallowfield Township						
	Bill	09/02/2025	9/2/2025-DCED Loan	09/12/2025	6	2,662.82
Total East Fallowfield Township						2,662.82



EAST FALLOWFIELD TOWNSHIP

2264 Strasburg Road
East Fallowfield, PA 19320-4437
Phone (610) 384-7144 ○ Fax (610) 384-7143

BOARD OF SUPERVISORS

Wilson T. Lambert Jr.
Katja DiRado
Al Wright
Clare Small-McEvoy
Michael Domboski

TOWNSHIP MANAGER

Scott M. Swichar

Date Presented: September 23, 2025
To: East Fallowfield Township Board of Supervisors
From: Scott Swichar, Township Manager
Subject: The 2026 Minimum Municipal Obligation (MMO) for the
East Fallowfield Township Non-Uniform Pension Plan (15-036-5N)

Act 205 of 1984, as amended, governs the funding requirements for all municipal pension plans. The law requires the Chief Administrative Officer of each municipal pension plan to inform the governing body of the municipality of the plan's expected financial obligation for the coming year. This must be done by the last business day in September.

The calculation of the 2026 plan cost, or the MMO, required an estimate of the 2026 W-2 wages of the employees covered by the plan. I have indicated on the attached worksheet my best estimate of the same. Questions on the pension cost calculation may be addressed to either myself or the staff of the Pennsylvania Municipal Retirement System at (800) 622-7968.

The MMO is the municipality's 2026 bill for this pension plan and must be paid by December 31, 2026. The obligation must be met with general fund monies or with any General State Aid to Municipal Pensions to which we may be entitled to under Act 205.

Attachment: 2026 MMO Worksheet

The Minimum Municipal Obligation Worksheet (MMO)
For the
East Fallowfield Township Pension Plan (15-036-5 N)

For Plan Year 2026

Estimated 2026 W-2 Payroll
For Covered Plan Members: (A) 572,799

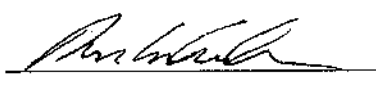
Contracted Employer Contribution Rate
Expressed as a Decimal: (B) 0.0600

RESULT: (A) * (B) = (C) 34,368

Administrative Charge (PMRS Determined)
of Plan Members times \$20: (D) 360.00

MINIMUM MUNICIPAL OBLIGATION

Equals (C) + (D) (MMO) 34,728

Prepared By: David Hindman (Name)  (Signature)
Treasurer (Title) (610) 384 - 7144 (Telephone #)

Please complete the above worksheet with your best estimates and return only one copy to the Pennsylvania Municipal Retirement System by October 6, 2025. Forms can be submitted electronically to RA-RSCOMPLETEDFORMS@pa.gov. The official copy must be shared with the plan's governing board by the last business day in September.



EAST FALLOWFIELD TOWNSHIP

2264 Strasburg Road
East Fallowfield, PA 19320-4437
Phone (610) 384-7144 ○ Fax (610) 384-7143

BOARD OF SUPERVISORS

Wilson T. Lambert Jr.
Katja DiRado
Al Wright
Clare Small-McEvoy
Michael Domboski

TOWNSHIP MANAGER

Scott M. Swichar

Date Presented: September 23, 2025
To: East Fallowfield Township Board of Supervisors
From: Scott Swichar, Township Manager
Subject: The 2026 Minimum Municipal Obligation (MMO) for the
East Fallowfield Township Police Pension Plan (15-036-5P)

Act 205 of 1984, as amended, governs the funding requirements for all municipal pension plans. The law requires the Chief Administrative Officer of each municipal pension plan to inform the governing body of the municipality of the plan's expected financial obligation for the coming year. This must be done by the last business day in September.

The calculation of the 2026 MMO required an estimate of the 2025 W-2 wages of the employees covered by the plan. I have indicated on the attached worksheet my best estimate of the same. Questions on the pension cost calculation may be addressed to either myself or the staff of the Pennsylvania Municipal Retirement System at (800) 622-7968.

The MMO is the municipality's 2025 bill for this pension plan and must be paid by December 31, 2026. The obligation must be met with general fund monies or any General State Aid to Municipal Pensions to which we may be entitled to under Act 205.

Attachment: 2026 MMO Worksheet

The Minimum Municipal Obligation Worksheet (MMO) East Fallowfield Township Police Pension Plan (15-036-5 P)

for Plan Year 2026

CHARGES

Estimated 2025 W-2 Payroll

For Covered Plan Members:

(A) 800,447

PMRS Determined Normal Cost

Expressed as a Decimal:

(B) 0.1500

RESULT: (A) * (B) =

(C) 120,067

Administrative Charge (PMRS Determined)

of Plan Members times \$20:

(D) 200.00

Amortization of Unfunded Liability

(PMRS Determined)

(E) 4,972.00

TOTAL CHARGES: (C) + (D) + (E) =

(F) 125,239

CREDITS

Repeat Estimated 2025 W-2 Payroll

For Covered Plan Members:

(A) 800,447

Employee Contribution Rate

Expressed as a Decimal (PMRS Determined)

(G) 0.0500

RESULT: (A) * (G) =

(H) 40,022

Amortization of the Actuarial Surplus

(PMRS Determined)

(I) 0.00

TOTAL CREDITS: (H) + (I) =

(J) 40,022

MINIMUM MUNICIPAL OBLIGATION

(Based on 1/1/2023 Actuarial Valuation)

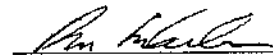
(MMO) 85,217

Equals TOTAL CHARGES Minus

TOTAL CREDITS (F) - (J) = (Please round numbers to dollars)

Prepared By: David Hindman

(Name)



(Signature)

Treasurer

(Title)

(610) 384 - 7144

(Telephone #)

Please complete the above worksheet with your best estimates and return only one copy to the Pennsylvania Municipal Retirement System by October 6, 2025. Forms can be submitted electronically to RA-RSCOMPLETEDFORMS@pa.gov. The official copy must be shared with the plan's governing board by the last business day in September.

AGREEMENT:

The Implementation, Hosting and Maintenance of the
Online Payment Portal Solution known as "MuniciPay"

Prepared for:

East Fallowfield Township, PA

AGREEMENT

This AGREEMENT (the "Agreement") is made and entered into as of the date specified by Merchant on the below signature page (the "Effective Date"), by and between Autoagent Data Solutions, LLC and its affiliates (hereinafter, "Company"), a Delaware corporation, maintaining its principal place of business at 433 Plaza Real, Suite 275, Boca Raton, FL 33432, and East Fallowfield Township (hereinafter, "Merchant"), a government agency maintaining its principal place of business at 2264 Strasburg Road, East Fallowfield, PA 19320.

1. **SERVICE:** Company shall make the online payment portal solution known as "MuniciPay" ("MuniciPay") available to Merchant at no cost to Merchant subject to the terms and conditions set out in this Agreement. Merchant may utilize MuniciPay as an online and in-person payment processing solution for the Department and Payment Types as listed in Section 4 below.
2. **TERM:** This Agreement shall be in effect for a period of three (3) years from the Effective Date and shall be renewed automatically for successive one (1) year terms thereafter unless either party provides not less than thirty (30) days' written notice of its intent not to renew. Notwithstanding the foregoing, either party may terminate this Agreement for convenience at any time upon thirty (30) days' written notice to the other party.
3. **TERMINATION:** Either party may terminate this Agreement at any time during the term or any renewal term upon the occurrence or any one or more of the following:
 - a. A breach of any material provision of this Agreement by the other party that remains uncured more than ten (10) business days after the party's receipt of written notice thereof; and
 - b. The other party's failure to pay any amount owed under this Agreement for more than ten (10) business days after the date such amount is due to be paid.
4. **DEPARTMENT AND PAYMENT TYPES:** Merchant may use Municipipay for the following payment transactions ("Payment Transactions"):
 - Permits, Codes and Zoning
 - Permits
 - Other Township Departments
 - Various
5. **SERVICE FEES:** There are no service fees (hereinafter, "Fees") to be paid to Company by Merchant associated with its use of the MuniciPay solution. Rather, Company shall collect Fees from end users of the MuniciPay solution ("Payers"). Payers are individuals or entities who make Payment Transactions to Merchant using MuniciPay.

The Fees that Company may collect from Payers are as follows:

- Permits, Codes and Zoning Department
 - Electronic Checks / ACH: \$1.50
 - Debit Cards / Credit Cards: 2.75% with a \$3.00 minimum
 - All Other Departments
 - Electronic Checks / ACH: \$1.50
 - Debit Cards / Credit Cards: 2.75% with a \$3.00 minimum
6. **MUNICIPAY PLATFORM AVAILABILITY:** Company shall make the MuniciPay solution available to Merchant 7 days a week, 24 hours a day with availability equal to or in excess of 99% per month, excluding scheduled maintenance windows.
 7. **PROGRAMMING:** Company shall not have access to any computer hardware of the Merchant. Company shall perform all programing and customization for Merchant within the MuniciPay solution.

8. **BILLING DATA DELIVERY:** If Merchant's use of the MuniPay solution requires the provision of updated billing information, Merchant agrees to supply updated billing data to Company a minimum once per business day during the billing cycles, either directly or through Merchant's Integrated Software Vendor. Merchant will post its transactions either by daily batch or, if available, by real-time API.
9. **IN-PERSON DEVICES:** Company shall provide the following devices to Merchant on the terms specified below:
 - Merchant may purchase card reader/EMV devices at Company's then-current pricing at the time of purchase
 - All devices will have a one-year warranty
10. **MAINTENANCE AND HOSTING; USE:** Company will host and maintain the MuniPay solution as part of its service. The Merchant shall not be responsible for any expenditures that Company may incur in relation to the hosting and maintaining the MuniPay solution.
11. **CUSTOMER SERVICE:** Merchant will be responsible for customer service regarding the primary transaction, including general questions, voids, returns, and refunds. Company will support Merchant and communicate directly with Payers regarding escalated issues that cannot be handled by Merchant's staff. Company will be responsible for customer service regarding the service Fee transaction.
12. **MERCHANT'S PAYMENT OBLIGATIONS:** Merchant understands and agrees that it shall be responsible for any chargebacks or returns of transactions processed through the MuniPay solution (excluding service Fee transactions). Merchant agrees to pay to Company, promptly upon notice from Company but in no event more than ten (10) business days after Merchant's receipt of written notice thereof, any such chargeback or return amounts, as well as any fines, fees, penalties or other amounts incurred by Company and caused by or resulting from Merchant's violation of applicable law or regulations, or rules of the payment card networks (e.g., Visa, Mastercard, American Express, Discover, etc.).
13. **PCI COMPLIANCE:** Each of the parties hereto agrees to comply with applicable requirements of PCI DSS throughout the term of this Agreement.
14. **OWNERSHIP AND LICENSE:** Merchant shall have no ownership of the MuniPay solution, including any modifications made thereto. Any and all intellectual property developed and compiled by Company pursuant to this Agreement shall be the sole property of Company. Merchant agrees to use the MuniPay solution only for processing payments as contemplated by this Agreement. Merchant shall not copy, reproduce, decompile/recompile, or reconstruct the MuniPay solution, and shall not use the MuniPay solution for any unlawful or improper purpose or otherwise misuse the MuniPay solution. Merchant shall not allow any person or entity other than Merchant and its authorized personnel to use the MuniPay solution to accept payments.

This Agreement shall be governed by the laws of the State of Pennsylvania.

ACCEPTANCE

The undersigned execute the foregoing agreement by placing their signatures below as of the Effective Date.

FOR THE MERCHANT:

Company: _____

Name: _____

Signature: _____

Title: _____

Address: _____

Effective Date: _____

FOR AUTOAGENT:

Company: Autoagent Data Solutions, LLC

Name: Stacy Hunt

Signature: 

Title: VP of Business Development

Address: 433 Plaza Real, Suite 275

Boca Raton, FL 33432



34 Angstadt Lane, Birdsboro, PA 19508

TOP QUALITY PETROLEUM & CARWASH EQUIPMENT · SALES · SERVICE · INSTALLATION

Estimate #2 East Fallowfield Twp (B1562)

September 2, 2025

East Fallowfield Township
2264 Strasburg Road
Coatesville, PA 19320
Attn: Justin Gathercole
roads@eastfallowfield.org

Site: Same

PA DEP Facility ID #: 15-30995
610-496-0918

The following is a proposal to supply the equipment and perform the work as listed. We will supply all necessary PA DEP certified skilled labor, working equipment, materials, and insurances as necessary to perform this project in a workmanlike manner.

SUBJECT: Replacement of the product piping jacket under the Gasboy Gasoline Pump and the addition of a Veeder Root overfill alarm.

EQUIPMENT:

Veeder Root:

- 1- Overfill Fill Alarm Box
- 1- Alarm Switch/ Reset, Small Light & Red Button
- 1- Kit, Sleeve 3.5-inch x 30-inch With Collars

HAFAER EQUIPMENT RESPONSIBILITIES:

1. Prepare and submit the PA DEP Modification Report required for this project.
2. Provide copies of the above documentation for the customer.
3. Provide security barricades around work area during the site upgrade project.
4. Upon being awarded this project, the contractor will obtain local permits required for this project on a time and permit cost basis if required. (Verification initials to inquire, Customer: _____)

CUSTOMER RESPONSIBILITIES:

1. Costs associated with obtaining local permits, inspections, and approvals, if required. Billed on a T&M basis as a change order to this proposal.
2. Sign all necessary DEP paperwork associated with the work performed.
3. PA Labor and Industry and PA Department of Environmental Protection Compliance.

INSTALLATION WORKSCOPE:

1. De-energize the fueling system and perform lock out tag out procedures.
2. Attempt to dig around the product piping and remove stone to fully expose the wrapped area of the pipe without removing the Atlas X gasoline pump. In the event that the dispenser would need to be removed a PA Labor and Industries permit will be needed to complete the project.
3. Supply and install a new wrap around the existing product piping.
4. Backfill the product piping with removed stone.



34 Angstadt Lane, Birdsboro, PA 19508

TOP QUALITY PETROLEUM & CARWASH EQUIPMENT · SALES · SERVICE · INSTALLATION

Estimate #2 East Fallowfield Twp (B1562)

5. Supply and install a Veeder Root overfill alarm and acknowledgement switch between the small garage door and large garage door when looking at the garage.
6. Supply and install a conduit and wiring for AC power between the TLS4B and the overfill alarm.
7. Test the functionality of the overfill alarm through the TLS4B as required by PA DEP.
8. Clean up worksite.

This proposal does not include:

- Local Permits, Inspections and Approvals, if applicable
- Additional PA DEP Required Site Upgrades
- Additional PA L&I required compliance upgrades not specifically listed.
- Contaminated soils/ liquids removal/ disposal/ remediation/ replacement
- Main electrical service/ Main electrical panel major upgrades
- Repair or replacement of any unforeseen underground systems i.e. electrical conduits, wiring and piping.
- Shop Drawings/ As built drawings.
- Bonding of any kind
- Prevailing wages

NOTES:

Applicable taxes are not included due to the customer's tax-exempt status. A freight estimate is included in this proposal.

Proposal good for 10 days.

Payment Terms: 50% deposit with signed proposal and balance due upon completion.

Payment Method: Company Check or ACH

Total Estimate: \$ 8,050.00

Sincerely,

Michael Moyer
Territory Manager

ACCEPTED:



Signature
Scott M. Swicher

Name (Printed)
September 9, 2025

Date

HPE:

Signature

Name (Printed)

Date



34 Angstadt Lane, Birdsboro, PA 19508

TOP QUALITY PETROLEUM & CARWASH EQUIPMENT • SALES • SERVICE • INSTALLATION

Estimate #2 East Fallowfield Twp (B1562)

ACCEPTANCE – This proposal, when accepted by the Buyer within the said period set out in this agreement, will constitute a bona fide contract between us (Hafer Petroleum Equipment); subject to all terms and conditions to follow and to the approval of the Seller's representative (credit manager, sales manager, executive officer, etc.). It is expressly agreed that there are no promises, agreements or understandings, oral or written, not specified in this contract. No waiver, alteration or modification of the terms and conditions of this contract shall be binding unless in writing and signed by the Seller's (sales manager, executive officer, etc.).

PRICES – Prices quoted are for acceptance within 30 days and, unless otherwise specified, are subject to change or withdrawal without notice after that date. Due to the uncertainty of the prices of major components of this proposal, prices quoted are those currently in effect but may be significantly higher at time of delivery. Accordingly, such increases will be added to the contract amount. If increases are required, notification shall be given to the Buyer for approval or cancellation of this contract. The Buyer may order changes in the work or the installation of additional equipment and the contract sum shall be increased accordingly. All such orders and increases shall be in writing, and the Buyer shall consent in writing to the extra charges before the Seller shall begin any changes or additional work.

RELATED WORK – Labor, materials and outside services for blacktop, water and sewer work are not included in contract unless specified. Anchors, foundations and cathodic protection are not included in this contract unless specified. If concrete slab is placed and finished under this contract, the Seller is not responsible for the slab if not protected from traffic by the Buyer for 15 days. In case of winter work, frost removal is not included in this contract unless specified.

DELIVERY – Delivery promises are contingent upon fires, strikes, accidents, lockout, work stoppages, war, riot, availability of materials, acts of God, governmental action or regulation, or from other causes beyond the Seller's control. The Seller shall have no liability for any delay, failure to delivery, loss or damage which might result therefrom. The Seller will endeavor to maintain schedules, but cannot guarantee to do so. Time for delivery shall not be of the essence of this contract. The Seller is not liable for any loss or damages resulting from delay, howsoever caused or occasioned. Delivery, unless otherwise specified, does not include unloading.

DELAYS – Due to the increasing cost of labor and materials, any delay of progress, not under the Seller's direct control and not due to causes not within the control of the parties, will result in an additional charge to the Buyer. **TERMS** – Terms are Net Fifteen (15) Days on completion of all services or installation work in total, unless otherwise specified. Terms on equipment, unless otherwise specified, are Net Fifteen (15) Days from date of delivery in total. Delivery to our plant for purposes of convenience or coordination shall be considered "Delivery" for billing purposes. A deposit will be required on all installation contracts. The Seller may require progress payments, covering the cost of materials and the cost of labor. The cost of labor will be predicated upon the percentage of completion of the contract. The Buyer will be sent an invoice monthly for the value of materials stored and/or for the value of work completed. The Buyer shall pay for the same within ten (10) days after deducting 10% retainage. The 10% retainage and the balance of other monies due shall be paid upon completion. In the event the Buyer fails to pay any progress payment within ten (10) days of the date of the Seller's invoice, the Seller may, upon two (2) days written notice to the Buyer, suspend work, terminate the contract, or exercise any other rights it may have without incurring any liability whatsoever to the Buyer. Such rights include, but are not limited to, recovering from the Buyer payment for work executed and for any proven loss sustained upon any materials, equipment, tools and the construction equipment and machinery.

INTEREST AND ATTORNEY'S FEES – The Seller reserves the right to charge the Buyer 1-1/2% per month on past due balances. This represents an annual interest rate of 18%. The Buyer agrees to pay the Seller reasonable attorney's fees and court costs if its account is placed in the hands of an attorney for collection.

MINIMUM NET INVOICE BILLING – All orders are subject to a minimum net invoice billing of \$10.00 exclusive of non-product charges such as postage, freight, taxes, etc.

INSTALLATION – It is understood that the Buyer shall provide the Seller with full access to the job site and the installation location during the installation period, and the Seller shall not be held responsible for any delays caused by the Buyer's failure to so provide access. The Seller shall furnish the necessary materials and perform all the work for the installation of said equipment. The Seller shall install the equipment at the location to be designated by the Buyer on the job site. The installation shall be performed by the Seller in the Seller's customary manner in accordance with its normal procedures. It is understood that the Buyer has submitted no specifications regarding the manner of the performance of this agreement, unless otherwise specifically stated in the contract.

EXCAVATING – Excavation quotations are based on normal soil conditions. In the event any underground structures, cables, conduit, debris, rock, water, running sand, concrete foundations, poles, sewer lines, manholes, or similar non-visible obstructions are encountered, destroyed or damaged during the performance of the contract, the Seller shall not be held responsible. Should any non-visible obstructions or unforeseen underground conditions be encountered, removed or destroyed, and if additional work is necessary to either preserve or destroy these unforeseen obstacles and to complete the excavation such extra work shall be at the Buyer's expense. Mechanical compaction of backfill is not included in the contract unless specified. Finished grades are to be established and verified by the Buyer. This expense shall in no case exceed the existing rate scale for labor and materials had the quotation been based on labor and materials. If it becomes necessary for the Seller to abandon the site of excavation, any expense incurred for work performed and additional work necessary to complete the contract shall be borne by the Buyer. This expense shall in no case exceed the existing rate scale for labor and materials had the quotation been based on labor and materials.

FLOATING TANKS – The Buyer will be responsible for filling all underground storage tanks with product for ballast immediately upon setting tanks in excavations. The Seller shall notify the Buyer when product will be needed. The Seller shall not be responsible for the contamination or loss of product used for ballast. In the event tank is not filled as requested, the Buyer accepts responsibility for damage that may occur from tank floating because of water, and accepts the expense for equipment, labor and material to reinstall tank. If product is not available, tank shall be filled with water. There is an additional charge for the water and removing the water.

SPECIAL FEES – Unless otherwise stated, no provision is made in this contract for special fees, permits, licenses, etc. If Seller is requested to furnish same, such charges will be added to the contract price. The Buyer shall furnish all surveys necessary for proper installation. Easements for permanent structures or permanent changes in existing facilities shall be secured and paid for by the Buyer. The Seller will furnish State Fire Marshal's Permit, if required.

DEFAULT BY SELLER – If the Seller defaults, neglects or fails to perform any provision of this contract, the Buyer may without prejudice to any other remedy it may have, after 30 days written notice to the Seller, make good such deficiencies and deduct the cost thereof from the payment then or thereafter due the Seller. The Buyer may finish the work specified in this contract by whatever method Buyer may deem expedient. If the unpaid balance of the contract exceeds the cost of finishing the work, such excess shall be paid to the Seller, but if such expense exceeds the unpaid balance, the Seller shall pay the difference to the Buyer in full satisfaction of all claims for liquidated damages. Seller assumes no responsibility for, nor shall it be obligated to pay, claims for consequential damages.

EXCUSED DEFAULT – It is mutually agreed by the parties hereto that neither party shall be held responsible for any losses resulting if the fulfillment of any terms or provisions of this agreement shall be delayed or prevented by revolution or other disorders, wars, acts of enemies, strikes, fires, floods, acts of God, acts of governmental authorities, or without limiting the foregoing, by any other cause not within the control of the party whose performance is interfered with, and which by the exercise of reasonable diligence, said party was unable to prevent, whether or not the class of clauses hereinabove enumerated.

WARRANTY – The Seller makes no warranty, express or implied, whether of merchantability, fitness for purpose and any and all other representations to the Buyer except as follows: (a) if the installation is supplied by the Seller, the Seller warrants that the installation will be suitable for the purposes for which it was designed by the Seller and that all work shall be guaranteed free of defects of workmanship for a period of one (1) year from date of completion; (b) if the finished part or component sold is not manufactured by the Seller, the Seller makes no warranties whatsoever as to such article. If

such part or component is covered by a manufacturer's or supplier's warranty and such warranty may be extended to the Buyer, then such part or component is warranted only to the extent Seller is able to enforce such warranty. In enforcing such warranty it is understood the Seller shall have no obligation to initiate litigation unless the Buyer undertakes to pay all costs and expenses therefore, including but not limited to attorney's fees, and indemnifies the Seller against any liabilities to the Seller's vendors arising out of such litigation.

INDEMNITY CLAUSE – The Buyer agrees to hold the Seller safe and harmless against all loss and from all liability, claims demands or suits for: (a) bodily injury and property damage arising out of the work undertaken by the Seller, its employees, agents or its subcontractors and arising out of any other operation, no matter by whom, performed for and on behalf of the Buyer, whether or not due in whole or in part to conditions, acts or omissions done or permitted by Buyer or Seller, except for such liability as is covered by the Seller's Workmen's Compensation Insurance and (b) alleged or actual infringement of any letters patent, copyrights or trademarks, either domestic or foreign, arising from the manufacture and/or sale of goods herein in accordance with patterns, designs, specifications, drawings, directions or technical information of data furnished to the Seller by the Buyer.

TITLE AND RISK OF LOSS – Full risk of loss (including transportation delays and losses) shall pass to the Buyer upon delivery of product/equipment to the F.O.B. point. Title to and the right to possess each item of equipment is and shall remain vested in the Seller until the Buyer pays the entire purchase price. In the event the Buyer does not promptly pay the purchase price according to the terms hereof, or in the event the Buyer's credit or financial responsibility becomes impaired or unsatisfactory, as the Seller may determine, or in the event the Buyer fails to perform any condition or obligation, the Seller may, at its election, demand immediate payment in cash before making delivery, suspend delivery and terminate this contract, or mature the entire unpaid portion of the purchase price, in each event without notice and without any liability whatsoever to the Buyer. The Buyer's bankruptcy, receivership, or failure to pay any amount when due shall, at the option of the Seller, mature the entire unpaid portion of the purchase price without notice and the Seller may declare this contract terminated, enter the premises, and retake possession of said property, whereupon all payments made by the Buyer will be forfeited as liquidated damages, rentals and costs. The Buyer shall effect and maintain term fire, theft and other casualty insurance including vandalism during the installation in amounts necessary to cover any losses resulting to the Seller for any losses or damage at the job site to the Seller's construction equipment or the equipment to be installed pursuant to this agreement, except any such loss or damage which is caused by the Seller's employees or agents. It is specifically understood that the Buyer shall be responsible for any such loss or damage which is not caused by the Seller, its employees or agents.

TAXES – Prices quoted on equipment and repair parts are subject to all Federal, State and Local taxes which may be in effect or which may be imposed prior to the actual shipment of materials and equipment. No Federal, State or Local taxes are included in this contract unless specifically so stated, and will be extra if applicable.

STATE LAW APPLIES – All of the provisions hereof and of all resulting order are to be governed and construed according to the laws of the State of Pennsylvania. Any provision prohibited by the laws of this State shall be ineffective to the extent of such provision without invalidating or modifying the remaining provisions of this contract.

LIEN RIGHTS – To protect all parties, a mechanic's lien will be automatically filed where payment is not received according to the terms stated in this contract.

ERRORS – Stenographic, clerical and mathematical errors made by the Seller in quotation, acknowledgements or invoices are subject to correction. Claims for shortages, defective goods, errors and allowances must be made within 10 days from date of invoice.

ASSIGNABILITY – This contract and all rights thereunder may be assigned and thereupon the assignee shall have all the rights and remedies of the assignor.

RETURNED GOODS – No goods may be returned without the Seller's written permission. If such authorization is given, unless otherwise noted in the authorization, transportation charges must be prepaid by the Buyer. All goods authorized for return are subject to the Seller's inspection and acceptance. Merchandise must be returned within 10 days of Buyer's receipt of written authorization and must be accompanied by the invoice number and/or a copy of the sales receipt. All material returned that is a non-stocking item will be subject to a 35% handling charge. All stocking items will be subject to a 15% restocking charge. It is understood that no goods can be returned for credit without adhering to the above conditions.

DUMP YOUR JUNK DAY!

Saturday, October 18

East Fallowfield Township Municipal Complex
2264 Strasburg Road

Questions?
Call 610-384-7144
or email
trash@eastfallowfield.org

Televisions & Electronics, Furniture & Bulk Household Items, Household Appliances

Unwrapped mattresses





Zoning Hearing Board Application

Submission:

- Submit 11 full sets of whole application/complete packets.
- Check due at drop off made out to East Fallowfield Township for \$1,500.

Check All Applicable Requests for Hearing:

☐ Request for Variance ☐ Challenge to Validity of Zoning Ordinance
☒ Request for Special Exception ☐ Appeal from Decision of Zoning Officer

Subject Property Address: 152 Doe Run Road

Tax Parcel #: 47-4H-5, 47-4D-2

Zoning District: MU

Name of Property Owner(s): Bigfoots Den LLC

Property Owner Address: 152 Doe Run Road, Coatesville, PA 19320

Telephone #: 484-252-1063

Email: bigfoot@bigfootautomotive.com

Name of Applicant (if not owner): _____

Applicant Address: _____

Telephone #: _____ **Email:** _____

Interest of Applicant: Owner

(ex. Tenant, equitable owner under agreement of sale, etc.)

Consultant/Attorney/Representative

Name: John H. Kiefel, Esquire

Firm: Law Office of John H. Kiefel

Address: 721 East Lancaster Ave., Downingtown, PA 19335

Telephone #: 610-873-4140

Email: jkiefel@verizon.net



-
1. State the present use of the property which is the subject of this application: _____
Automotive Service Station

 2. State the proposed use of the property which is the subject of this application: _____
Automobile Sales

 3. State the section(s) of the Zoning Ordinance under which the Hearing is being requested: _____
Section 27-1202 3. B.

 4. Please describe the grounds for the application (attach additional explanations on a separate sheet if necessary):
 - a. If a request for a variance, please set forth the variances requested and the hardship to support the granting of such variances: _____

 - b. If a request for a special exception, please identify the proposed special exception, including the applicable section(s) of the Zoning Ordinance: _____
See Attached Statement Of Zoning Relief Sought

 - c. If this is an appeal from a determination of the Zoning Officer, what was the determination, and what is the error alleged?: _____

 - d. If a challenge to the validity of the Zoning Ordinance, please specify the Section(s) of the Zoning Ordinance claimed to be invalid and the grounds for such alleged invalidity: _____



-
-
5. The following are additional requirements for all **special exception** requests:
(include 7 copies of each of the following)
- a. Written report providing all of the information required by Chapter 27 – Zoning, Part 22, §27-2203. Applications for Hearings
 - b. Listing of names and addresses of adjoining property owners, including properties directly across a public right-of-way.
 - c. Ground floor plans and elevations of proposed structures.
 - d. A scaled site plan with sufficient detail and accuracy to demonstrate compliance with all applicable provisions of the Zoning Ordinance. Please note that photographs are helpful to the reviewer. Show all the following *(if applicable)*:
 - i. a dimensions and number of parking spaces
 - ii. proposed/existing front yard setback from the property line with distance shown
 - iii. proposed/existing side yard setback from the property line with distance shown
 - iv. proposed/existing rear yard setback from the property line with distance shown
 - v. location and size of building(s)
 - vi. size of area to be used for storage use, warehouse use, work space or any other use of applicable facilities that may be helpful in reviewing the application
 - vii. driveway location, dimensions, and material
 - viii. sign location and dimensions
 - ix. dumpster location and method of screening
 - x. lighting location(s), type, size, and height
 - xi. lot lines
 - xii. clear sight triangle(s)
 - xiii. any other information that would be helpful in the review process.
 - e. A written description of the proposed use in sufficient detail to demonstrate compliance with all applicable provisions of the Zoning Ordinance, including the following:
 - i. each of the Specific Criteria attached to the requested special exception as listed in Chapter 27 – Zoning, Part 22, §27-2207. Jurisdiction and Functions;
 - ii. the Zone requirements in which the subject property is located (ex. setbacks, lot area, lot width, lot coverage, height, landscaping, etc.);
 - iii. the General Provisions requirements listed in the Zoning Ordinance (ex. vehicular access, off-street parking and loading, signs, screening and landscaping, etc.);
 - iv. for expansion or alteration of nonconforming uses, each of the criteria listed in



- Chapter 27 – Zoning;
 - v. for substitution or replacement of nonconforming uses, those criteria listed in Chapter 27 – Zoning;
 - vi. for special exceptions proposed in the Floodplain Zone, those regulations contained in the Zoning Ordinance; and
 - vii. each of the General Criteria listed in the Zoning Ordinance.
 - f. Signs: If the applicant anticipates erecting a sign, the sign information must be submitted with the paperwork for this hearing. Signs must be approved by the Zoning Hearing Board at the hearing.
6. The following are additional requirements for all **variance** requests:
(include 7 copies of each of the following)
- a. A written description of the proposed use in sufficient detail to demonstrate compliance with each of those criteria listed in Chapter 27 – Zoning, Part 22, §27-2207. Jurisdiction and Functions;
 - b. Listing of names and addresses of adjoining property owners.
 - c. A scaled site plan with sufficient detail and accuracy to depict the nature of the request and reflect its relationship with adjoining properties, and their improvements. Please note that photographs are helpful to the reviewer. Show all the following *(if applicable)*:
 - i. dimensions and number of parking spaces
 - ii. proposed/existing front yard setback from the property line with distance shown
 - iii. proposed/existing side yard setback from the property line with distance shown
 - iv. proposed/existing rear yard setback from the property line with distance shown
 - v. location and size of building(s)
 - vi. size of area to be used for storage use, warehouse use, work space or any other use of applicable facilities that may be helpful in reviewing the variance application
 - vii. driveway location, dimensions, and material
 - viii. sign location and dimensions
 - ix. dumpster location and method of screening
 - x. lighting location(s), type, size, and height
 - xi. lot lines
 - xii. clear sight triangle(s)
 - xiii. any other information that would be helpful in the review process.
 - d. For use variances, a written report and scaled site plan demonstrating compliance with all applicable provisions of the Zoning Ordinance including the following:
 - i. the Zone requirements in which the subject property is located (ex, setbacks, lot area, lot width, lot coverage, height, landscaping, etc.);



- ii. the General Provisions requirements listed in the Zoning Ordinance (ex. vehicular access, off-street parking and loading, signs, screening and landscaping, etc.)
7. This application is not complete until the fee established for such applications by ordinance or resolution of the East Fallowfield Township Board of Supervisors has been paid by Applicant and all information required by this application has been furnished. The hearing fee is \$1,500. (all checks should be made payable to "East Fallowfield Township".)
8. In making this application, the Applicant agrees to pay all fees required by the fee schedule adopted by the East Fallowfield Township Board of Supervisors by ordinance or resolution in effect on the date of the application.
9. Applicant agrees to post a sign(s) (provided by the Township) at conspicuous locations along the perimeter of the subject property sufficient to notify potentially interested citizens of the zoning hearing. The sign(s) shall be posted continuously at least one week prior to the date of the hearing. Applicant agrees to return the sign(s) to the East Fallowfield Township Municipal Building on the night of the hearing.
10. If the application is approved, Applicant, in accordance with Chapter 27 – Zoning, Part 22, §27-2208. Expiration of Special Exception and Variance, will have six (6) months from the date of such approval to apply for and secure a zoning permit and commence the authorized construction. All authorized construction must be completed within twelve (12) months from the date of such approval. Should the applicant fail to obtain the necessary permits within said six (6) month period, or having obtained the permit should he fail to commence work thereunder within said six (6) month period, it shall be conclusively presumed that the applicant has waived, withdrawn, or abandoned his application, and all provisions, variances and permits granted to him shall be deemed automatically rescinded by the Board. Should the applicant commence construction or alteration within said six (6) month period, but should he fail to complete such construction or alteration within said twelve (12) month period, the Board may upon ten (10) days' notice in writing, rescind or revoke the granted variance or special exception, or the issuance of the permit, or permits, or the other action authorized to the applicant, if the Board finds that a good cause appears for the failure to complete within such twelve (12) month period, and if the Board further finds that conditions have so altered or changed in the interval since the granting of the variance, permit or action, that revocation or rescission of the action is justified.

BY SIGNING THIS APPLICATION, I, THE APPLICANT, DO HEREBY VERIFY THAT I HAVE REVIEWED AND UNDERSTAND THE STATEMENTS MADE IN THIS APPLICATION AND THAT ALL SUCH STATEMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THESE STATEMENTS ARE BEING GIVEN BY ME TO INDUCE OFFICIAL ACTION ON THE PART OF THE EAST FALLOWFIELD TOWNSHIP ZONING HEARING BOARD, AND I UNDERSTAND

East Fallowfield Township
www.eastfallowfield.org
secretary@eastfallowfield.org



2264 Strasburg Road
East Fallowfield, PA 19320
610-384-7144 (f) 610-384-7143

THAT ANY FALSE STATEMENTS MADE HEREIN ARE BEING MADE SUBJECT TO PENALTIES OF 18 PA. C.S. §4904 RELATING TO UNSWORN FALSIFICATION TO AUTHORITIES.


Michael Harvey (Aug 7, 2025 19:22:30 EDT)

08/07/25

Signature of Applicant*
Michael Harvey

Date

Printed Name as Signed Above

*(*If the application is being made by a person other than the property owner, attach a written authorization from the owner consenting to the application and designating you as his agent.)*

FOR ADMINISTRATION USE ONLY:

Date Received: 8-26-25

Received By: 

Clock Date: 8-26-25

Total Cost: _____

Date Advertised (2 successive weeks no more than 30 days and no less than 7 days before the hearing)

First Date: _____

Second Date: _____

Property Posting (at least one week before hearing)

Completed by: _____

Date Posted: _____

Date of Hearing (within 60 days of application)

Date of Decision (within 45 days of last hearing)

Decision: _____

**ZONING HEARING BOARD OF THE TOWNSHIP OF EAST FALLOWFIELD,
CHESTER COUNTY, PENNSYLVANIA**

IN RE: APPLICATION OF BIGFOOTS DEN LLC

APPLICANT'S CONCISE STATEMENT OF ZONING RELIEF SOUGHT

1. The Applicant is Bigfoots Den LLC (Hereinafter "Applicant").
2. John H. Kiefel, Esquire, 721 East Lancaster Avenue, Downingtown, Pennsylvania 19335, is legal counsel for Applicant.
3. Applicant is the Owner of the property known as Tax Parcels UPI# 47-4H-5 and 47-4D-2. A true and correct copy of the property Deed is attached and incorporated herein as Exhibit A-1, Exhibit Pages 1-4.
4. Tax Parcels Tax Parcels UPI# 47-4H-5 and 47-4D-2 are located at 152 Doe Run Road, which is all within the Township of East Fallowfield, Chester County, Pennsylvania. (Hereinafter collectively referred to as the "Property"). A true and correct copy of the Chesco Views Maps for the Property are attached and incorporated herein as Exhibit A-2, Exhibit Pages 5-6.
5. The Property is situated in an MU-Multi-Use District, as defined in the Zoning Ordinance, as amended, of the Township of East Fallowfield. The Zoning Ordinance, as amended, is hereinafter referred to as the "Ordinance."
6. The original Ordinance, as well as all amendments to the Ordinance are incorporated into this Application as though set forth fully herein.
7. An "Automotive service station" is the current "by-right" use of the Property pursuant to the Ordinance at §27-1202 1.F. The Automotive service station complies with the Ordinance at §27-1704, except as to an existing non-conforming western border side yard, which is a zero

(0) lot line, and the Ordinance requires a thirty (30') foot side yard setback. A Google Street View of the current Automotive service station use is attached hereto as Exhibit A-3, Exhibit Page 7; A Site Plan of the Property is attached hereto as Exhibit A-4, Exhibit Page 8.

8. The Automotive Service Station at the Property is operated by Bigfoot Automotive LLC.

9. Michael Harvey is the Managing Member of the Applicant and Bigfoot Automotive LLC.

10. The Applicant and Bigfoot Automotive LLC are both duly registered Pennsylvania Limited Liability Corporations.

RELIEF SOUGHT BY SPECIAL EXCEPTION

11. Paragraphs 1-10 above are incorporated by reference as though set forth fully herein.

12. The Ordinance at §27-1202 3., in relevant part, states:

3. Uses by Special Exception. **Any of the following uses** when authorized as a **special exception** by the Zoning Hearing Board subject to the provisions of Part 22 of this chapter. ...

B. **Automobile sales.**

(Emphasis supplied).

13. Applicant seeks a Special Exception pursuant to the Ordinance at §27-1202 3., to permit an Automotive Sales use at the Property. See e.g. In Re: Appeal of Grace Building, Co., Inc., 395 A.2d 1049 (Pa. Cmwlth. 1979)(Proof of "hardship" is not required for a special exception); Evans v. The Devereaux Foundation, 396 A.2d 889, 892 (Pa. Cmwlth. 1979) ("Once the applicant for a special exception proves the proposed use is permitted ... he is entitled to a special exception unless the protestant proves that the requested use would constitute a detriment to public health, safety or welfare").

14. A modest Automotive Sales use, consisting of a maximum of five (5) vehicles offered for sale at any time, is a reasonable, complimentary use of the Property in addition to the existing, "by-right" Automotive service station use.

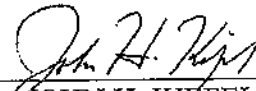
15. A modest Automotive Sales use at the Property, consisting of a maximum of five (5) vehicles offered for sale at any time, will not be a detriment to public health, safety or welfare.

16. No significant factors exist, pursuant to §27-2207 3. of the Ordinance, to support the denial of the Special Exception sought

17. Part 22 of the Ordinance is inapplicable as no subdivision or land development of the Property is implicated by this Application.

LAW OFFICE OF JOHN H. KIEFEL

BY:



JOHN H. KIEFEL

721 East Lancaster Avenue
Downingtown, PA 19335
ID# 53185
(610) 873-4140
Attorney for Applicant
Bigfoots Den LLC

LIST OF EXHIBITS

<u>Number</u>	<u>Description</u>	<u>Exhibit Page</u>
A-1	Property Deed	1-4
A-2	Chesco Views Maps for the Property	5-6
A-3	Street View Photograph of Property	7
A-4	Site Plan	8

Prepared by and Return to:

403 W. Lincoln Hwy, #106
Exton, PA 19341

File No. 29775

UPI # 47-4H-5 (A) & 47-4D-2 (B)

\$4250 State RTT
\$4250 Local RTT



This Indenture, made the 4th day of August, 2022,

Between

CRAIG D. REYNOLDS AND JOSEPHINE REYNOLDS

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

BIGFOOTS DEN LLC

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

Witnesseth, that the said Grantors for and in consideration of the sum of **Four Hundred Twenty-Five Thousand And 00/100 Dollars (\$425,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee

PREMISES A

ALL THAT CERTAIN lot or piece of ground situate in **East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania**, bounded and described as follows, to wit:

BEGINNING at an iron pin in the middle of the public road leading from Coatesville to Ercildoun, a corner of lands now or late of James F. Bickel and extending along the middle of said Road, South 57 degrees 22 minutes West 131.6 feet to an iron pin; thence along the lands now or late of Jana M. Bickel, North 32 degrees 38 minutes West 351.24 feet to a stake in a line of lands now or late of William W. Brendel; thence along said land, North 69 degrees 03 minutes East 137.07 feet to a stake another corner of land now or late of James F. Bickel; thence along said land, South 32 degrees 30 minutes East 312 feet to the point and place of beginning.

CONTAINING 1 acre of land more or less

PREMISES B



EXHIBIT PAGE 1

ALL THAT CERTAIN messuage and lot or tract of land, Situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a new survey made by J.W. Harry Civil Engineer dated 2/12/1935, as follows to wit:

BEGINNING a an iron pin in the middle of a public road leading from Coatesville to Ercildoun, thence South 57 degrees 22 minutes West 152.42 feet to a corner of the lands of Francis N. Bickel; thence along the same, North 32 degrees 38 minutes West 310.78 feet to a corner in line of the lands of W.W. Brendel; thence along the same, North 74 degrees 03 minutes East 182.78 feet to a stake, a corner of the land of Ernest Flanner, thence along the same, South 27 degrees 38 minutes East 259.35 feet to the place of beginning

CONTAINING 1 acres 12 perches of land be the same more or less

PREMISES A

BEING the same premises which Douglas J. Lambert a/k/a Douglas John Lambert and Sadie I Lambert a/k/a Sadie Irene Lambert h/w, by deed dated 2/28/1990, and recorded 3/23/1990 in Chester County in Record Book 1931 page 78 granted and conveyed unto Craig D. Reynolds and Josephine Reynolds, in fee.

PREMISES B

BEING the same premises which Douglas J. Lambert and Sadie I. Lambert h/w by deed dated 7/2/1990 and recorded 7/5/1990 in Chester County in Record Book 2062 page 237, granted and conveyed unto Craig D. Reynolds and Josephine Reynolds, h/w

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

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

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Craig D. Reynolds (SEAL)
Craig D. Reynolds

Josephine Reynolds (SEAL)
Josephine Reynolds

Commonwealth of Pennsylvania } ss
County of Chester

On this, the 4 day of Aug, 2022, before me, the undersigned Notary Public, personally appeared **Craig D. Reynolds and Josephine Reynolds**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Desiree Meadows
Notary Public

My commission expires _____

The precise residence and the complete post office address of the above-named Grantee is:

152 Doe Run Road
Coatesville PA 19320

On behalf of the Grantee

Commonwealth of Pennsylvania - Notary Seal
Desiree L. Meadows, Notary Public
Chester County
My commission expires February 10, 2023
Commission number 1227800
Member, Pennsylvania Association of Notaries

Commonwealth of Pennsylvania - Notary Seal
Desiree L. Meadows, Notary Public
Chester County
My commission expires February 10, 2023
Commission number 1227800
Member, Pennsylvania Association of Notaries

Pennsylvania - Notary Seal
Desiree L. Meadows, Notary Public
Chester County
My commission expires February 10, 2023
Commission number 1227800
Member, Pennsylvania Association of Notaries

Deed	UPI #47-4H-5 (A) & 47-4D-2 (B) Craig D. Reynolds and Josephine Reynolds TO Michael Harvey	403 W. Lincoln Hwy, #106 Exton, PA 19341
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ARID: 4704H00050000

[illegible]

Map Created:
Wednesday, March 12, 2025

County of Chester

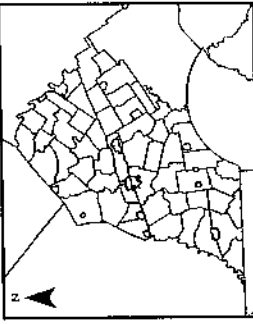
Limitations of Liability and Use:
The County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis



EXHIBIT

A-2

COUNTY OF CHESTER
PENNSYLVANIA



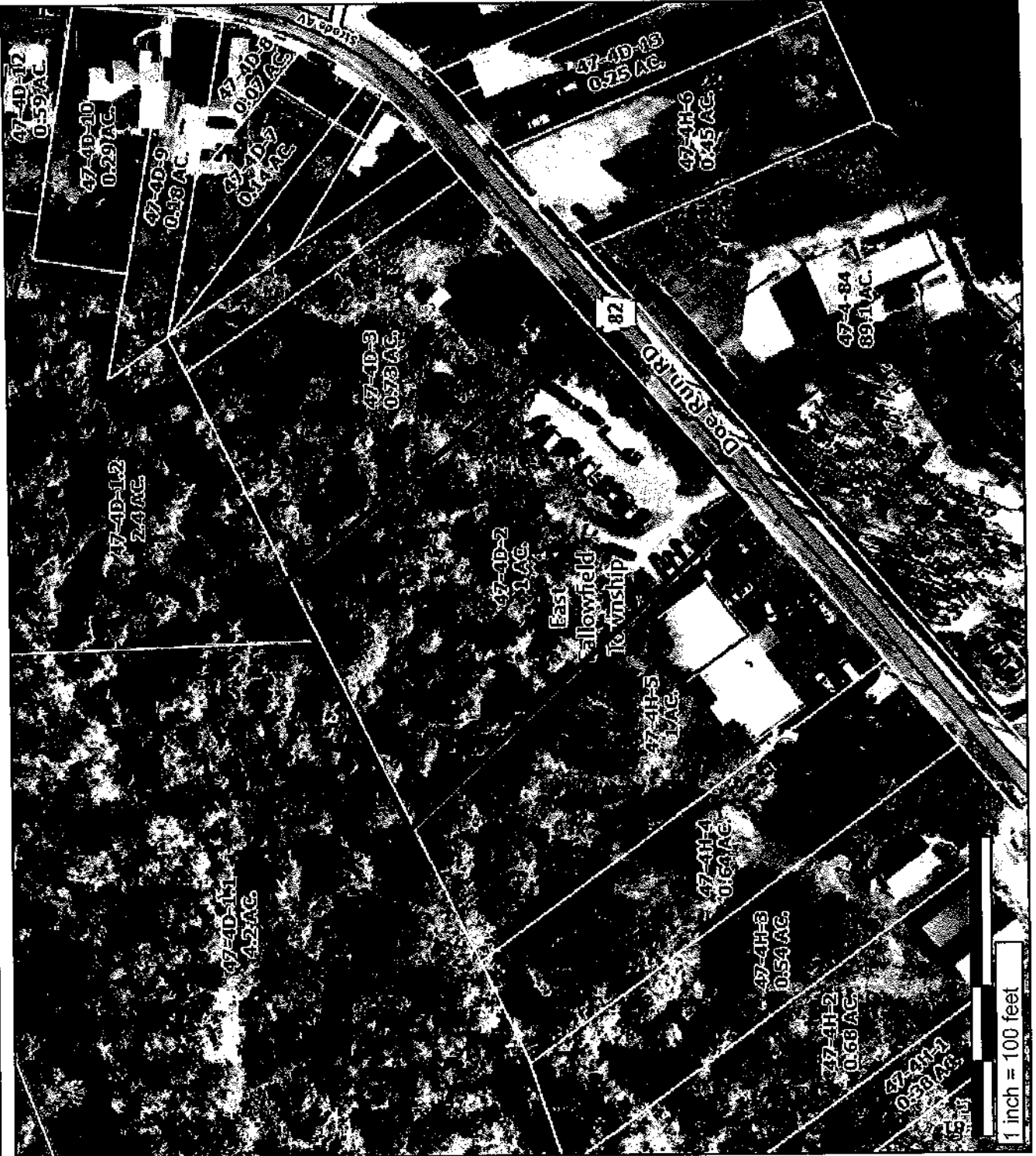
Find UPI Information

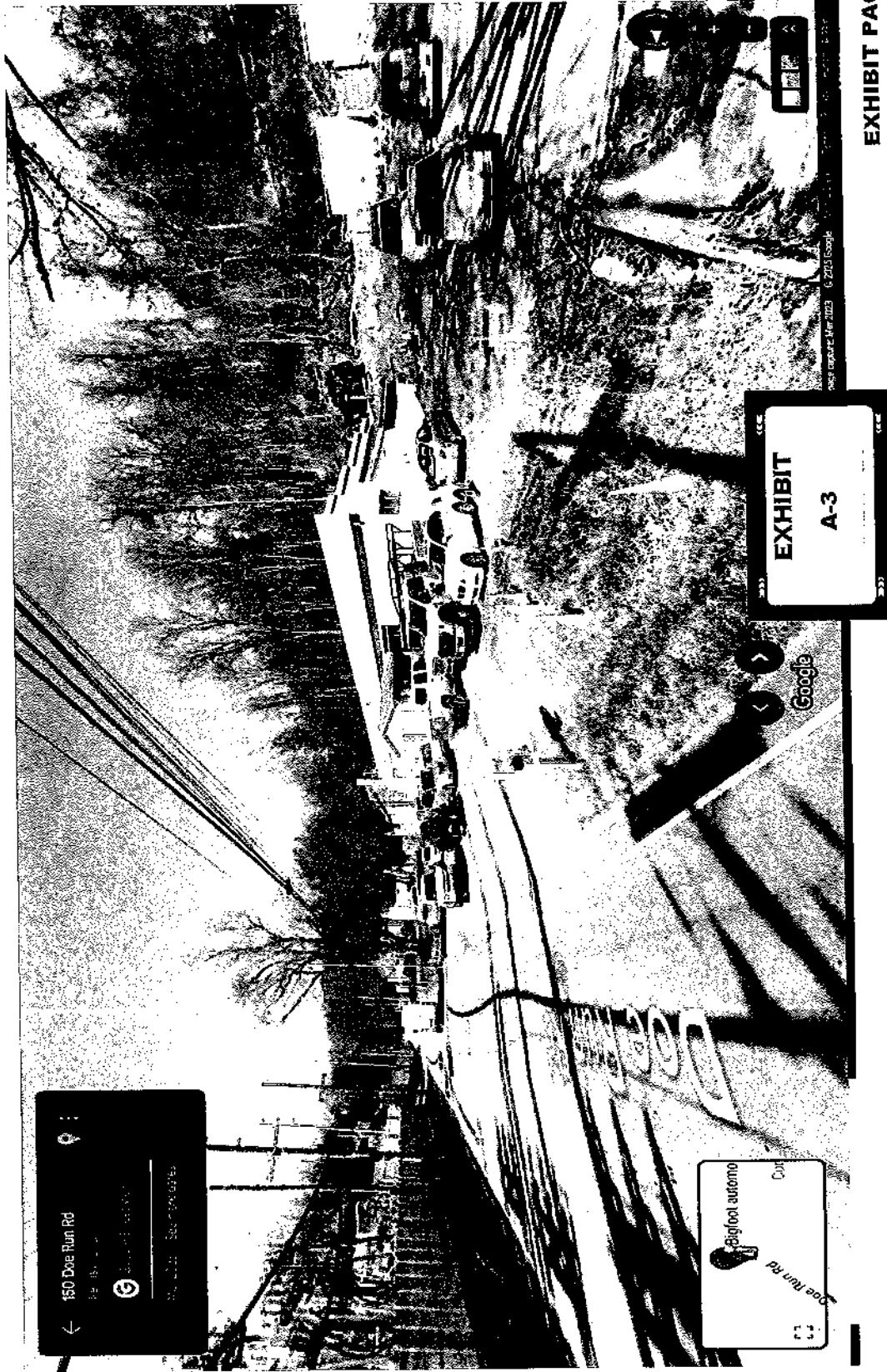
PARID: 4704D000200000
 UPI: 47-4D-2
 Owner1: BIGFOOTS DEN LLC
 Owner2:
 Mail Address 1: 152 DOE RUN RD
 Mail Address 2: COATESVILLE PA
 Mail Address 3:
 ZIP Code: 19320
 Deed Book: 10925
 Deed Page: 1672
 Deed Recorded Date: 08/05/2022
 Legal Desc 1: NS OF DOE RUN RD
 Legal Desc 2: 1 AC
 Acres: 1
 LUC: V-10
 Lot Assessment: 37980
 Property Assessment: 0
 Total Assessment: 37980
 Assessment Date: 12/13/2024 7:28:35 AM
 Property Address: 150 DOE RUN RD
 Municipality: EAST FALLOWFIELD
 School District: Coatesville Area

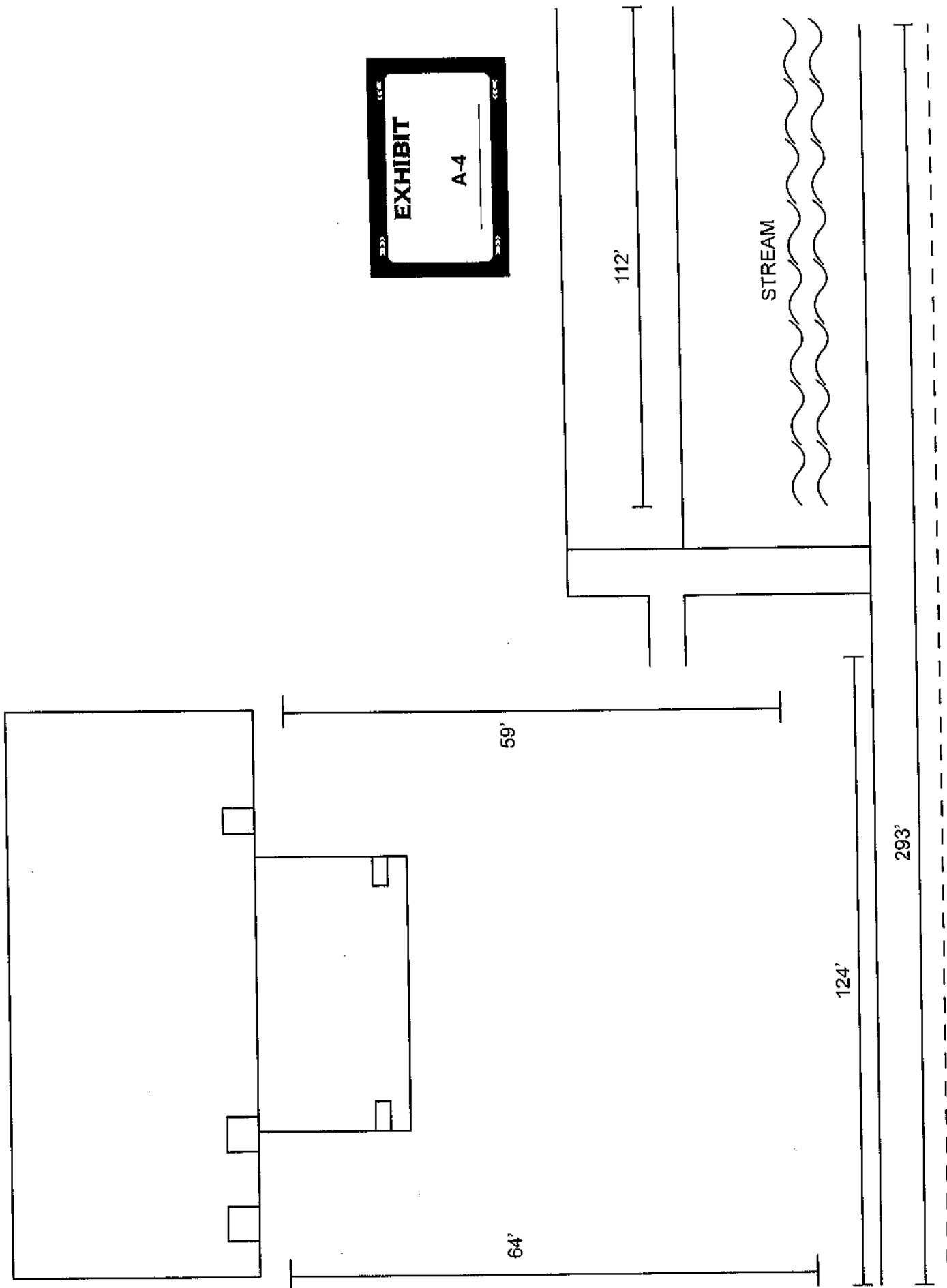
Map Created:
 Tuesday, March 18, 2025

County of Chester

Limitations of Liability and Use:
 County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.







**ZONING HEARING BOARD OF THE TOWNSHIP OF EAST FALLOWFIELD,
CHESTER COUNTY, PENNSYLVANIA**

IN RE: APPLICATION OF BIGFOOTS DEN LLC

APPLICANT'S LIST OF CONTIGUOUS PROPERTIES

1. UPI# 47-4H-4
CREI 2013 LLC
353 E Lincoln Hwy, Suite 1
Coatesville, PA 19320
2. UPI# 47-4D-1.1
HARRISON ENTERPRISES
300 Strode Ave.
Coatesville, PA 19320
3. UPI# 47-4D-1.2
HARRISON ENTERPRISES
300 Strode Ave.
Coatesville, PA 19320
4. UPI# 47-4D-3
JOHN R. GENOVA
58 Pennsylvania Ave.
Coatesville, PA 19320
5. UPI# 47-4-84
PHILA ELECTRIC CO.
C/O REAL ESTATE & FACILITIES N3-3
2301 Market St.
Philadelphia PA 19103
6. UPI# 47-4H-6
TRUSTEES OF NEWLINVILLE MENONITE CHURCH
145 Doe Run Rd.
East Fallowfield, PA 19320

ZHB Application Statement and Exhibits (7 28 25)

Final Audit Report

2025-08-07

Created:	2025-08-07
By:	John Kiefel (jkiefel@verizon.net)
Status:	Signed
Transaction ID:	CBJCHBCAABAAbfp9bCIT3C5lw4IV9S4A-9qup-4KhS0M

"ZHB Application Statement and Exhibits (7 28 25)" History

-  Document created by John Kiefel (jkiefel@verizon.net)
2025-08-07 - 2:36:06 PM GMT- IP address: 71.230.208.75
-  Document emailed to Michael Harvey (bigfoot@bigfootautomotive.com) for signature
2025-08-07 - 2:36:14 PM GMT
-  Email viewed by Michael Harvey (bigfoot@bigfootautomotive.com)
2025-08-07 - 11:21:28 PM GMT- IP address: 192.178.11.102
-  Document e-signed by Michael Harvey (bigfoot@bigfootautomotive.com)
Signature Date: 2025-08-07 - 11:22:30 PM GMT - Time Source: server- IP address: 174.254.190.150
-  Agreement completed.
2025-08-07 - 11:22:30 PM GMT

E-MAIL ADDRESS:

jkiefel@verizon.net

WEBSITE:

www.KiefelLaw.com

Admitted in Pennsylvania & Connecticut

10

JOHN H. KIEFEL
ATTORNEY AT LAW
721 EAST LANCASTER AVENUE
DOWNINGTOWN, PA 19335

Telephone: (610) 873-4140

Facsimile: (610) 873-9942

OF COUNSEL TO:

Sheffy, DeNigris, Grey & Bedard, LLP
166 North Main Street

Southington, CT 06489

Phone: (860) 620-9460

Facsimile: (860) 620-9348

VIA HAND DELIVERY

August 21, 2025

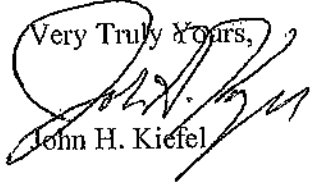
Scott M. Swichar
Township Manager
2264 Strasburg Road
East Fallowfield, PA 19320

RE: Zoning Hearing Board Application of Bigfoots Den LLC
152 Doe Run Road
Tax Parcels UPI# 47-4H-5 and 47-4D-2 (the "Property")

Dear Mr. Swichar:

Please note that I am the Attorney for Bigfoots Den LLC. Enclosed please find eleven (11) copies of the Zoning Hearing Board Application of Bigfoots Den LLC, as to the above-referenced Property. Also, enclosed please find a check in the amount of \$1,500.00, which is for the filing fee for the Zoning Hearing Board Application. Please contact me should there be any questions concerning the Application.

Very Truly Yours,


John H. Kiefel

Cc: Michael Harvey



Bigfoot Automotive LLC
 Hide and Seek World Champion
 152 Doe Run Road
 Coatesville, PA 19320
 484-668-4200

1208

60-8010/2313

DATE 8/15/25

PAY
TO THE
ORDER OF

East Allegheny Township
One Thousand Five Hundred

\$ 1,500.00

DOLLARS



FOR

152 Doe Run Road

⑆231380104⑆10700000886899⑆1208

JOHN H. KIEFEL
 ATTORNEY AT LAW

721 EAST LANCASTER AVENUE • DOWNINGTOWN, PA 19335 • (610) 873-4140
 E-MAIL: jkiefel@verizon.net • WEBSITE: www.johnhkiefellawoffice.com • FAX: (610) 873-9942
 OF COUNSEL TO: SHEFFY, MAZZACCARO, DePAOLO & DeNIGRIS, LLP
 166 NORTH MAIN STREET • SOUTHTON, CT 06489
 PHONE: (860) 620-9460 • FACSIMILE: (860) 620-9348



Zoning Hearing Board Application

Submission:

- Submit 11 full sets of whole application/complete packets.
- Check due at drop off made out to East Fallowfield Township for \$1,500.

Check All Applicable Requests for Hearing:

☒ Request for Variance ☐ Challenge to Validity of Zoning Ordinance
☐ Request for Special Exception ☐ Appeal from Decision of Zoning Officer

Subject Property Address: 105 MORTONVILLE RD COATESVILLE PA

Tax Parcel #: _____ Zoning District: R-1

Name of Property Owner(s): DENNIS FALLON

Property Owner Address: 105 MORTONVILLE RD COATESVILLE PA

Telephone #: 484 459 8942 Email: DFALLONCITY@AOL.COM

Name of Applicant (if not owner): N/A

Applicant Address: _____

Telephone #: _____ Email: _____

Interest of Applicant: _____
(ex. Tenant, equitable owner under agreement of sale, etc.)

Consultant/Attorney/Representative

Name: _____

Firm: _____

Address: N/A

Telephone #: _____

Email: _____



1. State the present use of the property which is the subject of this application: _____
PRIMARY RESIDENCE
2. State the proposed use of the property which is the subject of this application: _____
STORAGE
3. State the section(s) of the Zoning Ordinance under which the Hearing is being requested: _____
SECTION 27-503 I.C MINIMUM FRONT YARD
EIGHTY FEET (80) FROM STREET RIGHT OF WAY
4. Please describe the grounds for the application (attach additional explanations on a separate sheet if necessary):
 - a. If a request for a variance, please set forth the variances requested and the hardship to support the granting of such variances: PROPOSED VARIANCE FOR
40 FEET SET BACK IN LIEU OF 80 FEET.
THE REASON IS TO AVOID LOCATING POLE BARN IN
LOW ELEVATION FLOOD AREA
 - b. If a request for a special exception, please identify the proposed special exception, including the applicable section(s) of the Zoning Ordinance: _____
N/A
 - c. If this is an appeal from a determination of the Zoning Officer, what was the determination, and what is the error alleged?: _____
N/A
 - d. If a challenge to the validity of the Zoning Ordinance, please specify the Section(s) of the Zoning Ordinance claimed to be invalid and the grounds for such alleged invalidity: _____
N/A



5. The following are additional requirements for all **special exception** requests:
(include 7 copies of each of the following)

- a. Written report providing all of the information required by Chapter 27 – Zoning, Part 22, §27-2203. Applications for Hearings
- b. Listing of names and addresses of adjoining property owners, including properties directly across a public right-of-way.
- c. Ground floor plans and elevations of proposed structures.
- d. A scaled site plan with sufficient detail and accuracy to demonstrate compliance with all applicable provisions of the Zoning Ordinance. Please note that photographs are helpful to the reviewer. Show all the following (if applicable):
 - i. a dimensions and number of parking spaces
 - ii. proposed/existing front yard setback from the property line with distance shown
 - iii. proposed/existing side yard setback from the property line with distance shown
 - iv. proposed/existing rear yard setback from the property line with distance shown
 - v. location and size of building(s)
 - vi. size of area to be used for storage use, warehouse use, work space or any other use of applicable facilities that may be helpful in reviewing the application
 - vii. driveway location, dimensions, and material
 - viii. sign location and dimensions
 - ix. dumpster location and method of screening
 - x. lighting location(s), type, size, and height
 - xi. lot lines
 - xii. clear sight triangle(s)
 - xiii. any other information that would be helpful in the review process.
- e. A written description of the proposed use in sufficient detail to demonstrate compliance with all applicable provisions of the Zoning Ordinance, including the following:
 - i. each of the Specific Criteria attached to the requested special exception as listed in Chapter 27 – Zoning, Part 22, §27-2207. Jurisdiction and Functions;
 - ii. the Zone requirements in which the subject property is located (ex. setbacks, lot area, lot width, lot coverage, height, landscaping, etc.);
 - iii. the General Provisions requirements listed in the Zoning Ordinance (ex. vehicular access, off-street parking and loading, signs, screening and landscaping, etc.);
 - iv. for expansion or alteration of nonconforming uses, each of the criteria listed in



Chapter 27 – Zoning;

- v. for substitution or replacement of nonconforming uses, those criteria listed in Chapter 27 – Zoning;
 - vi. for special exceptions proposed in the Floodplain Zone, those regulations contained in the Zoning Ordinance; and
 - vii. each of the General Criteria listed in the Zoning Ordinance.
- f. Signs: If the applicant anticipates erecting a sign, the sign information must be submitted with the paperwork for this hearing. Signs must be approved by the Zoning Hearing Board at the hearing.

6. The following are additional requirements for all variance requests:
(include 7 copies of each of the following)

- a. A written description of the proposed use in sufficient detail to demonstrate compliance with each of those criteria listed in Chapter 27 – Zoning, Part 22, §27-2207. Jurisdiction and Functions;
- b. Listing of names and addresses of adjoining property owners.
- c. A scaled site plan with sufficient detail and accuracy to depict the nature of the request and reflect its relationship with adjoining properties, and their improvements. Please note that photographs are helpful to the reviewer. Show all the following *(if applicable)*:
 - i. dimensions and number of parking spaces
 - ii. proposed/existing front yard setback from the property line with distance shown
 - iii. proposed/existing side yard setback from the property line with distance shown
 - iv. proposed/existing rear yard setback from the property line with distance shown
 - v. location and size of building(s)
 - vi. size of area to be used for storage use, warehouse use, work space or any other use of applicable facilities that may be helpful in reviewing the variance application
 - vii. driveway location, dimensions, and material
 - viii. sign location and dimensions
 - ix. dumpster location and method of screening
 - x. lighting location(s), type, size, and height
 - xi. lot lines
 - xii. clear sight triangle(s)
 - xiii. any other information that would be helpful in the review process.
- d. For use variances, a written report and scaled site plan demonstrating compliance with all applicable provisions of the Zoning Ordinance including the following:
 - i. the Zone requirements in which the subject property is located (ex, setbacks, lot area, lot width, lot coverage, height, landscaping, etc.);



- ii. the General Provisions requirements listed in the Zoning Ordinance (ex. vehicular access, off-street parking and loading, signs, screening and landscaping, etc.)
7. This application is not complete until the fee established for such applications by ordinance or resolution of the East Fallowfield Township Board of Supervisors has been paid by Applicant and all information required by this application has been furnished. The hearing fee is \$1,500. (all checks should be made payable to "East Fallowfield Township".)
8. In making this application, the Applicant agrees to pay all fees required by the fee schedule adopted by the East Fallowfield Township Board of Supervisors by ordinance or resolution in effect on the date of the application.
9. Applicant agrees to post a sign(s) (provided by the Township) at conspicuous locations along the perimeter of the subject property sufficient to notify potentially interested citizens of the zoning hearing. The sign(s) shall be posted continuously at least one week prior to the date of the hearing. Applicant agrees to return the sign(s) to the East Fallowfield Township Municipal Building on the night of the hearing.
10. If the application is approved, Applicant, in accordance with Chapter 27 – Zoning, Part 22, §27-2208. Expiration of Special Exception and Variance, will have six (6) months from the date of such approval to apply for and secure a zoning permit and commence the authorized construction. All authorized construction must be completed within twelve (12) months from the date of such approval. Should the applicant fail to obtain the necessary permits within said six (6) month period, or having obtained the permit should he fail to commence work thereunder within said six (6) month period, it shall be conclusively presumed that the applicant has waived, withdrawn, or abandoned his application, and all provisions, variances and permits granted to him shall be deemed automatically rescinded by the Board. Should the applicant commence construction or alteration within said six (6) month period, but should he fail to complete such construction or alteration within said twelve (12) month period, the Board may upon ten (10) days' notice in writing, rescind or revoke the granted variance or special exception, or the issuance of the permit, or permits, or the other action authorized to the applicant, if the Board finds that a good cause appears for the failure to complete within such twelve (12) month period, and if the Board further finds that conditions have so altered or changed in the interval since the granting of the variance, permit or action, that revocation or rescission of the action is justified.

BY SIGNING THIS APPLICATION, I, THE APPLICANT, DO HEREBY VERIFY THAT I HAVE REVIEWED AND UNDERSTAND THE STATEMENTS MADE IN THIS APPLICATION AND THAT ALL SUCH STATEMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THESE STATEMENTS ARE BEING GIVEN BY ME TO INDUCE OFFICIAL ACTION ON THE PART OF THE EAST FALLOWFIELD TOWNSHIP ZONING HEARING BOARD, AND I UNDERSTAND



THAT ANY FALSE STATEMENTS MADE HEREIN ARE BEING MADE SUBJECT TO PENALTIES OF 18 PA. C.S. §4904 RELATING TO UNSWORN FALSIFICATION TO AUTHORITIES.

RD: FA
Signature of Applicant*

08/14/2025
Date

DENNIS FALLON
Printed Name as Signed Above

(*If the application is being made by a person other than the property owner, attach a written authorization from the owner consenting to the application and designating you as his agent.)

FOR ADMINISTRATION USE ONLY:

Date Received: 8-14-25

Received By: DDM: Jan

Clock Date: 8-14-25

Total Cost: 1500-

Date Advertised (2 successive weeks no more than 30 days and no less than 7 days before the hearing)

First Date: _____ Second Date: _____

Property Posting (at least one week before hearing)

Completed by: _____ Date Posted: _____

Date of Hearing (within 60 days of application) _____

Date of Decision (within 45 days of last hearing) _____

Decision: _____



Conditions of Approval: _____

Chairman Signature

Secretary Signature

Member Signature

Part 22

Zoning Hearing Board

§27-2201. Establishment and Membership.

There shall be a Zoning Hearing Board in accordance with the provisions of Article IX of the Municipalities Planning Code, Act 247, as amended, 53 P.S. §10901 et seq.

- A. The Zoning Hearing Board shall consist of three members who shall be appointed by resolution of the Board and who shall be residents of the Township.
- B. The Zoning Hearing Board shall designate one such member to serve until the first day of January following the effective date of this Chapter, one until the first day of the second January thereafter, and one until the first day of the third January thereafter. Shall appoint their successors on the expiration of their respective terms to serve 3 years, and shall fill any vacancy for the unexpired term of any member whose term becomes vacant.
- C. Any Board member may be removed for malfeasance, misfeasance, or nonfeasance in office, or for other just cause by majority vote of the Board of Supervisors which appointed the member, taken after the member has received 15 days advance notice of the intent to take such a vote. A hearing will be held in connection with the vote if the member shall request it in writing.
- D. The members of the Zoning Hearing Board shall hold no other office in the Township.

(Ord. 2002-06, 11/11/2002, §2201)

§27-2202. Organization.

1. The Zoning Hearing Board shall elect, from its members, its officers, who shall serve annual terms as such and may succeed themselves.
2. For the conduct of any public hearing and the taking of any action, quorum shall not be less than a majority of all the members of the Zoning Hearing Board, but the Zoning Hearing Board may appoint a Hearing Officer from its own membership to conduct any hearing on its behalf and the parties may waive further action by the Zoning Hearing Board, as provided in

August 14, 2025

East Fallowfield Township
2264 Strasburg Road
Coatesville, PA 19320

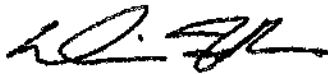
TO WHOM IT MAY CONCERN:

I am proposing to erect a pole barn on my property for the purpose of storage. Below is the list of the names and addresses of the adjoining property owners.

- 47-6-18 – 535 Misty Patch Rd. – Thomas & Elise Berlin
- 47-6-18.1 – 515 Misty Patch Rd. – John & Charlotte Pratt
- 47-6-17 – 540 Misty Patch Rd. – Guido Giuntini & Margot Callahan
- 47-6-15 – 520 Misty Patch Rd. – Robyn & James Farrelly
- 47-6-63 – 165 Willow Ln – William & Joyce Aldrich
- 47-6-62 – 85 Sawmill Rd. – Sandra Stowell
- 47-6-67 – 80 Sawmill Rd. – Sandra Stowell

Also, included is a copy of the site plan, pole barn drawings, and aerial photographs of the existing property with improvements.

Best Regards,



Dennis Fallon
105 Mortonville Rd.
Coatesville, PA 19320

Chesler County
PENNSYLVANIA

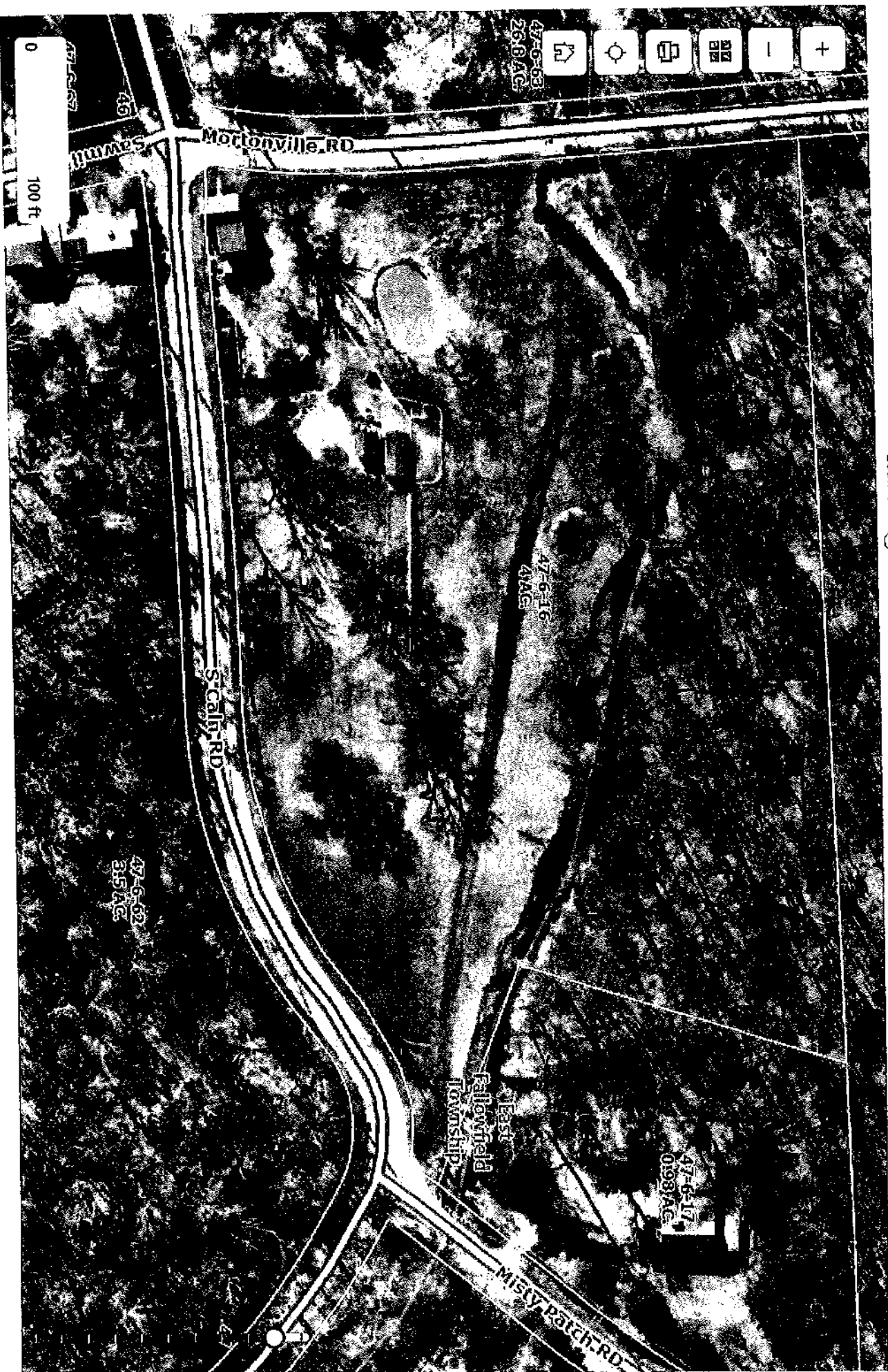
ChescoViews

NEARMAP IMAGERY

Leaflet On  Off May 2025

Chesco Reporter Visit our website

Leave a comment



Cheshire County
PELHAMS VALLEY

ChescoViews

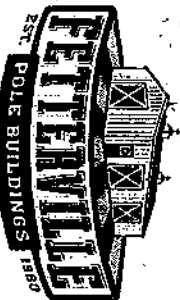
NEARMAP IMAGERY

Leaf: On  Off Mar 2025

Chesco Reporter Visit our website

Leave a comment





Word Bank
Conc - Concrete
DR - Door
FTG - Footing
FLR - Floor
GA - Gauge
Int - Interior
O/C - On Center
PTD - Painted
SYP - Southern Yellow Pine
SPF - Spruce, Pine, Fir
sqft - Square Feet
TR - Treated

Contract: 037FEBS25

Free Standing Building installed on your level site
26' width x 38' length x 10' inside height

Roof System: 4' o/c trusses Pitch: 6/12 Loading: 30-5-5 standard

Walls: 8' o/c 3-Ply 2x6 Glulam Load-Bearing Posts

Walls: Smart Post Option

Siding: Patriot Panel 28 Gauge Painted Steel ***LIFETIME WARRANTY*** (Beige)

Trim Color (Brite White)

Roofing Type: Patriot Panel 28 Gauge Painted Steel with Ridge Vent ***LIFETIME WARRANTY*** (Black)

Roofing Type: Snow Guards - 2 Rows on 1 Eave (Black)

Overhangs: 12" Boxed Vented on 2-eaves & 2-gables (Brite White) soffit and (Black) fascia

Insulation/Underlayment: 1245 sqft of Radiant Insulation Barrier on Roof

2 - 10 X 8 Insulated Steel-Backed (White) Overhead Door(s) with One Row of Insulated Glass and Vintage Plus-Grille on Arch 3

1 - 3' X 6'8" Fiberglass 9-Lite Entry Door(s)

5 - 36" x 44" Single Hung Insulated w/ Half Screen Window(s), with grids

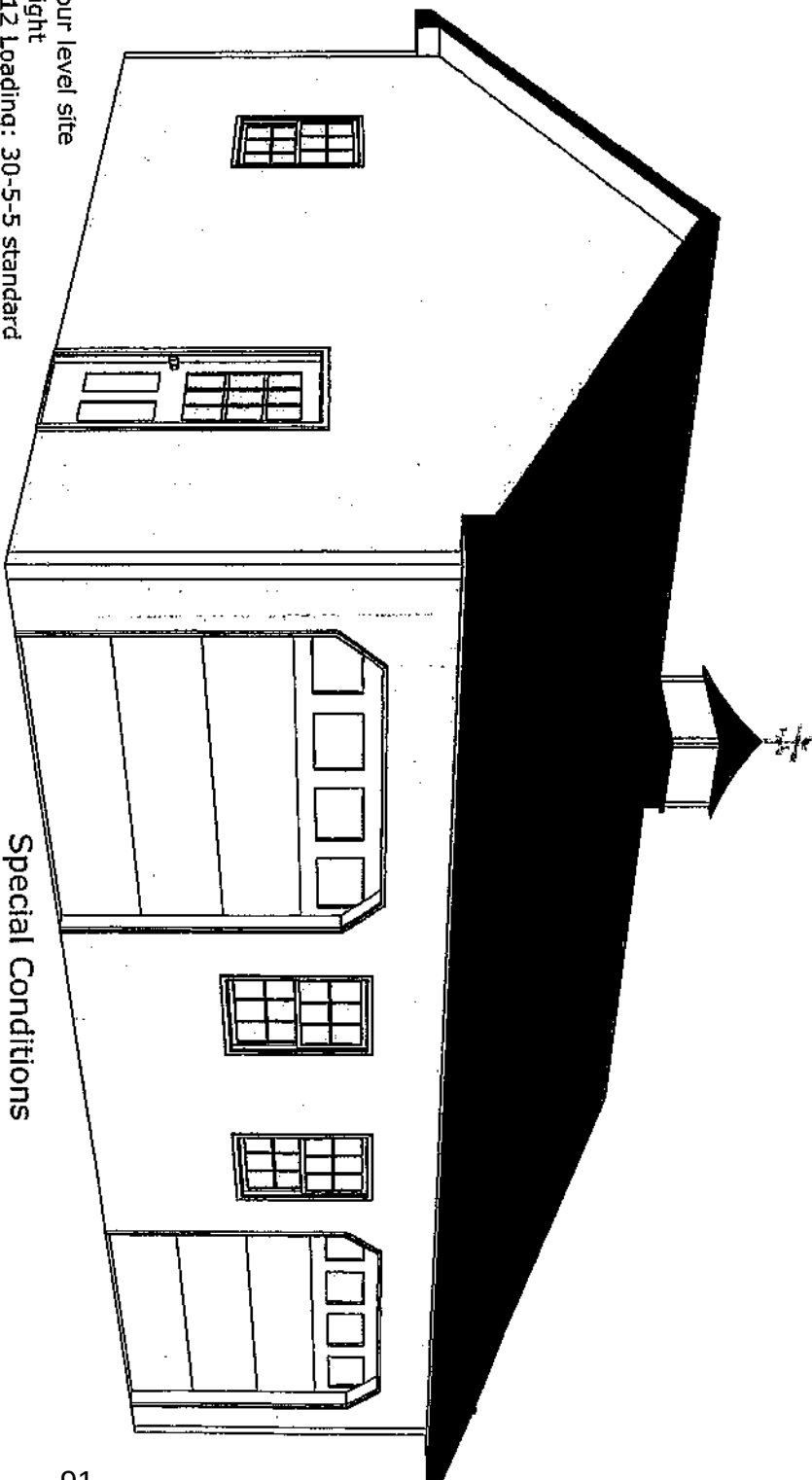
1 - 3' Cupola(s), Vented and a Standard Black weathervane (Eagle EZ1105)

Cover Sheet

Client Name: Dennis Fallon

Address: 105 Mortonville Road
Coatsville, PA, 19320

Phone: 484-459-8942



Special Conditions

2x6 Treated Skirt board

All Trash is placed in customers dumpster or placed on 2 piles if not dumpster on site

Set Doors For 5" Floor

THIS BUILDING MEETS OR EXCEEDS THE 2021 IBC
BUILDING CODE FOR POST FRAME CONSTRUCTION

My Signature affirms this drawing & design to be correct & accurate.

I have received my building permit and have forwarded any changes from code officials to Fetterville. I understand that there are no changes that can be made from this point forward without extra costs being incurred at my expense

Contact:

Brian Smith

800-331-1875 Ext. 104

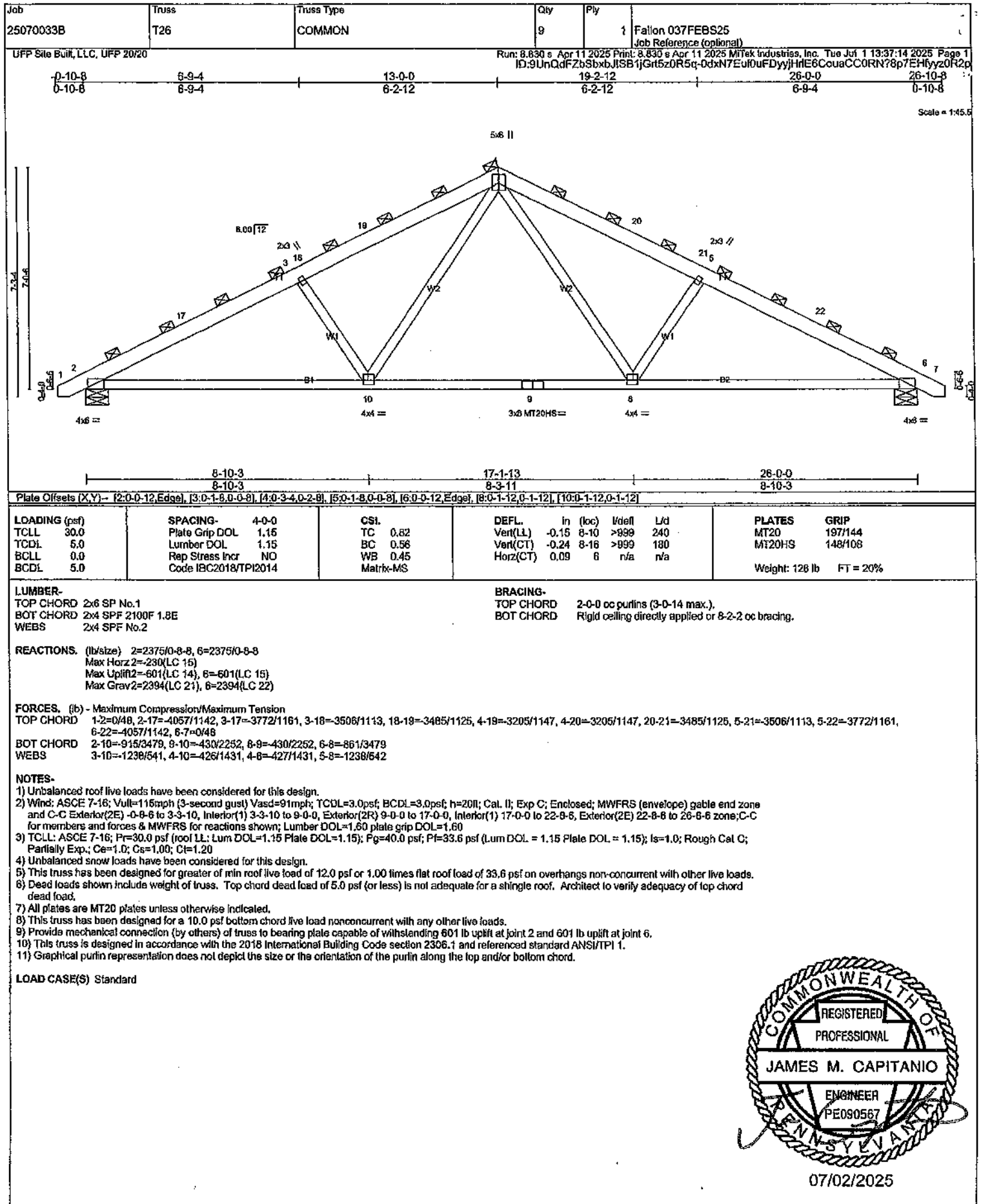
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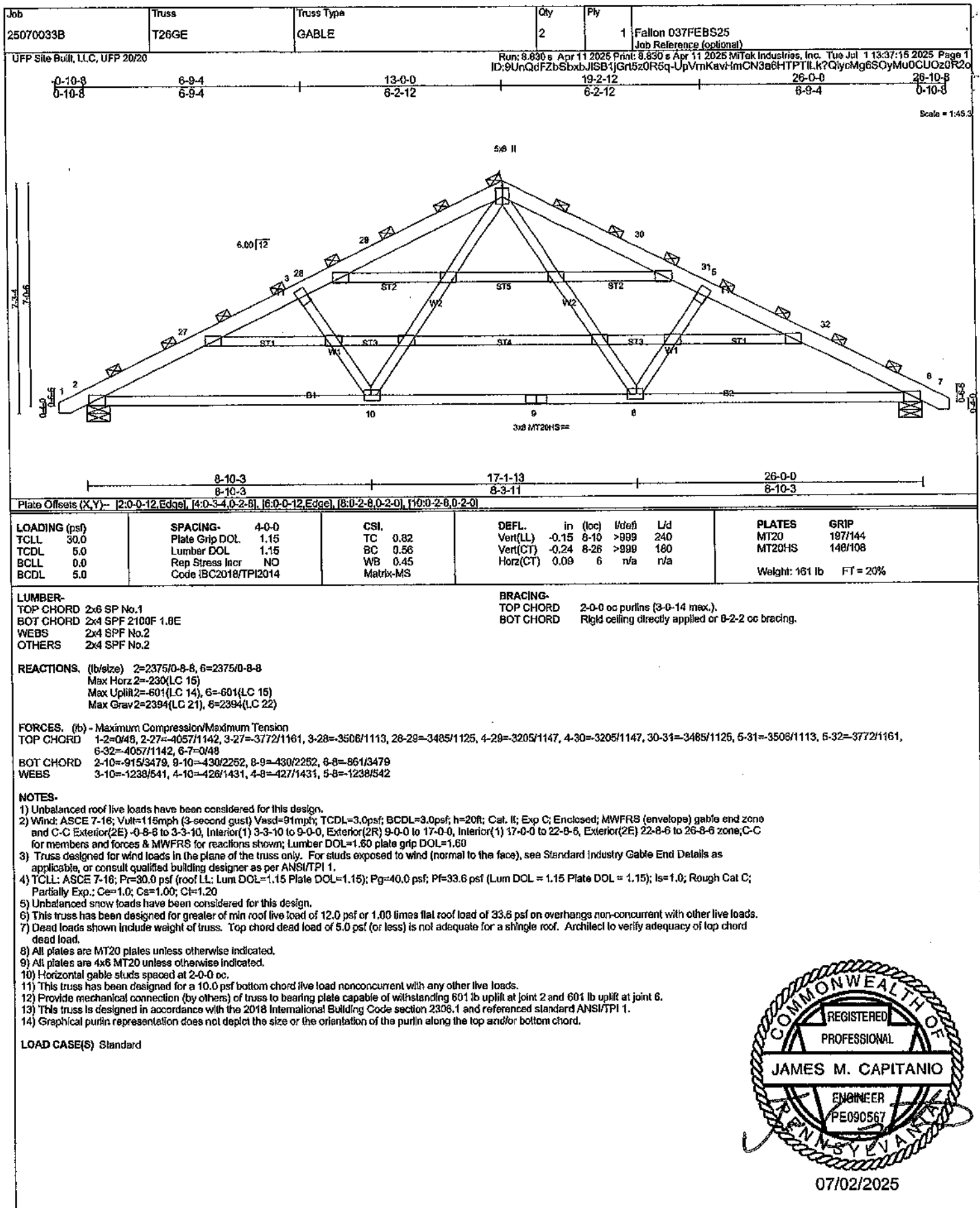
bsmith@fettervillesales.com

Customer Signature

Date

Drawn By: AR

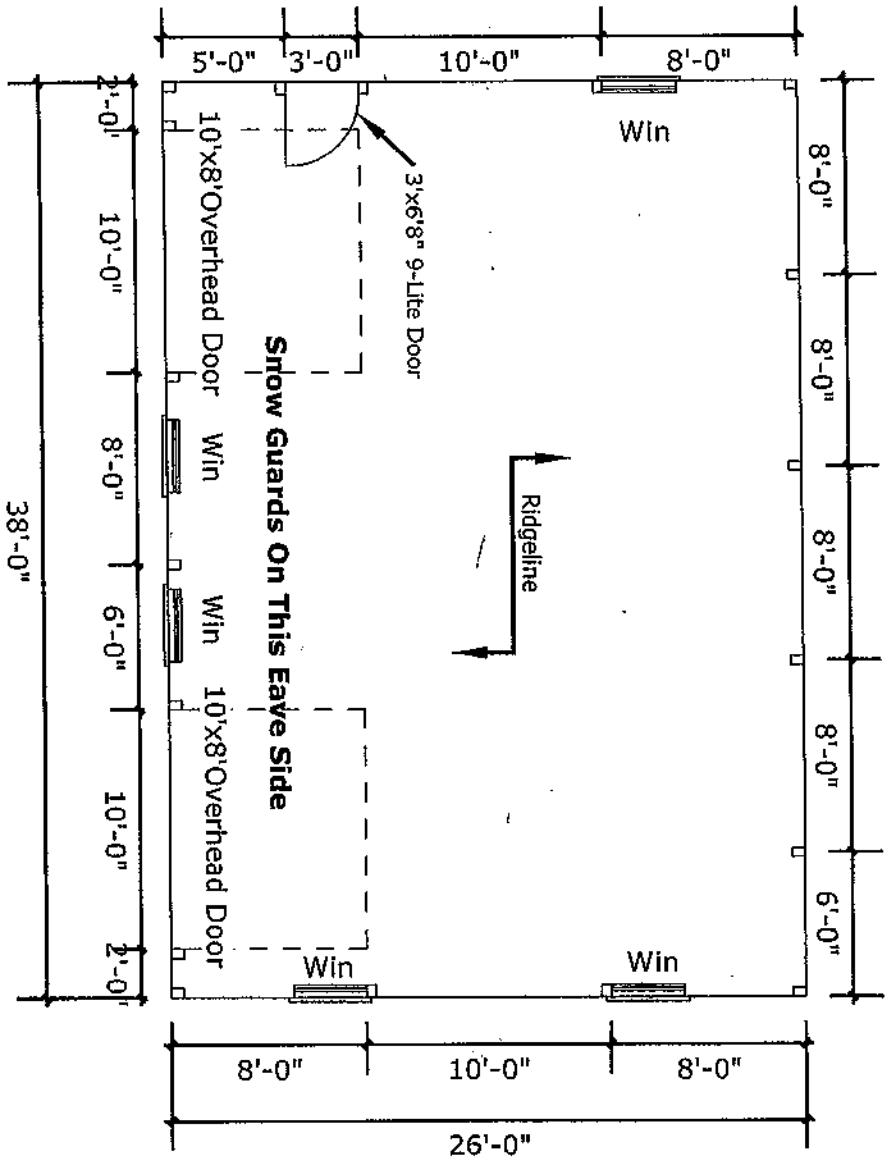




**CONFIRM FINISH FLOOR
HEIGHT WITH CUSTOMER**

Floor Plan
Personal use, 988 sqft

Eave 2



Gable 1

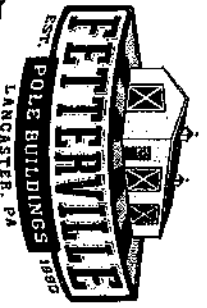
Gable 2

NOTE #
5" 4000 PSI
CONCRETE SLAB
ON 4" ZIS STAYS
SUB BASE WITH
6X6 X 10'10" W/18" MESH
REINFORCING



Scale: 1/8" = 1'

Post Layout w/ Header Height of 9'-1 1/2" from Top of Skirt Board to Top of Header



Client Name: Dennis Fallon

Address: 105 Mortonville Road
Coatsville, PA, 19320

Phone: 484-459-8942

Contact:

Brian Smith
800-331-1875 Ext. 104

Email:
bsmith@fettervillesales.com

Fetterville Pole Buildings LLC

245 Fetterville Rd.
East Earl, PA, 17519
800-331-1875

Drawn By: AR

Page:

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Radiant Insulation Barrier

12
6

DOOR PLACEMENTS:
Entry Door sets 1'-1/2" Down from top of Skirt Board
Garage Door sets 2" Down

2x4 #2 SPF Roof Purlins 24" O/C
28 GA PTD Steel Roofing

Engineered Trusses 48" O/C
2x6 #2 SPF Tie Down Block

H2.5A HurricaneTies
2-Ply Truss Supports
2x4x12" #2 SPF Support Block

28 GA PTD Steel Siding
3-Ply 2x6 #1 SYP Glulam Post

2x4 #2 SPF Girts 24" O/C

10'-0" Inside Height

Truss Support Size: 2-Ply 2x10 #2 SYP
Fastened Via (10) 3 1/4" Coil Nails Per Connection
Support Size Across Eave 10' Span: 2-Ply 2x12 #1
Fastened Via (12) 3 1/4" Coil Nails Per Connection
Truss Bracing: 2x4 Diagonal, B/C Laterals, Web Bracing Per Print
.131 x 3-1/4" 12D Nails for All 2x4 & 2x6 Girts, Purlins, Fascia

2x6 #2 SYP TR Skirt Board

Grade Line

Smart Posts
Conc. FTG 4000 psi
36-42" Depth

18"

FINISH FLOOR HEIGHT:
1.5" Down from Top of Skirt Board

SCREW PATTERNS

Purlins and All Siding

No Scale

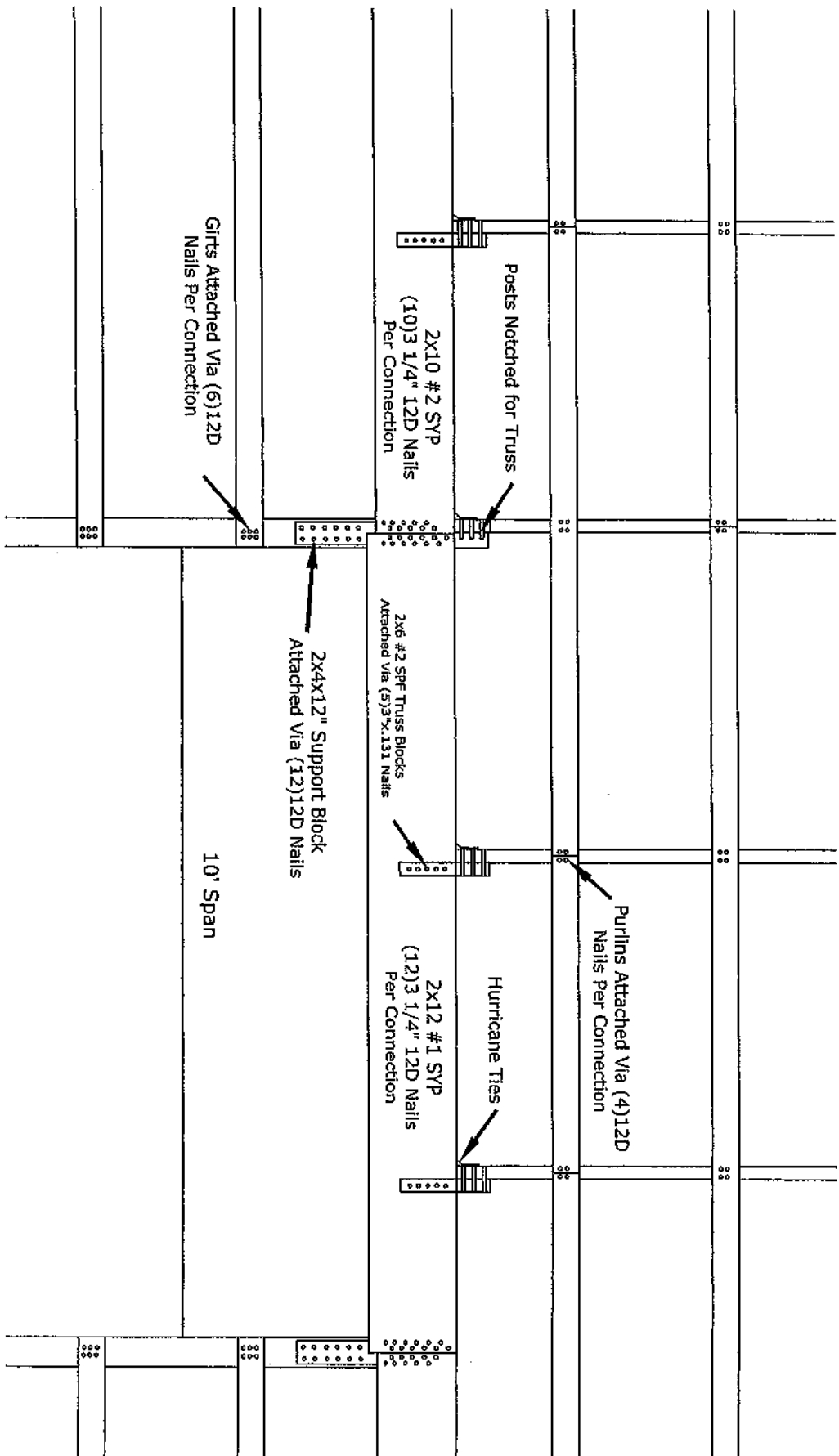
Cross Section View



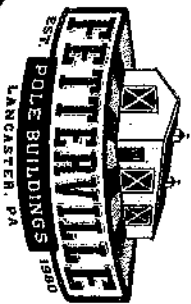
Client Name: Dennis Fallon
Address: 105 Mortonville Road
Coatsville, PA, 19320
Phone: 484-459-8942

Contact:
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800-331-1875 Ext. 104
Email:
bsmith@fettervillesales.com

Fetterville Pole Buildings LLC
245 Fetterville Rd.
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800-331-1875
Page: 3
Drawn By: AR



Framing Connection Detail



Client Name: Dennis Fallon

Address: 105 Mortonville Road
Coatsville, PA, 19320

Phone: 484-459-8942

Contact:

Brian Smith
800-331-1875 Ext. 104

Email:
bsmith@fettervillesales.com

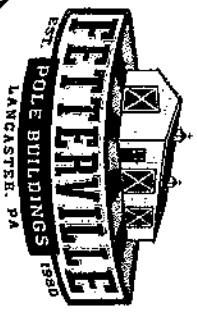
Fetterville Pole Buildings LLC

245 Fetterville Rd.
East Earl, PA, 17519
800-331-1875

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Page:

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Elevation Views

Client Name: Dennis Fallon
Address: 105 Mortonville Road
Coatsville, PA, 19320
Phone: 484-459-8942

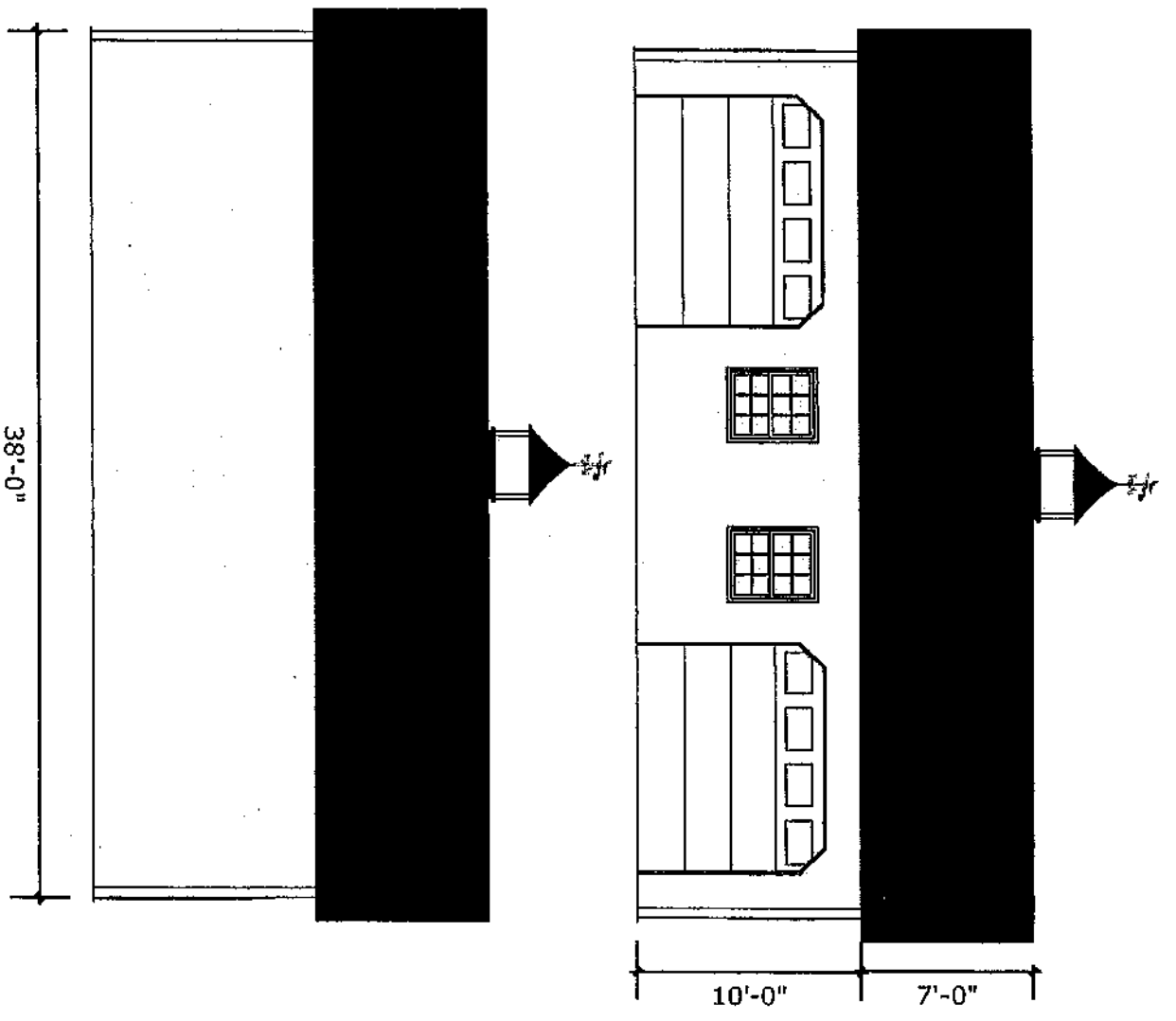
Contact:
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Email: bsmith@fettervillesales.com

Fetterville Pole Buildings LLC
245 Fetterville Rd.
East Earl, PA, 17519
800-331-1875

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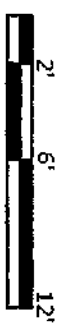
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Eave 2

Eave 1

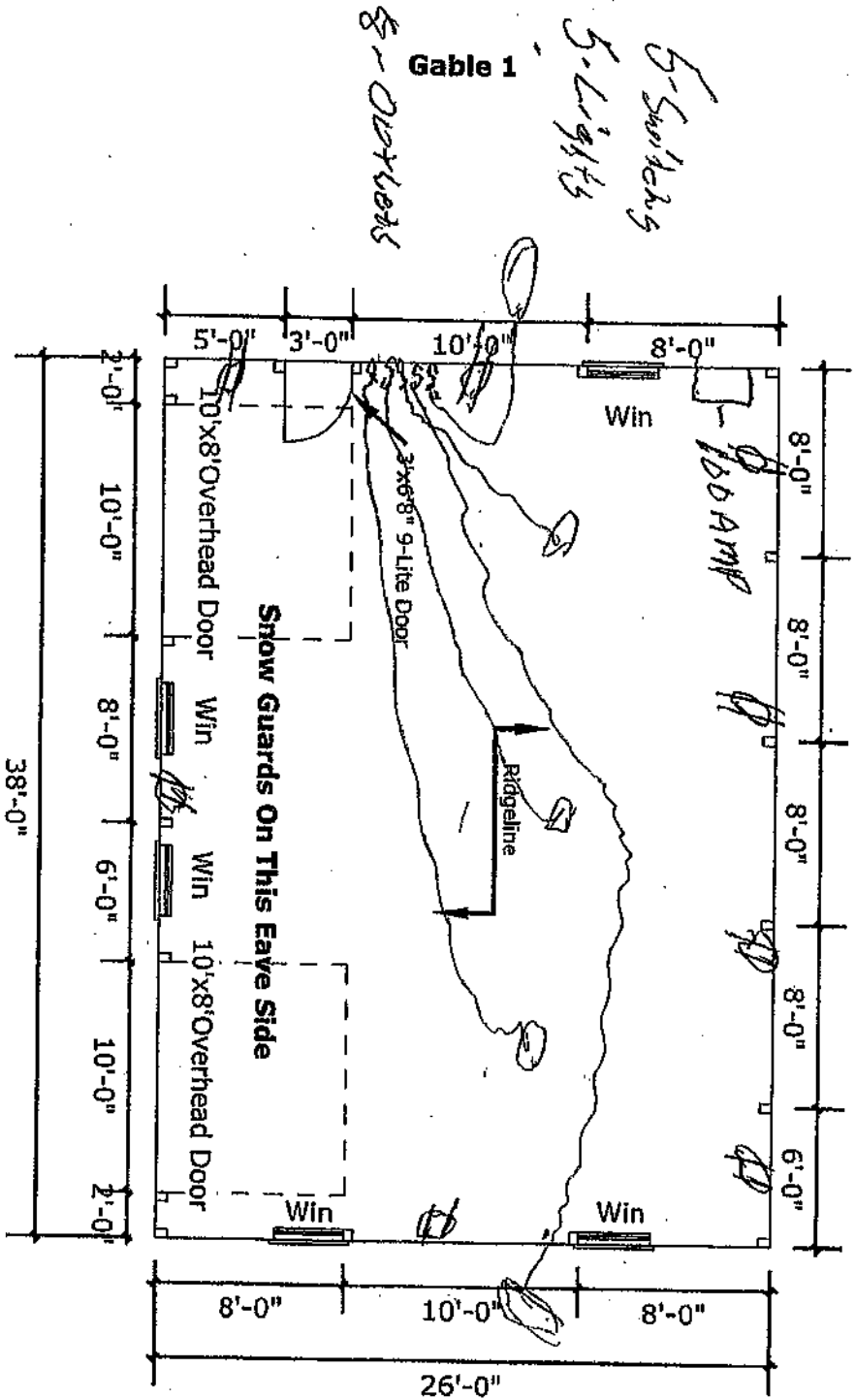
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CONFIRM FINISH FLOOR
HEIGHT WITH CUSTOMER

Floor Plan
Personal use, 988 sqft

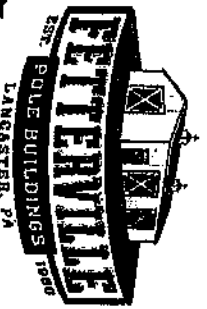
Eave 2



Eave 1

Post Layout w/ Header Height of 9'-1.1" from Top of Skirt Board to Top of Header

Scale: 1/8"=1'



Client Name: Dennis Fallon

Address: 105 Mortonville Road
Coatsville, PA, 19320

Phone: 484-459-8942

Contact:

Brian Smith
800-331-1875 Ext. 104

Email: bsmith@fettervillesales.com

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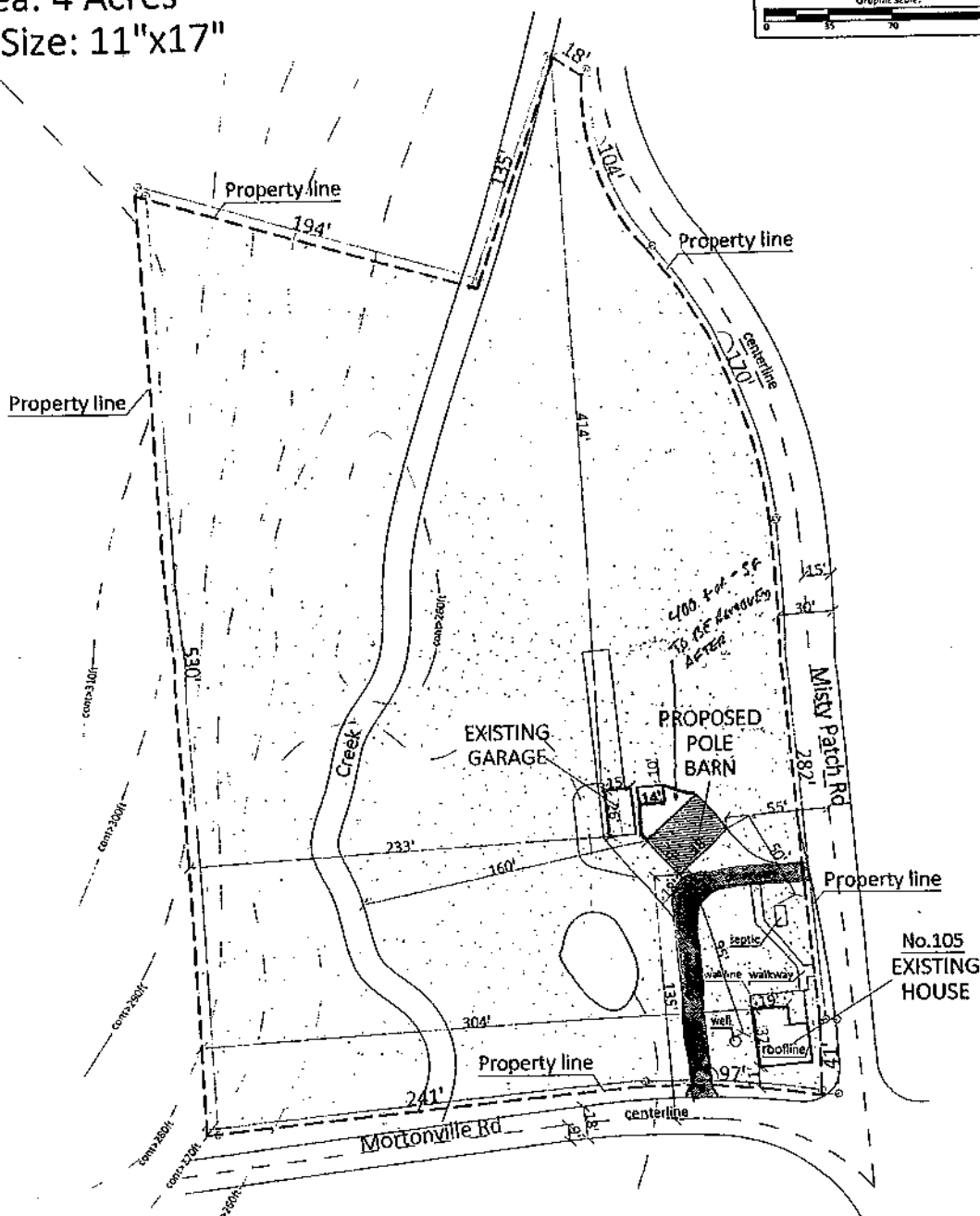
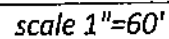
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Drawn By: AR

105 Mortonville Road
Coatesville, PA 19320

Lot area: 4 Acres

Paper Size: 11"x17"

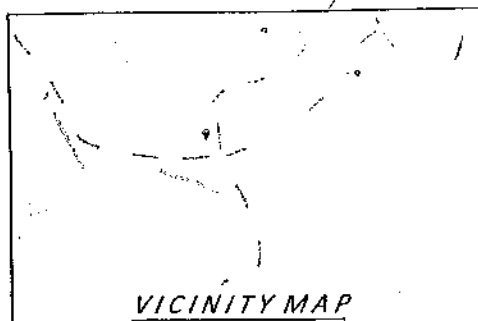


Total lot area:	174,240 sf.
Current Impervious:	6,825 sf. (3.9%)
New pole barn:	988 sf.
Impervious to be removed:	400 sf.
New Impervious:	+ 588 sf.
Total proposed Impervious:	7,413 sf. (4.25%)

This is not a Legal Survey, nor is it intended to be an replace one.

These measurements are approximate and are for illustrative purposes only.

This work product represents only generalised location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.





Invoice

Jets Bounce Party Rentals
610-412-7811
85 Pine Tree Drive
Honey Brook, Pa. 19344

Your booking reference is 2029

Customer Details	Date & Times	Customer Address	Delivery Address
Name: East Fallowfield Township	Date: 11 Oct 2025	2264 Strasburg Road	900 Buck Run Road
Mobile: 484-354-7434	Delivery Time: 08:00	East Fallowfield	East Fallowfield
Email: jerryd1067@aol.com	Collection Time: 18:00	19320	19320
	Date Booked: 17 Sep 2025		

Additional Info	Heard About Us:	Accessibility:
Hire Occasion: Community Event / Fayre What surface will the inflatable be set up on?	Repeat Business	Accessible from street Outdoor on grass
Customer Notes: Contact: Jerry Dickinson. Event: Fall Fest/ Cornhole Tournament from 12-5pm. Tax id # 23-6000309. Setup on grass. Attendants supplied by client. Note: Will need to set up early 7-8 am. Fall Festival Artwork will be placed on a 15'x15' bounce house. Rain date October 18th.		

Product Details

	Fall Festival Artwork
	3 in 1 Mini Crayon Playland Combo
	6500 watt Generator

Product Price:	\$525.00
Delivery:	\$25.00
discount generator from previous event	-\$80.00
Net Total:	\$470.00
\$25 Late Fee after 15 days	



Year to Date Stats

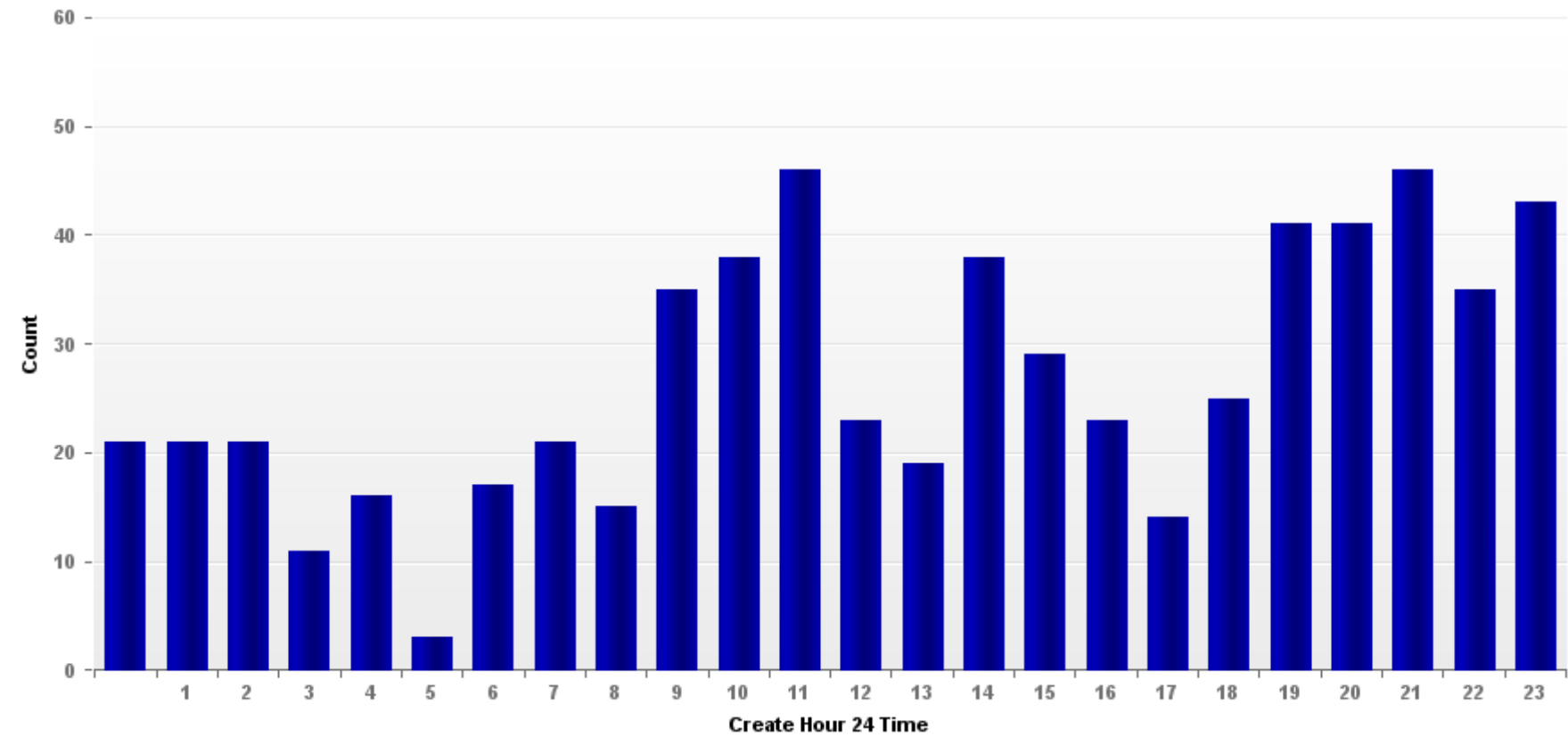
Month	Count
JANUARY	688
FEBRUARY	643
MARCH	639
APRIL	636
MAY	675
JUNE	569
JULY	682
AUGUST	642
SEPTEMBER	3
Year to Date Total:	5,177

TOP Event SubType to Date	Count to Date
PATROL CHECK - OUTSIDE AREAS	2,255
BUSINESS CHECK	672
TRAFFIC STOP	618
REPORT	189
TRAFFIC-GENERAL/HAZARDS (PD)	142
PHONE ASSIGNMENT	115
SUSPICIOUS CONDITION(S)(JO/IP)	83
ANIMAL COMPLAINT	67
FOR POLICE DEPT.INFORMATION	67
SCHOOL CHECK	65
MISCELLANEOUS POLICE NATURE	64
DOMESTIC (JO/IP)	54



Monthly Event Count by Hour of the Day

Date Range:	AUGUST
Total Events:	642

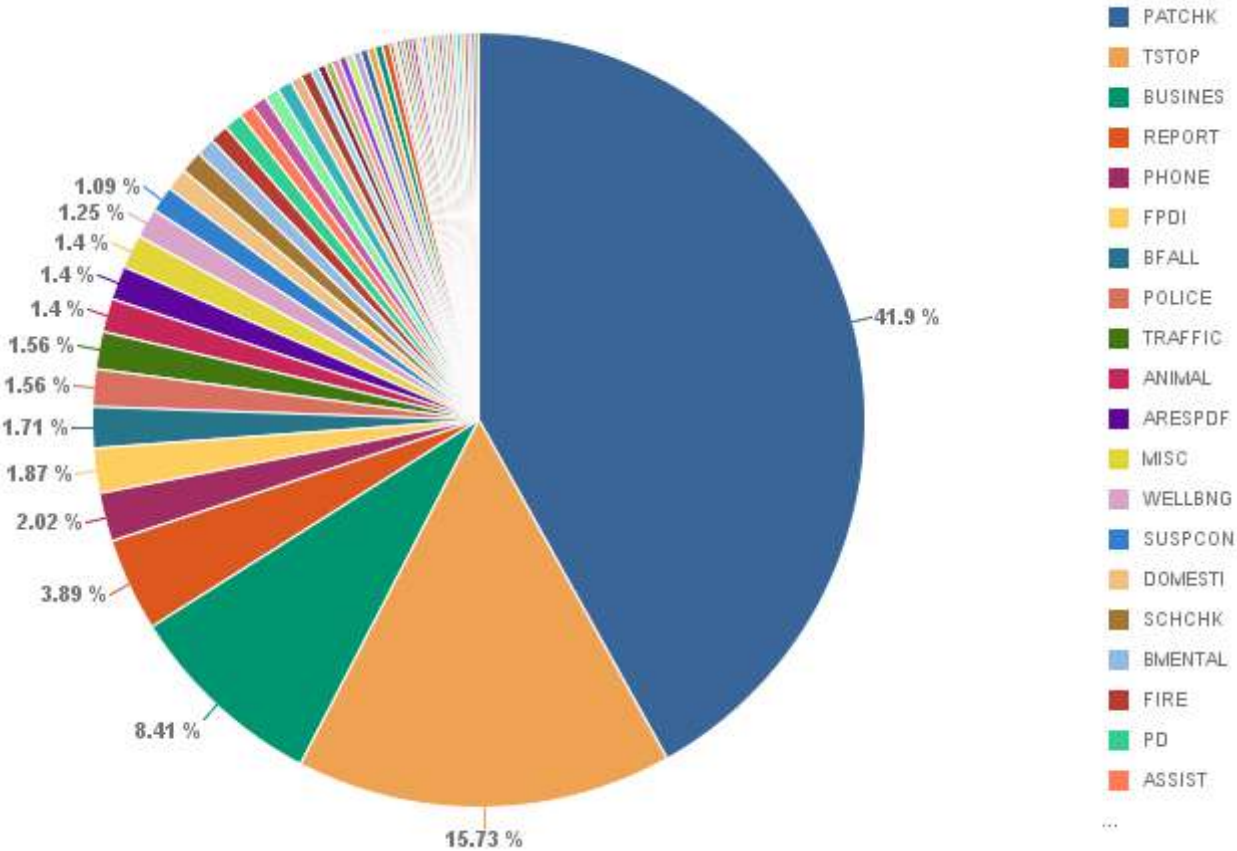




Monthly Event Count by All Sub Types

Date Range:	AUGUST
Total Events:	642

Event Type	Type	Count
POLICE	PATCHK	269
POLICE	TSTOP	101
POLICE	BUSINES	54
POLICE	REPORT	25
POLICE	PHONE	13
MEDICAL	BFALL	11
ALARM	POLICE	10
POLICE	TRAFFIC	10
MEDICAL	ARESPDF	9
POLICE	MISC	9
POLICE	WELLBNG	8
POLICE	SUSPCON	7
POLICE	DOMESTI	6
ACCIDENT	PD	5
ACCIDENT	BLS	4





Monthly Event Count by All Sub Types

Event Type	Event Sub Types	Count
POLICE	PATROL CHECK - OUTSIDE AREAS	269
POLICE	TRAFFIC STOP	101
POLICE	BUSINESS CHECK	54
POLICE	REPORT	25
POLICE	PHONE ASSIGNMENT	13
POLICE	FOR POLICE DEPT.INFORMATION	12
MEDICAL	FALL / LIFT ASSIST - BLS	11
ALARM	POLICE	10
POLICE	TRAFFIC-GENERAL/HAZARDS (PD)	10
MEDICAL	RESPIRATORY DIFFICULTY - ALS	9
POLICE	ANIMAL COMPLAINT	9
POLICE	MISCELLANEOUS POLICE NATURE	9
POLICE	WELL-BEING CHECK	8
POLICE	SUSPICIOUS CONDITION(S)(JO/IP)	7
POLICE	DOMESTIC (JO/IP)	6
POLICE	SCHOOL CHECK	6
ACCIDENT	PROPERTY DAMAGE	5
ALARM	FIRE	5
MEDICAL	EMOTIONAL DISORDER - BLS	5
ACCIDENT	BLS	4

Run Date: 09/01/2025 08:32:54 AM

Last DW Refresh Date: 09/01/2025 03:30:00 AM



Monthly Event Count by All Sub Types

Event Type	Event Sub Types	Count
POLICE	ASSIST OTHER PD	4
POLICE	HOUSE CHECK	4
POLICE	NOISE COMPLAINT (JO/IP)	4
MEDICAL	HEART PROBLEMS - ALS	3
POLICE	ERRATIC DRIVER (JO/IP)	3
ALARM	MEDICAL - BLS	2
MEDICAL	ABDOMINAL PAIN - ALS	2
MEDICAL	INJURED PERSON - BLS	2
MEDICAL	SEIZURES - ALS	2
MEDICAL	SICK PERSON - BLS	2
MEDICAL	UNCONSCIOUS PERSON - ALS	2
MEDICAL	UNRESPONSIVE PERSON - ALS	2
POLICE	CRIM/MISCHIEF (JO/IP)	2
POLICE	KEYS - LOCKED (VEH,HSE,ETC)	2
POLICE	TRAFFIC PURSUIT	2
POLICE	WARRANT HIT / SERVICE	2
ACCIDENT	ALS	1
ALARM	CARBON MONOXIDE	1
FIRE	FIRE POLICE REQUEST	1
FIRE	SMOKE/ODOR INVEST OUTSIDE	1

Run Date: 09/01/2025 08:32:54 AM

Last DW Refresh Date: 09/01/2025 03:30:00 AM



Monthly Event Count by All Sub Types

Event Type	Event Sub Types	Count
MEDICAL	ALLERGC/MED REACTION - ALS	1
MEDICAL	ALLERGC/MED REACTION - BLS	1
MEDICAL	DOA - BLS	1
MEDICAL	EMOTIONAL DISORDER - ALS	1
MEDICAL	FALLS - ALS	1
MEDICAL	HEMORRHAGING - ALS	1
MEDICAL	MATERNITY/LABOR PAIN - BLS	1
MEDICAL	OVERDOSE - ALS	1
MEDICAL	OVERDOSE - BLS	1
MEDICAL	SEIZURES - BLS	1
MEDICAL	SHOOTING - W/INJ (JO/IP)-ALS	1
MEDICAL	SYNCOPE - ALS	1
POLICE	911 HANG UP	1
POLICE	HARASSMENT (JO/IP)	1
POLICE	MISSING PERSON	1
POLICE	PARKING COMPLAINT	1
POLICE	PROWLER (JO/IP)	1
POLICE	REPOSSESSION	1
POLICE	SHOTS HEARD (JO/IP)	1
POLICE	SUBJECT STOP	1

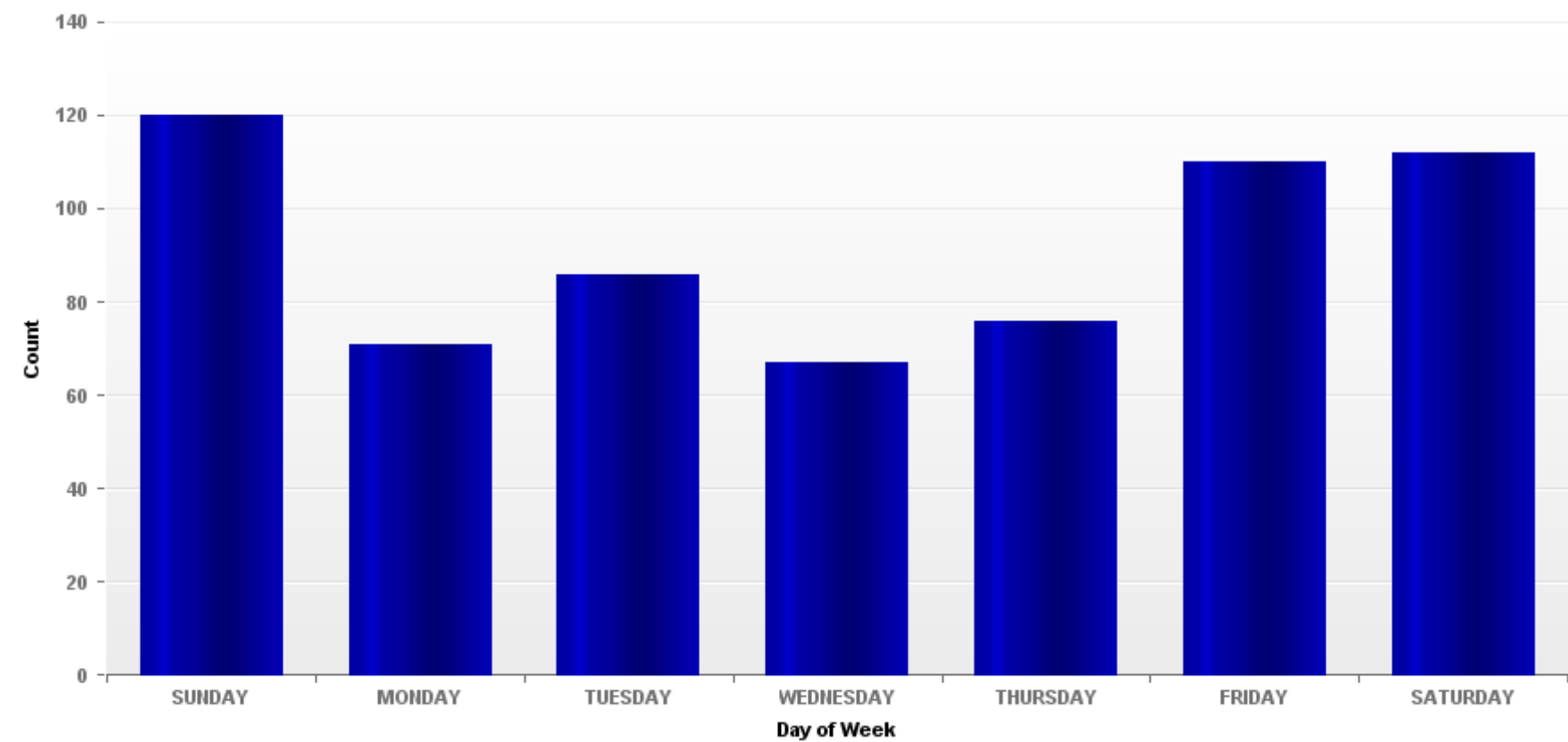
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Monthly Event Count by Day of Week

Date Range:	AUGUST
Total Events:	642

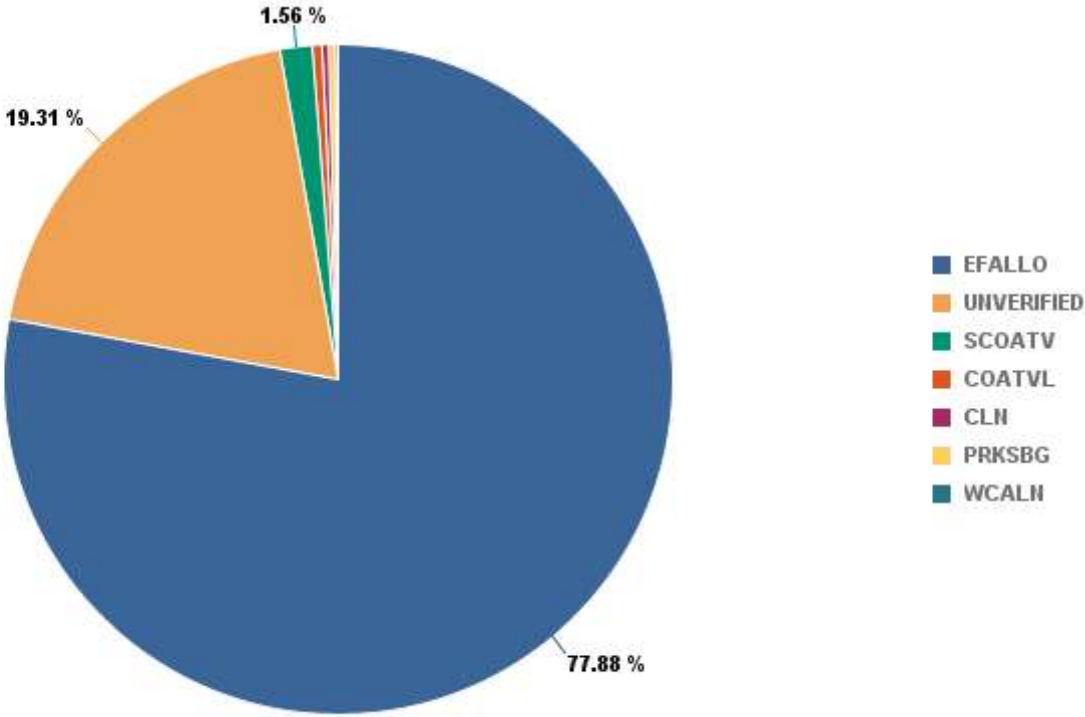




Monthly Event Count by Municipality

Date Range:	AUGUST
Total Events:	642

Event City	Count
EFALLO	500
UNVERIFIED	124
SCOATV	10
COATVL	3
CLN	2
PRKSBG	2
WCALN	1
Total:	642





East Fallowfield Historical Commission

Meeting Report - September 3, 2025 Meeting

The Historical Commission met on Wednesday, September 3, 2025, with a quorum of members present.

A permit application submitted for renovations to 265 Buck Run Road, a Class II Township Historic Resource, was reviewed with the applicant present. The Commission could not recommend that a permit be issued. No exceptions were taken to the demolition and reconstruction of an addition at the rear of the building as submitted, as it was determined to be incidental to the main structure, which is the historic resource. However, the proposed building components for the main structure were found to be inappropriate to the period and architecture of the structure. The Commission made recommendations for corrections to the applicant, and were told the applicant would resubmit new materials for review.

The Commission discussed 30 Loop Road pursuant to requests made by the owner's representative as to what is required for a permit for the proposed renovation. Despite having reviewed the information requested with the permit applicant multiple times, it was decided to enumerate the required actions to obtain a permit once more, and advise the Code Enforcement Officer of information sent to the owner.

The Commission discussed Strasburg Road pursuant to requests made by the owner's representative as to proceeding with renovations and a letter supporting the owner's intent to seek a change in use variance for the property. The Commission decided to advise the applicant that although no permits were required for the present exterior renovations, it was expected that materials used, specifically windows and entry doors, would be as previously recommended by the Commission. The applicant would further be advised that as previously explained, if the applicant adheres to all of the prior recommendations relative to the renovation, the Historical Commission would provide a letter supporting the applicant's proposed change in use petition to the Zoning Hearing Board at such time as a hearing was scheduled. A letter would not be provided to the applicant prior to such hearing.

The Commission also reviewed ongoing planning for the America 250 celebration and Township preparation, the re-opening ceremonies planned for Peoples Hall on September 20, and the recent ceremony held for Zachariah Walker held in the Township.