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EAST FALLOWFIELD TOWNSHIP

Board of Supervisors Meeting Agenda

October 27, 2026 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 October 27, 2026 to discuss legal matters.
3. APPROVAL OF MINUTES
 - a. October 13, 2026 Board of Supervisors Meeting Minutes

PROPOSED MOTION: I make a motion to approve the October 13, 2026 Board of Supervisors meeting minutes as presented.
4. FIRE DEPARTMENTS & DEPARTMENT OF EMERGENCY SERVICES
 - a. September Westwood Fire Company Fire Chief's Report for Board and Resident Review
 - b. September Westwood Fire Company EMS Report for Board and Resident Review
 - c. September Modena Fire Company Fire Chief's Report for Board and Resident Review
 - d. September Modena Fire Company Fire Chief's Report – East Fallowfield Calls Only for Board and Resident Review
 - e. September Modena Fire Company EMS Report for Board and Resident Review
5. SUMMARY BY APPLICABLE BOARD LIAISON
 - a. Township Office – Chair Lambert
 - b. Police Department – Supervisor Wright
 - c. Public Works Department – Supervisor Wright
 - d. Emergency Services and Fire Marshal – Vice Chair Sparr
 - e. Planning Commission – Supervisor Stoff
 - f. Historical Commission – Supervisor DiRado
 - g. Park and Recreation – Vice Chair Sparr
 - h. Environmental Advisory Committee (EAC) – Supervisor DiRado
6. TREASURER'S REPORT
 - a. September 30, 2026 Treasurer's Report

PROPOSED MOTION: I make a motion to approve the September 30, 2026, Treasurer's Report as presented.



EAST FALLOWFIELD TOWNSHIP

Board of Supervisors Meeting Agenda

October 27, 2026 at 6:30 PM



b. Payment Authorizations

PROPOSED MOTION: I make a motion to approve the Payment Authorizations for the period of October 14, 2026 through October 27, 2026 in the total amount of \$222,201.45, as presented.

7. MANAGER'S REPORT

a. Approval of CDL Salary Increase

PROPOSED MOTION: I make a motion to approve the hourly CDL salary increase from \$25.00 to \$27.00.

b. First Presentation of Budget (Informational)

8. LEGAL

a. Adoption of Ordinance No. 2026-05 – Amendment to Chapter 18B, Connection to Public Sewers Required

PROPOSED MOTION: I make a motion to adopt Ordinance No. 2026-05, amending Chapter 18b, Municipal Sewer Systems Section 18b-102.1, Connection to Public Sewers Required.

b. Consideration to Advertise the Proposed Data Center Ordinance

PROPOSED MOTION: I make a motion to authorize advertisement of a proposed Zoning Ordinance amendment regarding Data Centers.

c. Proposed Residential Rental Ordinance (Informational)

d. Coatesville Area School District – Permanent Construction Easement Agreement

PROPOSED MOTION: I make a motion to approve the permanent construction easement agreement with the Coatesville Area School District, as presented.

e. Conditional Use Hearing for 6 IMS Drive (Verizon Wireless) on November 24, 2026 (Informational)

9. PARKS & RECREATION REPORT

a. No Report Submitted

b. East Fallowfield Township Holiday Tree Lighting is December 5, 2026 at 6:00 p.m.



EAST FALLOWFIELD TOWNSHIP

Board of Supervisors Meeting Agenda

October 27, 2026 at 6:30 PM



10. PLANNING COMMISSION

- a. Report Submitted
- b. Appointment of Karen Beasley as Planning Commission Alternate Member

PROPOSED MOTION: I make a motion to appoint Karen Beasley as Alternate Planning Commission Member for the term ending December 31, 2027.

Guido Giuntini	Chair	2026 to 2029
Charles Read	Vice Chair	2023 to 2026
Deloin Scotton	Member	2023 to 2026
Deb Stoff	Member	2024 to 2027
Jerry Dickinson	Member	2024 to 2027
Sue Monaghan	Member	2026 to 2029
TJ Berlin	Member	2026 to 2029
VACANT	Alternate	2024 to 2027

11. POLICE DEPARTMENT

- a. September 2026 Report for Board and Resident Review
- b. Approval of Legal Process Policy Update

PROPOSED MOTION: I make a motion to approve the updated Legal Process policy, as presented.

- c. Approval of Authorized Weapons & Ammunition Policy Update

PROPOSED MOTION: I make a motion to approve the updated Authorized Weapons & Ammunition policy, as presented.

- d. Approval of Response to Resistance Policy Update

PROPOSED MOTION: I make a motion to approve the updated Response to Resistance policy, as presented.

- e. Approval of New Artificial Intelligence Policy

PROPOSED MOTION: I make a motion to approve the Artificial Intelligence policy, as presented.

- f. Conditional Offer Letter of Employment for Part-Time Police Officer

PROPOSED MOTION: I make a motion to tender a conditional offer of employment to Joseph Devlin to serve as part-time police officer, subject to a satisfactory background investigation pursuant to Act 57.



EAST FALLOWFIELD TOWNSHIP

Board of Supervisors Meeting Agenda October 27, 2026 at 6:30 PM



12. PUBLIC WORKS DEPARTMENT

- a. Reports submitted

13. HISTORICAL COMMISSION

- a. No report submitted

14. ENVIRONMENTAL ADVISORY COUNCIL

- a. No report submitted

15. OLD BUSINESS

16. NEW BUSINESS

17. PUBLIC PARTICIPATION - 20 minutes

18. ADJOURNMENT

The agenda is finalized 24 hours before the regular meeting.



EAST FALLOWFIELD TOWNSHIP BOARD OF SUPERVISORS MEETING

October 13, 2026 UnApproved Minutes

Members Present:

Wilson Lambert, Chair
Robert Sparr, Vice Chair
Katja DiRado, Member
Deborah Stoff, Member
Al Wright, Member

Township Staff Present:

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

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

Chair Lambert called the meeting to order at 6:31pm.

2. APPROVAL OF MINUTES

- a. September 22, 2026 Board of Supervisors Meeting Minutes

MOTION: Vice Chair Sparr made a motion to approve the September 22, 2026 Board of Supervisors meeting minutes as presented. Supervisor DiRado seconded.

VOTE: 4-0 (Supervisor Wright abstained)

3. TREASURER'S REPORT

- a. Payment Authorizations

MOTION: Chair Lambert made a motion to approve the Payment Authorizations for the period of September 23, 2026 through October 13, 2026, in the total amount of \$257,177.36, as presented. Supervisor DiRado seconded.

VOTE: 5-0

4. POLICE DEPARTMENT

- a. Presentation and Approval of Police Strategic Plan

Chief Osborn presented the Police Department's five-year Strategic Plan. The plan focuses on strengthening community partnerships, recruiting and retaining qualified officers, improving department facilities and equipment, and continuing to implement new technology. Chief Osborn highlighted community outreach efforts, ongoing equipment and vehicle upgrades, the need for a future police facility, and recent technology improvements.

In response to questions, Chief Osborn discussed police staffing challenges and regionalization. He noted difficulties retaining part-time officers due to competition from agencies offering full-time positions and reviewed the benefits and challenges of regionalization.

MOTION: Supervisor Wright made a motion to approve the Police Strategic Plan, as presented. Supervisor DiRado seconded.

VOTE: 5-0

b. Acceptance of Full-Time Police Officer Resignation – John Hewczuk

MOTION: Supervisor DiRado made a motion to accept the resignation of full-time officer John Hewczuk, effective October 4, 2026. Vice Chair Sparr seconded.

VOTE: 5-0

c. Approval of Letter of Employment for Part-Time Police Officer – John Hewczuk

MOTION: Supervisor Wright made a motion to extend an offer of part-time employment to officer John Hewczuk, effective October 5, 2026. Supervisor DiRado seconded.

VOTE: 5-0

d. Approval of Promotion to Full-Time Police Officer – Sean Marasco

MOTION: Supervisor DiRado made a motion to promote Sean Marasco from part-time to full-time police officer, effective November 1, 2026. Vice Chair Sparr seconded.

VOTE: 5-0

5. MANAGER'S REPORT

- a. Bulk Trash Drop-Off Event: Saturday, October 17 from 9am to 3pm (Informational)
- b. 2027 Budget Overview and Workshop (Informational)

Township Manager Swichar presented the proposed 2027 budget schedule and reviewed the Township's 2026 financial performance. He reported that revenues are projected to exceed budgeted amounts, due primarily to stronger-than-anticipated earned income tax and real estate transfer tax collections, while expenditures are expected to remain below budget. Lower personnel, health insurance, and legal expenses have contributed to reduced spending, although vehicle maintenance costs are projected to exceed budget due to an unanticipated police vehicle engine replacement. Despite a budgeted deficit associated with a planned transfer to the Municipal Building Fund, the General Fund is projected to close the year with an operating surplus.

Mr. Swichar presented an overview of the proposed 2027 budget, including revenue and expenditure projections, fund balance trends, and key budget assumptions. He noted that no General Fund tax increase is proposed for 2027, marking the ninth consecutive year without an increase. The proposed budget

includes the use of reserve funds to offset slowing revenue growth and rising personnel and healthcare costs, while maintaining balanced budgets across all funds. Planned investments include road paving, bridge and drainage improvements, capital equipment replacement, park projects, and continued funding for the Municipal Building Fund. Upcoming budget milestones were also reviewed.

6. OLD BUSINESS

There was no old business.

7. NEW BUSINESS

There was no new business.

8. PUBLIC PARTICIPATION

Township resident Stephen Bauer asked for clarification regarding police shields. It was explained that the equipment provides additional ballistic protection for officers during high-risk incidents.

Mr. Bauer inquired whether park events would affect the meadow area. It was clarified that event parking does not occur in the meadow.

Township resident, Pamela Jaccard discussed the Township charging separately for bulk trash collection, citing concerns about fairness for low-volume users. It was noted that collection costs are driven primarily by pickup services rather than disposal fees.

9. ADJOURNMENT

MOTION: Vice Chair Sparr made a motion to adjourn the Supervisors Meeting at 8:31 PM. Chair Lambert seconded.

VOTE: 5-0

Respectfully Submitted,

Anja Twite
Township Secretary



Westwood Fire Company

Fire Chief's Report

September, 2026



Total Calls For September

35

Total Calls For September – East Fallowfield Township

9

Call Types – East Fallowfield Township

Assist EMS	1
House Fire	1
Fire Alarm	4
Motor Vehicle Accident	1
Investigation	2

Total Time in Service: 12 *hours, 2 minutes*

Total Manpower: 110 (*average 4 per call*)

Michael McWilliams – Fire Chief

WESTWOOD FIRE COMPANY

EMS Report – September 2026
East Fallowfield Township, Chester County

25 Total Responses East Fallowfield Township

23 Responses – Westwood Division

2 Responses – Wagontown Division

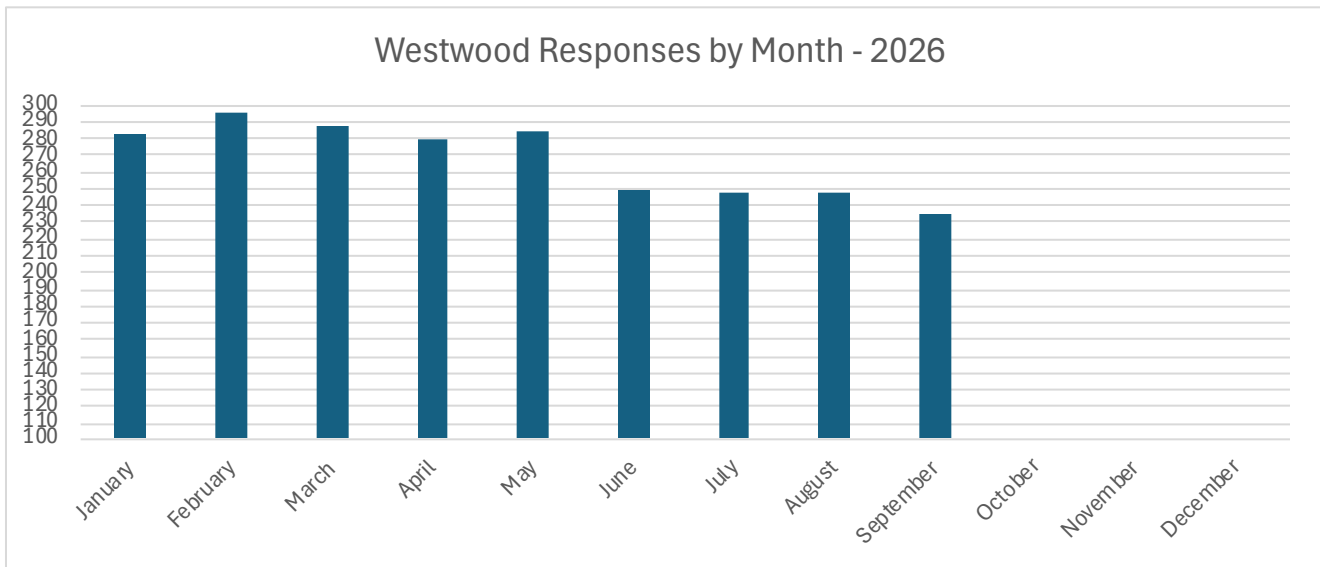
330 Responses YTD – East Fallowfield Township

September Call Types

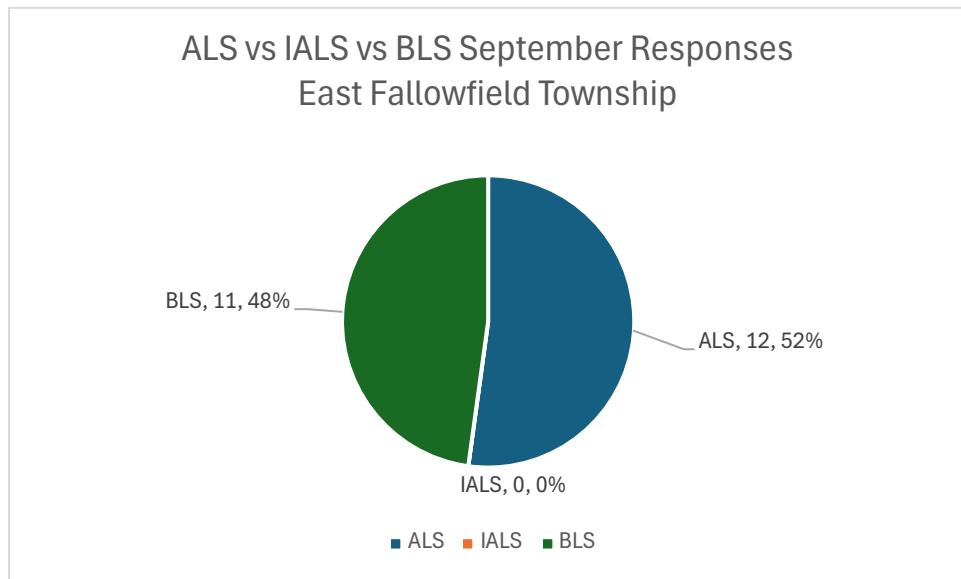
Medical	18
Fall	3
Vehicular	1
Overdose	1
Injured Person	1
Cardiac Arrest	1

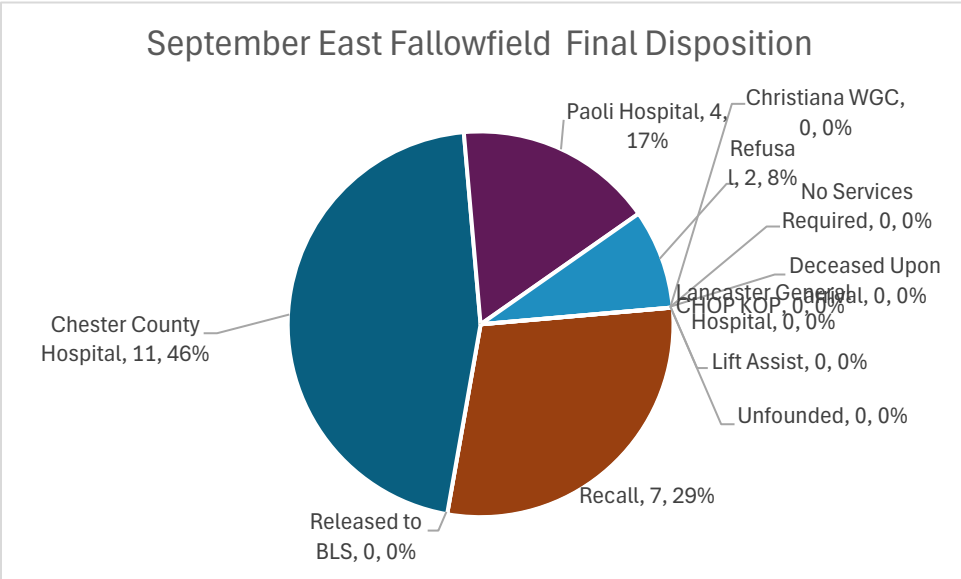
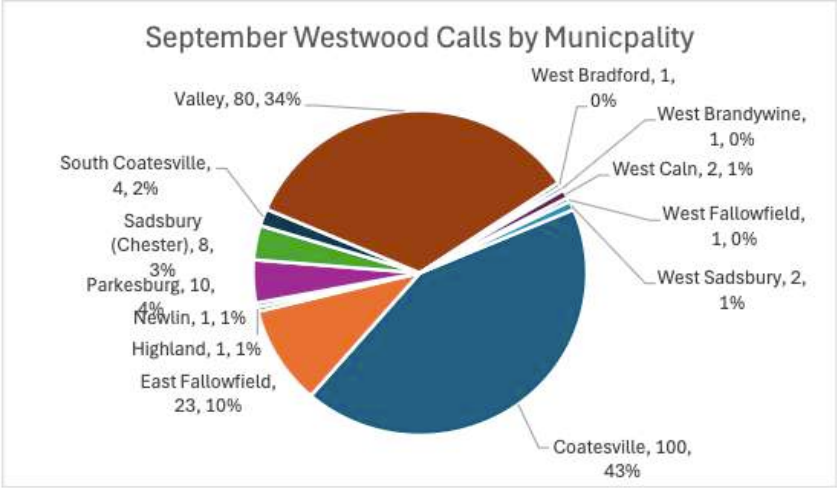
Westwood EMS Responses September 2026 – 235
Westwood EMS Responses YTD – 2409

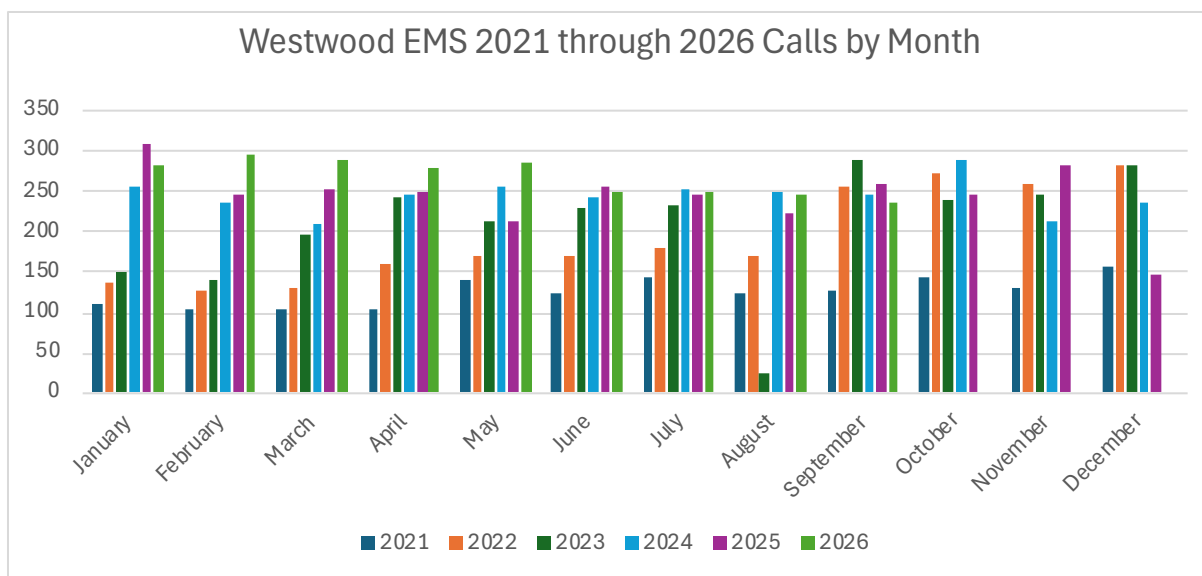
John Sly – Director of EMS



Average On-Road Time = 2 minutes
Average On-Scene Time = 8 minutes









Fire Chief's Report

September 2026

23 Calls

Incident Types

4 Fire Alarms
1 Fire Police
2 Investigation

10 EMS Assist
2 House Fires

1 Chief Notification
3 Trees & Wires

Area's Covered

2 Modena
0 West Marlborough
1 West Bradford

4 South Coatesville
2 Newlin

13 East Fallowfield
1 Parkesburg

Time In Service

Time In Service, 6 Hours and 26 Minutes

Property and Contents at Risk and Lost

Property Lost \$0
Contents Lost \$0

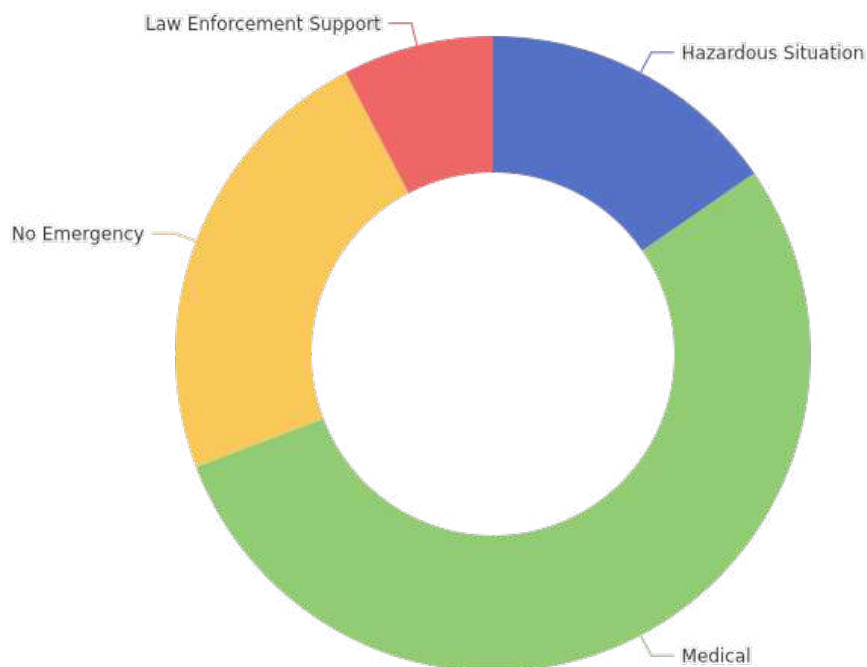
Units Ran and Mileage

Command 37 ran 2 calls
Brush 37 ran 0 call
Utility 37 ran 3 call
Tanker 37 ran 0 calls
Squad 37 ran 12 calls
Engine 37 ran 14 call

Respectfully Submitted,
Frank Dowlin
Fire Chief



FDR-IR: Incident Count by Primary Incident Group-copy



PRIMARY INCIDENT GROUP	COUNT	PERCENT OF TOTAL
Hazardous Situation	2	15.38%
Medical	7	53.85%
No Emergency	3	23.08%
Law Enforcement Support	1	7.69%
Total	13	100.00%



MONTHLY REPORT FOR MODENA FIRE CO. NO. 1 AMBULANCE
September 2026 EMS Report

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

Day	50
NIGHT	27
TOTAL	77

AMBULANCE	MILES
37-1/37-3	2310
37-2	0
Total	2310

Time on Calls	TIME
A1/A3	189.48H
A2	0
TOTAL: 96	189.48

MCD:	NUMBER OF CALLS:
Caln Township	3
Coatesville	19
Downingtown	XXX
West Caln	1
East Fallowfield Township	26
Highland	XXX
Modena	2
Newlin Township	6
Uwchlan	XXX
South Coatesville	12
Valley Township	3
West Bradford Township	5
West Brandywine Township	XXX
West Marlborough Township	XXX

DISPOSITION	TOTAL
NOT ENTERED (Fire Standby / Recall / Refusal / ETC)	30
PENN Medicine – Chester County Hospital	38
Main Line Health – Paoli Memorial Hospital	4
Christiania Care West Grove	1
Ephrata Community Hospital	1
Children's Hospital of Philadelphia – KOP/NEMOURS	2

CALL OUTCOME	TOTAL
No Services Required	8
Patient Dead At Scene – Resuscitation Attempted (Without Transport)	XXX
Patient Dead At Scene – No Resuscitation Attempted (Without Transport)	XXX
Patient Refused Care	XXX
Recalled Enroute	9
Recalled On-Scene	2
Recalled Prior to Response	XXX
Stand-by Public Safety, Fire, or EMS Operational Support Provided	XXX
Treated, Refused Transport	11
Treated, Released to IALS	XXX
Treated, Transferred Care	1
Treated, Transported ALS	17
Treated, Transported BLS/IALS 37	25/4
Total	77

Total Personal 16
Calls Answered 77

Modena Personal: Total 16
 Volunteer 1
 Career 17

Hours on Calls 232.22

Average Response Time 1.86 minutes

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

TOWNSHIP of EAST FALLOWFIELD



FINANCIAL REPORT

October 27, 2026



Township of East Fallowfield
Bank Account Balances
as of September 30, 2026



<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	\$1,613,970	\$1,613,970
	Capital Projects Fund	PLGIT	\$565,217	\$565,217
	Total Capital Projects Fund Account		\$2,179,187	\$2,179,187
<u>General Fund</u>				
	Fire/EMS	Meridian Bank	\$1,069,769	\$1,069,994
	General Fund (incl sweep acct balance)	Meridian Bank	\$3,661,009	\$3,704,019
	General Fund - Cash Dep Only	Fulton Bank	\$3,995	\$3,995
	Total General Fund Accounts		\$4,734,774	\$4,778,008
<u>Liquid Fuels Fund</u>				
	Liquid Fuels Fund	Meridian	\$88,576	\$88,576
	Total Liquid Fuels Account		\$88,576	\$88,576
<u>Park & Recreation Fund</u>				
	Parks & Recreation Fund	Meridian	\$229,177	\$229,217
	Total Park & Recreation Account		\$229,177	\$229,217
<u>Rebill Fund</u>				
	Rebill/Escrow	Meridian	\$47,823	\$47,823
	Total Rebill Account		\$47,823	\$47,823
<u>Trash Fund</u>				
	Trash	Meridian	\$1,276,907	\$1,276,935
	Total Trash Account		\$1,276,907	\$1,276,935
East Fallowfield Township Bank Accounts- Meridian Bank			\$7,987,232	\$8,030,534
East Fallowfield Township Bank Accounts- PLGIT			\$565,217	\$565,217
East Fallowfield Township Bank Accounts- Fulton Bank			\$3,995	\$3,995
Total of all East Fallowfield Township Bank Accounts			\$8,556,444	\$8,599,746

East Fallowfield Township
Detailed Budget vs Actual
September 30, 2026

	Actual September 2025	2025 Budget	% of Budget	Actual September 2026	2026 Budget	% of Budget
GENERAL FUND						
Revenue						
301 · Real Property Taxes						
301.10 · Real Property Taxes - Current	809,733.47	820,816.00	99%	811,161.92	820,129.00	99%
301.11 · Real Property Taxes - Fire/EMS		0.00	0%		0.00	0%
301.20 · Real Property Taxes - Prior Yea	72,228.06	80,000.00	90%	53,787.80	80,000.00	67%
301.24 · Real Property Taxes - Collect F	-11,812.51	-10,000.00	118%	-11,869.65	-13,000.00	91%
301 · Real Property Taxes - Other	0.00	0.00	0%	0.00	0.00	0%
Total 301 · Real Property Taxes	870,149.02	890,816.00	98%	853,080.07	887,129.00	96%
310 · Local Tax Enabling Act Taxes						
310.10 · Real Estate Transfer Tax	134,675.17	140,000.00	96%	195,189.68	152,150.00	128%
310.20 · Earned Income Tax—Current	1,300,186.12	1,674,000.00	78%	1,361,629.30	1,700,000.00	80%
310.24 · Earned Income Tax—Collector Fee	-15,872.90	-20,758.00	76%	-16,203.39	-20,740.00	78%
310.25 · ChesCo. Tax Collection Comm.Fee	-2,693.46	0.00	0%	-3,903.78	-3,043.00	128%
310.50 · Local Services Tax—Current	25,718.38	27,500.00	94%	28,398.89	35,000.00	81%
310.54 · Local Services Tax-CollectorFee	-313.89	-341.00	92%	-337.95	-427.00	79%
Total 310 · Local Tax Enabling Act Taxes	1,441,699.42	1,820,401.00	79%	1,564,772.75	1,862,940.00	84%
321 · Business Licenses and Permits						
321.60 · Contractor Registration	0.00	0.00	0%	0.00	0.00	0%
321.61 · Peddler Permit	300.00	0.00	0%	150.00	0.00	0%
321.801 · Comcast Franchise Fee	41,586.84	60,000.00	69%	38,332.80	55,000.00	70%
321.802 · Verizon Franchise Fee	55,294.44	72,000.00	77%	51,619.84	73,000.00	71%
321.90 · Cable Tower Fee	300.00	300.00	100%	300.00	300.00	100%
Total 321 · Business Licenses and Permits	97,481.28	132,300.00	74%	90,402.64	128,300.00	70%
322 · Non-Business Licenses & Permits						
322.50 · Street Opening Permit	5,963.00	4,000.00	149%	4,765.00	3,600.00	132%
322.90 · Miscellaneous Permits	0.00	0.00	0%	0.00	0.00	0%
Total 322 · Non-Business Licenses & Permits	5,963.00	4,000.00	149%	4,765.00	3,600.00	132%
331 · Fines						
331.11 · Vehicle Code Violations	0.00	0.00	0%	0.00	0.00	0%
331.12 · Violations Ordin/Statues/Etc	11,551.49	12,000.00	96%	9,691.66	12,000.00	81%
331.13 · State Police Fines	1,664.49	4,000.00	42%	1,859.73	3,000.00	62%
Total 331 · Fines	13,215.98	16,000.00	83%	11,551.39	15,000.00	77%
341 · Interest Earnings						
341.01 · Interest on Checking	113,093.68	80,000.00	141%	80,263.28	90,000.00	89%
Total 341 · Interest Earnings	113,093.68	80,000.00	141%	80,263.28	90,000.00	89%
342 · Rents & Royalties						
342.53 · Royalties from Cell Tower	37,651.81	50,000.00	75%	38,894.71	50,000.00	78%
342 · Rents & Royalties - Other	0.00	0.00	0%	0.00	0.00	0%
Total 342 · Rents & Royalties	37,651.81	50,000.00	75%	38,894.71	50,000.00	78%
351 · Fed Capital & Operating Grants						
351.12 · FEMA Grant-Emerg Disaster Relife	0.00	0.00	0%	0.00	0.00	0%
Total 351 · Fed Capital & Operating Grants	0.00	0.00	0%	0.00	0.00	0%

East Fallowfield Township
Detailed Budget vs Actual
September 30, 2026

	Actual September 2025	2025 Budget	% of Budget	Actual September 2026	2026 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	0.00	0.00	0%	0.00	0.00	0%
Total 354 · State Capital & Operating Grant	0.00	0.00	0%	0.00	0.00	0%
355 · State Shared Revenue & Entitle						
355.01 · PURTA	0.00	2,000.00	0%	0.00	3,009.00	0%
355.05 · General Municipal Pension Syste	111,655.28	80,000.00	140%	122,268.15	112,745.00	108%
Total 355 · State Shared Revenue & Entitle	111,655.28	82,000.00	136%	122,268.15	115,754.00	106%
361 · Charges for Services						
361.31 · Prelim/Final SALDO Plan Fees	0.00	0.00	0%	0.00	0.00	0%
361.34 · Hearing Fees	9,000.00	1,500.00	600%	7,500.00	1,500.00	500%
361.74 · Postage	0.00	0.00	0%	0.00	0.00	0%
361.80 · Grass Cutting or Chipping Srvc	240.00	0.00	0%	0.00	0.00	0%
Total 361 · Charges for Services	9,240.00	1,500.00	616%	7,500.00	1,500.00	500%
362 · Public Safety						
362.100 · Police Services	825.60	500.00	165%	1,030.00	500.00	206%
362.105 · Special Police Services	550.00	500.00	110%	0.00	500.00	0%
362.11 · Police Reports - Copies	0.00	500.00	0%	0.00	500.00	0%
362.41 · Building Permits	416,211.93	120,000.00	347%	112,267.97	110,000.00	102%
362.42 · Stormwater Management Permits	2,047.75	2,000.00	102%	3,350.75	1,000.00	335%
362.50 · Burning Permit	430.00	400.00	108%	140.00	400.00	35%
Total 362 · Public Safety	420,065.28	123,900.00	339%	116,788.72	112,900.00	103%
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	-6.00	0.00	0%	0.00	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	1,350.00	100%	1,350.36	1,200.00	113%
Total 364 · Sanitation	1,344.36	1,350.00	100%	1,350.36	1,200.00	113%
389 · Misc Revenue						
389.00 · Miscellaneous Revenue	46,144.96	2,500.00	1846%	17,640.40	1,000.00	1764%
389.10 · Insurance Refund	55,602.75	5,000.00	1112%	3,252.00	0.00	0%
389 · Misc Revenue - Other	0.00	0.00	0%	0.00	0.00	0%
Total 389 · Misc Revenue	101,747.71	7,500.00	1357%	20,892.40	1,000.00	2089%
391.10 · Sale of Fixed Assets	9,801.00	0.00	0%	9,125.00	2,000.00	456%
395 · Refunds of Prior Year Expend	506.00	0.00	0%	1,000.00	0.00	0%
Use of Reserves					1,231,677.00	
Total Revenue	3,233,613.82	3,209,767.00	101%	2,922,654.47	4,503,000.00	65%

East Fallowfield Township
Detailed Budget vs Actual
September 30, 2026

	Actual September 2025	2025 Budget	% of Budget	Actual September 2026	2026 Budget	% of Budget
Expense						
400 · Supervisors						
400.105 · Salaries	9,215.28	12,500.00	74%	8,993.06	12,500.00	72%
400.192 · FICA/Medicare	704.99	956.00	74%	687.98	956.00	72%
400.352 · Liability Insurance	0.00	0.00	0%	0.00	0.00	0%
400.460 · Conferences/Training	481.39	1,000.00	48%	1,286.40	1,000.00	129%
Total 400 · Supervisors	10,401.66	14,456.00	72%	10,967.44	14,456.00	76%
401 · Township Manager						
401.110 · Manager - Salary	102,600.00	140,400.00	73%	106,191.00	144,612.00	73%
401.197 · 457 Plan	2,052.00	2,808.00	73%	5,309.55	2,892.00	184%
401.315 · Employee Medical Contribution	-1,448.18	-1,900.00	76%	-1,448.18	-1,982.00	73%
401.317 · Other Costs	0.00	0.00	0%	0.00	0.00	0%
Total 401 · Township Manager	103,203.82	141,308.00	73%	110,052.37	145,522.00	76%
402 · Auditing Services						
402.311 · Annual Audit Fee	10,920.00	11,000.00	99%	11,025.00	11,500.00	96%
Total 402 · Auditing Services	10,920.00	11,000.00	99%	11,025.00	11,500.00	96%
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	60,097.05	120,000.00	50%	80,003.08	272,000.00	29%
404.314 · Special Legal - Unions	0.00	30,000.00	0%	3,531.50	15,000.00	24%
Total 404 · Legal	60,097.05	150,000.00	40%	83,534.58	287,000.00	29%
405 · Office Administration						
405.110 · Secretary - Wages	24,365.75	33,034.00	74%	27,548.27	32,832.00	84%
405.112 · Treasurer - Salary	69,708.67	96,408.00	72%	71,864.49	97,850.00	73%
405.115 · FT Admin - Wages	36,169.41	108,150.00	33%	31,540.30	128,916.00	24%
405.182 · Admin Salaries for Trash	0.00	-38,884.00	0%	0.00	-39,827.00	0%
405.187 · Admin Medical Opt Out 50%	0.00	9,698.00	0%	0.00	0.00	0%
405.192 · FICA/Medicare	17,366.02	29,658.00	59%	17,618.05	30,922.00	57%
405.194 · Unemployment Compensation	1,055.12	1,000.00	106%	406.52	1,075.00	38%
405.195 · Workers' Compensation	1,118.41	1,000.00	112%	1,705.32	1,370.00	124%
405.196 · Health/Dental Insurance	87,212.34	98,685.00	88%	102,054.57	193,044.00	53%
405.197 · Pension	1,535.72	21,279.00	7%	12,932.71	22,283.00	58%
405.198 · Life / AD&D	499.92	798.00	63%	532.17	880.00	60%
405.199 · STD/LTD	1,211.35	1,019.00	119%	1,436.67	2,689.00	53%
405.315 · Employee Medical Contrib	-4,388.98	-9,102.00	48%	-5,394.66	-13,652.00	40%
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	4,824.00	4,000.00	121%	368.00	5,239.00	7%
405 · Office Administration - Other	0.00	0.00	0%	0.00	0.00	0%
Total 405 · Office Administration	240,677.73	356,743.00	67%	262,612.41	463,621.00	57%
406 · General Government						
406.210 · Office Supplies	2,283.07	3,000.00	76%	1,404.39	3,250.00	43%
406.215 · Postage	2,420.33	1,500.00	161%	1,571.94	2,490.00	63%
406.310 · Payroll Service	3,481.67	6,500.00	54%	4,451.46	5,025.00	89%
406.311 · Consultant/Bookkeeping Help	7,500.00	5,000.00	150%	0.00	0.00	0%

East Fallowfield Township
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	Actual September 2025	2025 Budget	% of Budget	Actual September 2026	2026 Budget	% of Budget
406.317 · Other Services/Charges	3,155.33	2,000.00	158%	2,614.46	2,615.00	100%
406.321 · Telephone	1,736.95	2,500.00	69%	1,739.51	2,400.00	72%
406.324 · Mobile Phone	845.53	1,500.00	56%	587.65	1,020.00	58%
406.341 · Advertising	2,671.32	5,000.00	53%	2,759.57	4,320.00	64%
406.342 · Printing/Newsletter	983.00	3,000.00	33%	1,012.00	1,000.00	101%
406.352 · Liability Insurance	6,382.97	7,350.00	87%	6,850.48	6,702.00	102%
406.384 · Rent - Copier/Postage Meter	2,007.00	3,000.00	67%	2,385.50	2,676.00	89%
406.391 · Credit Card Processing Fees	551.84	1,200.00	46%	0.00	0.00	0%
406.392 · Bank Fees	237.52	100.00	238%	738.61	900.00	82%
406.393 · Late Fees	0.00	0.00	0%	3.02	0.00	0%
406.420 · Dues/Memberships/Subscriptions	5,196.00	5,000.00	104%	5,054.99	6,005.00	84%
406.450 · Codification/Transparency	995.00	15,000.00	7%	1,045.00	13,000.00	8%
406.454 · Document Digitization	650.00	2,000.00	33%	650.00	5,000.00	13%
406.460 · Meetings and Education	5,385.24	12,000.00	45%	4,742.93	11,725.00	40%
406.520 · Library Donation	0.00	9,000.00	0%	0.00	9,000.00	0%
Total 406 · General Government	46,482.77	84,650.00	55%	37,611.51	77,128.00	49%
407 · IT						
407.325 · Internet Fees	3,382.28	4,000.00	85%	3,412.51	4,763.00	72%
407.452 · Contracted IT Service	11,779.50	14,000.00	84%	9,745.00	26,000.00	37%
407.453 · Computer Repairs/Maint/Equip	848.71	1,000.00	85%	2,049.87	1,000.00	205%
407.454 · Website	0.00	0.00	0%	0.00	0.00	0%
407.455 · Email Hosting	23.44	0.00	0%	24.37	25.00	97%
407.456 · Software/Web Applications	1,216.39	2,000.00	61%	1,558.87	1,510.00	103%
Total 407 · IT	17,250.32	21,000.00	82%	16,790.62	33,298.00	50%
408 · Engineering						
408.313 · Engineering Services	16,419.88	19,000.00	86%	16,758.38	20,000.00	84%
Total 408 · Engineering	16,419.88	19,000.00	86%	16,758.38	20,000.00	84%
409 · General Govt Buildings						
409.236 · Building Supplies	548.09	1,500.00	37%	1,296.93	1,000.00	130%
409.351 · Property Insurance	2,125.68	1,500.00	142%	2,047.52	2,231.00	92%
409.361 · Electricity	5,565.00	4,250.00	131%	4,783.07	6,600.00	72%
409.362 · Gas	5,539.40	7,000.00	79%	6,082.56	6,000.00	101%
409.373 · Building Repair/Maintenance	3,682.60	4,000.00	92%	3,700.29	4,790.00	77%
409.430 · Taxes	7,731.45	8,000.00	97%	7,968.65	8,103.00	98%
Total 409 · General Govt Buildings	25,192.22	26,250.00	96%	25,879.02	28,724.00	90%
410 · Police						
410.110 · Chief - Salary	89,908.84	114,618.00	78%	98,485.88	134,928.00	73%
410.112 · FT Officer - Salaries	312,833.21	441,514.00	71%	330,070.93	463,635.00	71%
410.114 · Admin Assistant - Wages	21,145.08	28,325.00	75%	23,746.09	29,744.00	80%
410.115 · PT Officer - Wages	103,865.13	137,719.00	75%	70,823.90	161,598.00	44%
410.171 · Leave - Vacation	26,655.23	54,957.00	49%	20,775.49	57,710.00	36%
410.172 · Leave - Holiday	57,830.53	41,955.00	138%	57,836.38	52,758.00	110%
410.176 · Leave - Personal	7,832.18	17,481.00	45%	10,630.31	18,357.00	58%
410.177 · Leave - Sick	19,110.85	19,963.00	96%	16,511.22	21,714.00	76%
410.178 · Leave - Chart/Kelly Time	41,066.59	45,452.00	90%	43,660.61	47,729.00	91%
410.180 · Overtime Pay	15,210.22	20,600.00	74%	30,314.11	21,000.00	144%
410.181 · Court Overtime Pay	8,811.23	16,480.00	53%	8,201.68	13,896.00	59%
410.182 · Special Detail - Prof. ERT	3,300.00	3,000.00	110%	3,630.00	3,630.00	100%
410.184 · Sick Pay Buy-Back	0.00	15,000.00	0%	0.00	15,000.00	0%
410.185 · Vacation Pay Buy-Back	0.00	0.00	0%	0.00	0.00	0%
410.187 · Medical Opt Out - 50%	14,598.84	20,000.00	73%	17,154.34	23,033.00	74%

East Fallowfield Township
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	Actual September 2025	2025 Budget	% of Budget	Actual September 2026	2026 Budget	% of Budget
410.188 · 457 Plan (Twp Contribution)	2,735.76	0.00	0%	2,958.11	4,048.00	73%
410.192 · FICA/Medicare	54,252.72	71,838.00	76%	54,848.00	81,174.00	68%
410.194 · Unemployment Compensation	2,993.06	5,000.00	60%	1,343.61	3,010.00	45%
410.195 · Workers' Compensation	30,659.12	39,900.00	77%	44,745.82	39,981.00	112%
410.196 · Health/Dental Insurance	179,876.25	239,769.00	75%	211,401.70	282,616.00	75%
410.197 · Pension	28,379.69	86,969.00	33%	33,707.97	85,217.00	40%
410.198 · Life / AD&D	2,370.69	3,479.00	68%	2,370.69	3,319.00	71%
410.199 · STD/LTD	3,403.92	3,111.00	109%	3,822.21	5,105.00	75%
410.210 · Office Supplies	1,011.58	2,000.00	51%	1,453.38	2,000.00	73%
410.215 · Postage	39.63	50.00	79%	0.00	50.00	0%
410.220 · Operating Supplies	1,093.71	2,500.00	44%	429.45	2,500.00	17%
410.224 · Medical Supplies	801.65	500.00	160%	363.27	1,000.00	36%
410.225 · Laboratory / Testing Supplies	1,325.00	2,500.00	53%	1,590.00	2,198.00	72%
410.231 · Vehicle Fuel - Gasoline	10,669.62	17,500.00	61%	11,722.80	17,000.00	69%
410.236 · Building Supplies	230.09	1,000.00	23%	361.45	800.00	45%
410.238 · Clothing and Uniforms	2,843.04	7,000.00	41%	7,535.93	6,000.00	126%
410.242 · Ammunition	4,207.37	5,000.00	84%	1,375.67	5,000.00	28%
410.261 · Vehicle Equipment	1,712.34	2,000.00	86%	204.31	2,000.00	10%
410.315 · Health/Dental - Employee Contri	-8,764.65	-11,988.00	73%	-10,326.50	-14,131.00	73%
410.316 · Aflac Insurance	1,482.60	1,927.00	77%	1,482.60	1,927.00	77%
410.317 · Aflac Insurance - Employee Cont	-1,408.47	-1,927.00	73%	-1,408.47	-1,927.00	73%
410.318 · Other Services & Charges	1,788.85	6,000.00	30%	3,992.76	4,000.00	100%
410.319 · Other	0.00	0.00	0%	0.00	0.00	0%
410.321 · Telephone	3,252.58	4,500.00	72%	3,343.57	4,500.00	74%
410.324 · Mobile Phones	2,027.62	900.00	225%	1,556.02	1,740.00	89%
410.325 · Internet	0.00	0.00	0%	0.00	0.00	0%
410.338 · Court Parking	0.00	0.00	0%	0.00	0.00	0%
410.351 · Property Insurance	2,823.20	1,995.00	142%	2,838.00	2,964.00	96%
410.352 · Liability Insurance	20,494.98	23,600.00	87%	20,474.77	21,520.00	95%
410.355 · Auto Insurance	16,736.19	13,650.00	123%	16,603.82	16,143.00	103%
410.361 · Electricity	1,978.41	2,250.00	88%	2,044.60	2,800.00	73%
410.362 · Gas	1,033.22	1,500.00	69%	1,042.47	1,650.00	63%
410.366 · Water	330.45	1,000.00	33%	605.89	840.00	72%
410.373 · Building Repair/Maintenance	1,940.47	3,000.00	65%	1,271.14	3,700.00	34%
410.374 · Vehicle/Equipment Repair	25,308.63	20,000.00	127%	25,524.50	18,000.00	142%
410.384 · Copier Rent	2,279.42	2,750.00	83%	1,854.91	3,250.00	57%
410.420 · Dues/Memberships/Subscriptions	4,867.16	2,000.00	243%	5,034.16	5,100.00	99%
410.450 · CODY - Contracted Service	21,477.58	27,835.00	77%	20,856.80	27,750.00	75%
410.452 · Contracted IT	7,473.00	5,000.00	149%	5,210.00	8,400.00	62%
410.454 · Computer Repair/Maint/Equip	2,146.75	3,000.00	72%	2,203.79	3,000.00	73%
410.460 · Meetings and Education	4,545.00	17,000.00	27%	1,942.05	17,000.00	11%
410.461 · Community Relations	85.13	1,000.00	9%	122.20	1,000.00	12%
Total 410 · Police	1,162,671.29	1,592,172.00	73%	1,218,344.39	1,736,976.00	70%

East Fallowfield Township
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	Actual September 2025	2025 Budget	% of Budget	Actual September 2026	2026 Budget	% of Budget
413 · Code Enforcement						
413.210 · Office Supplies	19.99	0.00	0%	10.77	20.00	54%
413.270 · Code Enforcement Software	0.00	12,500.00	0%	10,300.00	12,500.00	82%
413.310 · Code Enforcement/Zoning Svcs	230,303.22	80,000.00	288%	63,035.26	71,500.00	88%
413.454 · UCC Permit Fee	1,395.00	2,500.00	56%	279.00	2,500.00	11%
413 · Code Enforcement - Other	0.00	0.00	0%	0.00	0.00	0%
Total 413 · Code Enforcement	231,718.21	95,000.00	244%	73,625.03	86,520.00	85%
414 · Planning & Zoning						
414.110 · Zoning Hearing Board Wages	600.00	1,500.00	40%	1,475.00	300.00	492%
414.192 · FICA/Medicare	45.90	115.00	40%	112.83	23.00	491%
414.247 · Planning Commission Budget	0.00	2,500.00	0%	480.00	2,000.00	24%
414.248 · Historic Commission Budget	0.00	2,500.00	0%	0.00	2,000.00	0%
414.310 · ZHB Court Reporter	869.75	2,500.00	35%	993.25	400.00	248%
414.314 · ZHB Legal Service	6,682.92	5,000.00	134%	3,576.00	1,500.00	238%
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	0.00	0%
414.318 · Other	0.00	250.00	0%	0.00	0.00	0%
414.341 · Advertising	1,680.76	2,000.00	84%	1,417.69	550.00	258%
414.420 · Dues & Memberships	0.00	1,000.00	0%	0.00	250.00	0%
414.460 · Meetings and Education	320.00	500.00	64%	0.00	500.00	0%
Total 414 · Planning & Zoning	10,199.33	19,865.00	51%	8,054.77	7,523.00	107%
422 · Animal Control						
422.450 · SPCA	3,298.94	12,000.00	27%	5,844.76	17,000.00	34%
Total 422 · Animal Control	3,298.94	12,000.00	27%	5,844.76	17,000.00	34%
427 · Trash/Recycling						
427.367 · TV/Tire/Dumping Fees	288.00	0.00	0%	0.00	0.00	0%
427.420 · Recycling Authority Membership	0.00	0.00	0%	0.00	0.00	0%
Total 427 · Trash/Recycling	288.00	0.00	0%	0.00	0.00	0%
429 · ACT 537						
429.313 · ACT 537 - Engineering	405.00	5,000.00	8%	3,760.00	5,000.00	75%
429.314 · ACT 537 - Legal	0.00	1,000.00	0%	0.00	1,000.00	0%
Total 429 · ACT 537	405.00	6,000.00	7%	3,760.00	6,000.00	63%
430 · Public Works						
430.110 · Foreman - Salary	41,147.14	54,318.00	76%	48,851.09	56,147.00	87%
430.112 · FT Road Crew - Salaries	140,574.47	165,667.00	85%	161,781.73	215,756.00	75%
430.116 · PT - Road Crew	0.00	37,670.00	0%	0.00	0.00	0%
430.117 · PT - Snow Plowers	3,341.97	10,000.00	33%	4,594.00	7,500.00	61%
430.118 · PT - Summer Grass Cutters	17,177.65	20,000.00	86%	19,573.63	21,000.00	93%
430.171 · Leave - Vacation	7,280.22	3,570.00	204%	8,305.36	12,184.00	68%
430.172 · Leave - Holiday	6,626.00	8,569.00	77%	9,637.73	12,483.00	77%
430.176 · Leave - Personal	822.16	714.00	115%	1,308.24	1,320.00	99%
430.177 · Leave - Sick	5,650.77	7,141.00	79%	7,525.72	11,799.00	64%
430.180 · Foreman - Overtime Pay	5,528.40	6,000.00	92%	4,242.78	10,670.00	40%

East Fallowfield Township
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	Actual September 2025	2025 Budget	% of Budget	Actual September 2026	2026 Budget	% of Budget
430.181 · FT Road Crew - Overtime Pay	12,123.28	12,000.00	101%	8,934.96	20,414.00	44%
430.182 · PW Salaries for Trash	0.00	-63,869.00	0%	0.00	-81,483.00	0%
430.192 · FICA/Medicare	17,854.63	24,912.00	72%	20,480.16	28,249.00	72%
430.194 · Unemployment Compensation	1,277.79	3,850.00	33%	681.91	2,215.00	31%
430.195 · Workers' Compensation	20,170.47	26,250.00	77%	29,534.86	26,303.00	112%
430.196 · Health/Dental Insurance	63,676.76	92,250.00	69%	66,277.18	88,035.00	75%
430.197 · Pension	12,146.83	15,750.00	77%	13,370.54	20,446.00	65%
430.198 · Life / AD&D	720.97	427.00	169%	387.00	542.00	71%
430.199 · STD/LTD	2,642.48	1,194.00	221%	1,508.58	1,996.00	76%
430.210 · Office/Shop Supplies	3,853.59	2,500.00	154%	1,248.03	2,500.00	50%
430.220 · Operating Supplies	2,401.55	2,500.00	96%	378.10	1,000.00	38%
430.224 · Medical Supplies	53.21	0.00	0%	44.89	250.00	18%
430.231 · Vehicle Fuel - Gasoline	9,149.96	10,000.00	91%	7,634.49	13,260.00	58%
430.238 · Clothing/Uniform	1,440.00	1,440.00	100%	1,900.00	1,440.00	132%
430.242 · PA One Call	226.40	350.00	65%	307.35	480.00	64%
430.246 · Street Signs	2,802.00	500.00	560%	2,432.83	1,500.00	162%
430.250 · Repair/Maintenance Supplies	1,206.18	2,000.00	60%	1,978.82	2,000.00	99%
430.260 · Small Tools/Minor Equipment	4,806.09	5,505.00	87%	5,656.54	6,000.00	94%
430.315 · Health/Dental - Employee Contri	-6,104.85	-9,450.00	65%	-6,239.28	-8,868.00	70%
430.316 · Aflac Insurance	843.60	1,097.00	77%	843.60	1,097.00	77%
430.317 · Aflac Insurance-Employee Contr	-773.52	-1,097.00	71%	-801.42	-1,097.00	73%
430.318 · Other Services & Charges	4,896.67	2,000.00	245%	4,521.99	4,373.00	103%
430.324 · Mobile Phones	764.41	1,200.00	64%	626.60	945.00	66%
430.351 · Property Insurance	9,658.32	6,825.00	142%	9,302.48	10,141.00	92%
430.352 · Liability Insurance	5,927.05	6,825.00	87%	5,920.75	6,223.00	95%
430.355 · Auto Insurance	19,534.61	15,750.00	124%	21,473.18	20,512.00	105%
430.372 · Vehicle-Repair/Maintenance	9,988.19	12,500.00	80%	9,941.48	12,500.00	80%
430.373 · Building-Repair/Maintenance	974.24	1,000.00	97%	2,618.12	1,500.00	175%
430.374 · Equipment-Repair/Maintenance	22,056.44	7,500.00	294%	15,113.81	10,000.00	151%
430.420 · Dues & Memberships	130.00	250.00	52%	0.00	200.00	0%
430.460 · Meetings and Education	0.00	1,000.00	0%	0.00	1,000.00	0%
Total 430 · Public Works	452,596.13	496,608.00	91%	491,897.83	542,532.00	91%
438 · Maintenance & Repairs of Roads						
438.372 · Road Improvements	300.48	1,000.00	30%	7,115.90	1,000.00	712%
Total 438 · Maintenance & Repairs of Roads	300.48	1,000.00	30%	7,115.90	1,000.00	712%
446 · Stormwater Management						
446.313 · MS4 Engineering	3,874.50	20,000.00	19%	3,429.25	15,000.00	23%
446.314 · MS4 Legal	0.00	0.00	0%	0.00	0.00	0%
446.317 · MS4 Permit Compliance	2,500.00	10,000.00	25%	2,899.20	5,000.00	58%
Total 446 · Stormwater Management	6,374.50	30,000.00	21%	6,328.45	20,000.00	32%
454 · Parks						
454.247 · Park & Rec Commission Budget	0.00	0.00	0%	0.00	0.00	0%
454.371 · Park Maintenance	2,684.60	4,000.00	67%	2,847.71	4,200.00	68%
Total 454 · Parks	2,684.60	4,000.00	67%	2,847.71	4,200.00	68%
491 · Refund of Prior Year Revenues	0.00	0.00	0%	0.00	0.00	0%

East Fallowfield Township
Detailed Budget vs Actual
September 30, 2026

	Actual September 2025	2025 Budget	% of Budget	Actual September 2026	2026 Budget	% of Budget
492 · Interfund Operating Transfers						
492.10 · Transfer to General Fund-Reserv		2,917.00	0%		0.00	0%
492.18 · Transfer to Capital Funds	0.00	1,000,000.00	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	1,908.00	0.00	0%	1,299.13	0.00	0%
492.36 · Tranfer to Fire/EMS	0.00	0.00	0%	0.00	0.00	0%
Total 492 · Interfund Operating Transfers	1,908.00	1,002,917.00	0%	1,299.13	1,000,000.00	0%
66900 · Reconciliation Discrepancies	0.00	0.00	0%	0.00	0.00	0%
Total Expense	2,403,089.93	4,083,969.00	59%	2,394,349.30	4,503,000.00	53%
Net Income (Loss)	830,523.89	-874,202.00	-95%	528,305.17	0.00	0%

East Fallowfield Township
Detailed Budget vs Actual
September 30, 2026

	Actual September 2025	2025 Budget	% of Budget	Actual September 2026	2026 Budget	% of Budget
TRASH FUND						
Revenue						
Trash - Next Year/Sponsorship (Sponsorship for Bag Ordinance)			0%			0%
341.01 · Interest on Checking	22,584.44	7,000.00	323%	24,600.30	25,000.00	98%
354.00 · State Capital/Operating Grants	0.00	0.00	0%	0.00	0.00	0%
354.15 · Recycling / Act 101	4,702.03	0.00	0%	0.00	4,500.00	0%
364.30 · Trash - Current Year	1,243,400.83	1,234,800.00	101%	1,242,809.01	1,245,102.00	100%
364.31 · Trash - Prior Year	2,801.70	2,000.00	140%	5,264.68	2,500.00	211%
364.32 · Trash - Collections - 2005-2018	1,167.14	1,500.00	78%	5,737.85	750.00	765%
364.34 · Trash - Penalty Fees	0.00	0.00	0%	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	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	428.00	250.00	171%	685.00	250.00	274%
364.91 · Scrap / TV Disposal	0.00	0.00	0%	417.00	0.00	0%
392.XX · Use of Reserves	0.00	0.00	0%	0.00	0.00	0%
Total Revenue	1,275,084.14	1,245,550.00	102%	1,279,513.84	1,278,102.00	100%
Expense						
427.112 · Trash Personnel Costs	0.00	102,753.00	0%	0.00	121,309.00	0%
427.310 · Trash Invoicing/Education		0.00	0%		0.00	0%
427.314 · Collection Notice Expense		600.00	0%		0.00	0%
427.317 · Hazardous Waste Collection	1,820.50	2,500.00	73%	2,108.10	3,000.00	70%
427.319 · TV/Tire/Dumping Fees - Bulk Trash Events	0.00	0.00	0%	1,574.93	27,410.00	6%
427.367 · Trash/Recycling Hauling Service	583,856.16	778,256.00	75%	624,134.88	832,528.00	75%
427.368 · Trash Tipping Fees	173,531.78	225,000.00	77%	179,850.96	256,855.00	70%
427.369 · Recycling Processing/Marketing	14,812.53	30,000.00	49%	16,741.66	25,000.00	67%
427.374 · Vehicle Repairs/Fuel		10,000.00	0%		10,000.00	0%
427.390 · Bank Charges		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		97,758.00	0%		0.00	0%
492.000 · Transfer to Capital Fund		0.00	0%		0.00	0%
66900 · Reconciliation Discrepancies		0.00	0%		0.00	0%
Total Expense	776,020.97	1,248,867.00	62%	826,410.53	1,278,102.00	65%
Net Income/(Loss)	499,063.17	-3,317.00	-15046%	453,103.31	0.00	0%

East Fallowfield Township
Detailed Budget vs Actual
September 30, 2026

	Actual September 2025	2025 Budget	% of Budget	Actual September 2026	2026 Budget	% of Budget
FIRE/EMS FUND						
Revenue						
301.11 · Real Property Taxes - Fire/EMS	709,980.87	748,140.00	95%	709,710.32	747,513.00	95%
341.02 · Interest on Checking	19,065.41	5,000.00	381%	21,134.94	20,000.00	106%
355.07 · Foreign Fire Insur Tax	57,648.82	51,232.00	113%	56,425.34	57,650.00	98%
Total Revenue	786,695.10	804,372.00	98%	787,270.60	825,163.00	95%
Expense						
411.110 · Salaries/Wages	1,033.26	1,378.00	75%	313.80	1,378.00	23%
411.192 · FICA/Medicare	79.04	105.00	75%	24.00	105.00	23%
411.194 · Unemployment Compensation	14.82	0.00	0%	7.41	30.00	25%
411.195 · Workers' Compensation	0.00	25,000.00	0%	0.00	20,000.00	0%
411.231 · Vehicle Fuel - Gasoline	1,614.69	7,000.00	23%	0.00	3,000.00	0%
411.238 · Clothing and Uniforms	0.00	0.00	0%	0.00	0.00	0%
411.242 · Supplies	89.10	0.00	0%	0.00	100.00	0%
411.317 · Other Services & Charges	0.00	0.00	0%	0.00	0.00	0%
411.324 · Mobile Phones	548.46	600.00	91%	75.62	660.00	11%
411.363 · Hydrant Service	26,468.39	31,000.00	85%	27,031.00	37,009.00	73%
411.374 · Vehicle Repair	0.00	0.00	0%	0.00	0.00	0%
411.420 · Dues and Memberships	225.00	350.00	64%	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%	226,033.26	300,000.00	75%
411.541 · Subsidy to Fire Relief Assoc.	57,648.82	51,232.00	113%	56,425.34	57,650.00	98%
411.542 · Subsidy to EMS Companies	136,581.00	182,108.00	75%	136,581.00	182,108.00	75%
411.543 · Capital Expenditures - Modena	20,000.00	20,000.00	100%	23,954.82	20,000.00	120%
411.544 · Capital Expenditures - Westwood	0.00	85,299.00	0%	87,032.00	85,299.00	102%
411.543 · Capital Expenditures - Reserve	0.00	53,200.00	0%	0.00	-32,099.00	0%
411.492 · Operating Expenditures Reserve	0.00	132,398.00	0%	0.00	149,573.00	0%
Total Expense	469,302.58	889,670.00	53%	557,703.25	825,163.00	68%
Net Income/(Loss)	317,392.52	(85,298.00)	-372%	229,567.35	-	0%

East Fallowfield Township
Detailed Budget vs Actual
September 30, 2026

	Actual September 2025	2025 Budget	% of Budget	Actual September 2026	2026 Budget	% of Budget
LIQUID FUELS FUND						
Revenue						
341.01 · Interest on Checking	4,983.02	0.00	0%	4,387.14	4,000.00	110%
354.03 · Winter/Severe Winter Agree	0.00	43,459.00	0%	29,495.16	40,000.00	74%
355.02 · Liquid Fuels Tax	290,409.96	286,070.00	102%	285,976.51	280,327.00	102%
355.03 · State Turnback Allocation	29,440.00	28,120.00	105%	29,440.00	29,440.00	100%
392.02 · Transfer from Capital Fund	0.00	75,000.00	0%	0.00	0.00	0%
392.35 · Use of Fund Balance	0.00	35,601.00	0%	0.00	0.00	0%
389.00 · Miscellaneous Revenue	1,908.00	0.00	0%	0.00	0.00	0%
Total Revenue	326,740.98	468,250.00	70%	349,298.81	353,767.00	99%
Expense						
430.232 · Diesel Fuel	7,651.74	12,000.00	64%	7,494.84	11,000.00	68%
430.260 · Small Tools/Minor Equipment	3,195.00	5,000.00	64%	0.00	0.00	0%
430.310 · Fuel Pump Repair	0.00	0.00	0%	0.00	0.00	0%
430.313 · Engineering Services	0.00	10,000.00	0%	0.00	0.00	0%
430.317 · Other	0.00	0.00	0%	0.00	0.00	0%
430.384 · Rental of Machinery /Equipment	1,327.62	0.00	0%	0.00	0.00	0%
430.740 · Capital Purchases	0.00	0.00	0%	0.00	0.00	0%
432.221 · Road Salt	83,206.63	45,000.00	185%	85,311.62	50,000.00	171%
433.220 · Traffic Control Devices/Signs	1,602.00	0.00	0%	0.00	0.00	0%
434.361 · Street Lights - Electricity	1,170.39	1,250.00	94%	1,211.27	1,505.00	80%
436.371 · Storm Drain Repairs	2,157.35	5,000.00	43%	1,441.72	3,000.00	48%
437.245 · Shop Supplies	0.00	0.00	0%	0.00	0.00	0%
437.372 · Vehicle-Repair/Maintenance	8,284.59	10,000.00	83%	1,712.54	10,000.00	17%
437.374 · Equipment-Repair/Maintenance	7,035.98	10,000.00	70%	10,243.69	10,000.00	102%
437.375 · Mower-Repair/Maintenance	0.00	0.00	0%	0.00	0.00	0%
438.220 · Aggregate {Asphalt/Stone/Etc}	11,959.63	20,000.00	60%	475.83	20,000.00	2%
438.310 · Highway/Shoulder - Maintenance	500.00	0.00	0%	0.00	22,000.00	0%
439.371 · Road Paving/Improvements	320,612.42	350,000.00	92%	212,641.15	226,262.00	94%
66900 · Reconciliation Discrepancies	0.00	0.00	0%	0.00	0.00	0%
Total Expense	448,703.35	468,250.00	96%	320,532.66	353,767.00	91%
Net Income/(Loss)	-121,962.37	0.00	0%	28,766.15	0.00	0%

East Fallowfield Township
Detailed Budget vs Actual
September 30, 2026

	Actual September 2025	2025 Budget	% of Budget	Actual September 2026	2026 Budget	% of Budget
PARK AND RECREATION FUND						
Revenue						
322.05 · Concert in the Park Sponsors	12,750.00	12,000.00	106%	12,750.00	12,000.00	106%
322.06 · Concert in the Park Vendors	90.00	430.00	21%	185.00	0.00	0%
341.01 · Interest on Checking	4,642.05	1,750.00	265%	4,591.78	4,250.00	108%
367.20 · Park & Rec - Fee in Lieu of	0.00	0.00	0%	0.00	0.00	0%
Use of Reserves	0.00	21,137.00	0%	0.00	63,750.00	0%
Transfer from General Fund	0.00	0.00	0%	0.00	0.00	0%
Donations	0.00	700.00	0%	0.00	0.00	0%
Memorial Park Bench	0.00	4,000.00	0%	0.00	0.00	0%
Pavillion Rental	1,100.00	750.00	147%	1,400.00	750.00	187%
Misc Income	0.00	0.00	0%	450.00	0.00	0%
Grants	34,500.00	40,000.00	86%	0.00	0.00	0%
Total Revenue	53,082.05	80,767.00	66%	19,376.78	80,750.00	24%
Expense						
Landscaping Shade Trees	81.00	1,500.00	5%	3,399.40	1,250.00	272%
Miscellaneous Expense	8,070.52	0.00	0%	820.74	0.00	0%
Pond Cleanup Project	0.00	0.00	0%	9,249.17	50,000.00	18%
Playground Equipment	18,608.97	26,267.00	71%	458.00	0.00	0%
ECA expenses from Donations	0.00	700.00	0%	0.00	0.00	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	635.19	1,500.00	42%	0.00	1,000.00	0%
454.27 · Park & Rec Commission	0.00	0.00	0%	0.00	0.00	0%
Professional Services	6,250.00	0.00	0%	100.00	6,000.00	2%
454.461 - Lighting	0.00	0.00	0%	0.00	0.00	0%
454.493 · Park Events/Concert in the Park	10,308.95	12,000.00	86%	8,378.25	12,000.00	70%
454.49 · Park Events Other	8,069.94	8,000.00	101%	3,090.99	9,000.00	34%
Water Service (restroom)	0.00	0.00	0%	0.00	0.00	0%
Restroom Maintenance	426.49	1,500.00	28%	234.84	1,500.00	16%
492.000 · Surplus added to Reserves	0.00	33,800.00	0%	0.00	0.00	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	52,451.06	85,267.00	62%	25,731.39	80,750.00	32%
Net Income/(Loss)	630.99	-4,500.00	-14%	-6,354.61	0.00	0%

East Fallowfield Township
Detailed Budget vs Actual
September 30, 2026

	Actual September 2025	2025 Budget	% of Budget	Actual September 2026	2026 Budget	% of Budget
CAPITAL FUND						
Revenue						
Contributions		0.00	0%		0.00	0%
341.00 · Interest	35,540.33	20,000.00	178%	48,618.39	57,000.00	85%
353.00 · DCED Grant			0%	56,328.00		0%
354.00 · Commonwealth of PA Grant	5,388.41	0.00	0%		0.00	0%
387.00 · Contributions from Private Source		0.00	0%	5,000.00	0.00	0%
387.XX · DCED Reimb Grant - Mortonville Rd		891,000.00	0%		0.00	0%
387.XX · DCED Reimb Grant - Mortonville Rd Bridge			0%	100,000.00	300,000.00	33%
387.XX · DCED Reimb Grant - Sawmill Road Culvert			0%		250,000.00	0%
387.XX · DCED Reimb Grant - Fuel Pump		0.00	0%		56,328.00	0%
387.00 · Grant - Newlinville Traffic Calming		250,000.00	0%		250,000.00	0%
Sale of Fixed Assets		20,000.00	0%		0.00	0%
392.XX · Transfer in from Trash Fund		0.00	0%		0.00	0%
392.00 · Transfer in from General Fund		1,000,000.00	0%		0.00	0%
392.00 · Transfer to Municipal Building Project					1,000,000.00	0%
392.XX · Use of Reserves		482,941.00	0%		762,661.00	0%
Total Revenue	40,928.74	2,663,941.00	2%	209,946.39	2,675,989.00	8%
Expense						
Bank Fees	15.00	0.00	0%	0.00	0.00	0%
Document Digitization		5,000.00	0%		0.00	0%
Surveys and Studies	9,548.50	12,050.00	79%	0.00	12,000.00	0%
Township Website		25,000.00	0%		25,000.00	0%
Computers - revolving schedule		5,200.00	0%	1,039.92	4,000.00	26%
Computers - Server for Admin		12,000.00	0%			0%
Newlinville Village Master Plan			0%			0%
Newlinville Traffic Calming	16,139.00	200,000.00	8%	1,880.25		0%
Printing			0%			0%
Software and Services			0%			0%
Software and Services - PD Grant	5,388.41		0%	0.00		0%
Software and Services - Code Enforcement	12,800.00	30,000.00	43%	0.00		0%
Fuel Pump Replacement		0.00	0%	0.00		0%
410.74 · Police - Capital Purchase/Lease	79,730.75	174,275.00	46%	87,021.39	91,958.00	95%
430.74 · Capital Purchase - Mach/Equip	297,373.76		0%	75,668.00	207,000.00	37%
439.000 · Repairs & Maint. - Highways	116,644.24	1,245,113.00	9%	106,581.63	1,325,380.00	8%
454.00 · Capital Projects - Park			0%			0%
462.310 Subdivision/Land Development			0%			0%
471.00 · Capital Lease Principal Payment	10,107.98	10,159.00	99%	7,753.01	10,363.00	75%
472.00 · Loan interest	543.30	493.00	110%	235.45	288.00	82%
491.000 · Refund of Prior Year Expenditure			0%			0%
Transfer to Liquid Fuels	0.00	75,000.00	0%	0.00		0%
492.000 · Transfer to Parks & Rec Fund			0%			0%
Reserves - Municipal Building Project					1,000,000.00	0%
66900 · Reconciliation Discrepancies			0%			0%
Total Expense	548,290.94	1,794,290.00	31%	280,179.65	2,675,989.00	10%
Net Income/(Loss)	-507,362.20	869,651.00	-58%	-70,233.26	0.00	0%

East Fallowfield Township - General Fund
Payment Authorization Detail
October 14 through October 27, 2026

	Type	Date	Num	Due Date	Aging	Open Balance
21st Century Media						
	Bill	09/07/2026	PAA127723	09/17/2026	34	204.93
	Bill	09/07/2026	PAA127724	09/17/2026	34	401.70
	Bill	09/21/2026	PAA134787	10/01/2026	20	242.72
Total 21st Century Media						849.35
ASAP Hydraulics, Inc.						
	Bill	10/08/2026	4083735	10/18/2026	3	148.29
Total ASAP Hydraulics, Inc.						148.29
Bigfoot Automotive LLC						
	Bill	10/05/2026	14830	10/15/2026	6	37.00
	Bill	10/13/2026	14888	10/23/2026		37.00
Total Bigfoot Automotive LLC						74.00
Brandywine Valley SPCA						
	Bill	10/19/2026	2025 Contract year 3	10/29/2026		6,299.24
Total Brandywine Valley SPCA						6,299.24
Edward R. Moore						
	Bill	10/19/2026	10/19/2026	10/29/2026		165.00
Total Edward R. Moore						165.00
FBI - LEEDA						
	Bill	10/19/2026	200159550	10/29/2026		795.00
Total FBI - LEEDA						795.00
Gap Power						
	Bill	10/08/2026	2159047	10/18/2026	3	25.09
Total Gap Power						25.09
General Code						
	Bill	10/14/2026	PG000049288	10/24/2026		1,120.00
Total General Code						1,120.00
H. A. Thomson Co						
	Bill	10/08/2026	383574	10/18/2026	3	3,030.00
Total H. A. Thomson Co						3,030.00
H.A. Berkheimer, Inc.						
	Bill	09/30/2026	26090038	10/10/2026	11	469.37
Total H.A. Berkheimer, Inc.						469.37
Herbert E. MacCombie, Jr. P.E.						
	Bill	10/22/2026	2026-10-002	11/01/2026		930.50
Total Herbert E. MacCombie, Jr. P.E.						930.50
Joe McCormick						
	Bill	10/20/2026	Reimb Oct 2026	10/30/2026		215.59
Total Joe McCormick						215.59
Metropolitan Communications, Inc.						
	Bill	09/21/2026	IN000129272	10/01/2026	20	855.00
Total Metropolitan Communications, Inc.						855.00
NAPA Auto Parts {Coatesville}						
	Bill	10/14/2026	160612	10/24/2026		10.76
Total NAPA Auto Parts {Coatesville}						10.76
Pennoni Associates Inc						
	Bill	10/21/2026	1346876	10/31/2026		129.75
	Bill	10/21/2026	1346877	10/31/2026		2,557.75
	Bill	10/21/2026	1346879	10/31/2026		1,188.25
	Bill	10/21/2026	1346882	10/31/2026		605.50
	Bill	10/21/2026	1346883	10/31/2026		86.50
	Bill	10/21/2026	1346884	10/31/2026		86.50
Total Pennoni Associates Inc						4,654.25
Pennsylvania American Water						

East Fallowfield Township - General Fund
Payment Authorization Detail
October 14 through October 27, 2026

	Type	Date	Num	Due Date	Aging	Open Balance
Total Pennsylvania American Water	Bill	10/02/2026	210029460622-10/2/26	10/12/2026	9	60.18
Pennsylvania Municipal Health Insur. Coop						60.18
Total Pennsylvania Municipal Health Insur. Coop	Bill	10/08/2026	269177-0	10/18/2026	3	40,436.13
Pennsylvania Municipal Retirement System						40,436.13
Total Pennsylvania Municipal Retirement System	Bill	10/19/2026	15-036-5P RevQ3-2021	10/29/2026		69.70
Pennsylvania One Call System, Inc.						69.70
Total Pennsylvania One Call System, Inc.	Bill	09/30/2026	1187953	10/10/2026	11	31.12
Petroleum Traders Corporation						31.12
	Bill	10/06/2026	2228176	10/16/2026	5	564.99
	Bill	10/13/2026	2230288	10/23/2026		512.94
	Bill	10/20/2026	2232076	10/30/2026		471.02
Total Petroleum Traders Corporation						1,548.95
Siana Law, LLP						
	Bill	10/08/2026	106291	10/18/2026	3	4,440.59
	Bill	10/08/2026	106293	10/18/2026	3	901.47
	Bill	10/08/2026	106294	10/18/2026	3	1,715.50
	Bill	10/08/2026	106295	10/18/2026	3	211.50
	Bill	10/08/2026	106296	10/18/2026	3	23.50
Total Siana Law, LLP						7,292.56
Verizon (Park Internet) 756-631-796						
	Bill	10/13/2026	756-631-796-10/13/26	10/23/2026		114.90
Total Verizon (Park Internet) 756-631-796						114.90
Verizon (Township Internet) 852-092-828						
	Bill	10/15/2026	852-092-828-10/15/26	10/25/2026		165.87
Total Verizon (Township Internet) 852-092-828						165.87
Verizon Wireless (Office-Police)						
	Bill	10/10/2026	6155515669	10/20/2026	1	175.00
Total Verizon Wireless (Office-Police)						175.00
West Bradford Township						
	Bill	10/05/2026	2026-4945	10/15/2026	6	36.34
Total West Bradford Township						36.34
TOTAL						69,572.19

East Fallowfield Township - Fire.EMS Fund
Payment Authorization Detail
October 14 through October 27, 2026

	Type	Date	Num	Due Date	Aging	Open Balance
Modena Fire Company						
	Bill	10/22/2026	Q4-2026 EMS Support	11/01/2026		16,600.00
	Bill	10/22/2026	Q4-2026-Fire Support	11/01/2026		37,500.00
	Bill	10/22/2026	Q4-2026-Fire Marshal	11/01/2026		172.21
Total Modena Fire Company						54,272.21
Westwood Fire Company						
	Bill	10/22/2026	Q4-2026-EMS Support	11/01/2026		28,927.00
	Bill	10/22/2026	Q4-2026-Fire Support	11/01/2026		37,500.00
	Bill	10/22/2026	Q4-2026-Fire Marshal	11/01/2026		172.21
Total Westwood Fire Company						66,599.21
TOTAL						120,871.42

East Fallowfield Township - Trash Fund
Payment Authorization Detail
October 14 through October 27, 2026

	Type	Date	Num	Due Date	Aging	Open Balance
Chester County Solid Waste Authority						
	Bill	10/07/2026	80153	10/17/2026	14	5,133.34
	Bill	10/15/2026	80238	10/25/2026	6	5,384.54
Total Chester County Solid Waste Authority						10,517.88
NAPA Auto Parts						
	Bill	10/09/2026	160304	10/19/2026	12	104.63
Total NAPA Auto Parts						104.63
TOTAL						10,622.51

East Fallowfield Township - Liquid Fuels Fund
Payment Authorization Detail
October 14 through October 27, 2026

	Type	Date	Num	Due Date	Aging	Open Balance
New Enterprise Stone & Lime Co., Inc.						
	Bill	10/12/2026	8937454	10/22/2026		1,000.39
Total New Enterprise Stone & Lime Co., Inc.						1,000.39
PECO {01003} NEW01111						
	Bill	10/06/2026	3968601111-10/6/26	10/16/2026	5	58.97
Total PECO {01003} NEW01111						58.97
TOTAL						1,059.36

East Fallowfield Township - Capital Fund
Payment Authorization Detail
October 14 through October 27, 2026

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Due Date</u>	<u>Aging</u>	<u>Open Balance</u>
Pennoni Associates, Inc						
	Bill	10/21/2026	1346885	10/31/2026		1,495.75
	Bill	10/21/2026	1346886	10/31/2026		8,548.25
Total Pennoni Associates, Inc						<u>10,044.00</u>
TOTAL						<u>10,044.00</u>

East Fallowfield Township - Park Recreation Fund
Payment Authorization Detail
October 14 through October 27, 2026

	Type	Date	Num	Due Date	Aging	Open Balance
Weaver Mulch						
	Bill	08/19/2026	683100	09/03/2026	48	29.50
Total Weaver Mulch						29.50
TOTAL						29.50

East Fallowfield Township - Escrow Fund
Payment Authorization Detail
October 14 through October 27, 2026

	<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	10/22/2026	2026-10-001	11/06/2026		70.00
Total Herbert E. MacCombie, Jr. P.E.						70.00
Pennoni Associates, Inc						
	Bill	10/21/2026	1346878	11/05/2026		43.25
	Bill	10/21/2026	1346880	11/05/2026		8,673.00
	Bill	10/21/2026	1346881	11/05/2026		86.50
Total Pennoni Associates, Inc						8,802.75
Siana Law, LLP						
	Bill	10/08/2026	106299	10/23/2026		446.50
Total Siana Law, LLP						446.50
TOTAL						9,319.25

East Fallowfield Township - Interim Payments
 PAYMENT AUTHORIZATION DETAIL
 October 14 through October 27, 2026

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt -Check	ONL0118	10/15/2026	PSATS UC Group Trust Fund	100.01 · Meridian Bank - GF - Checking	433.22
Check	ONL0119	10/19/2026	Great American Financial Services{Office}	100.01 · Meridian Bank - GF - Checking	250.00
Total Interim Bills Paid					683.22

East Fallowfield Township
Total of All Bills Paid October 14 through October 27, 2026

TOTAL ALL BILLS \$ 222,201.45

EAST FALLOWFIELD TOWNSHIP
Fiscal Year 2027 General Fund Budget

<u>Account #</u>	<u>FY 2024 Actual</u>	<u>2025-Budget</u>	<u>FY 2025 Actual</u>	<u>2026-Budget</u>	<u>06/30/26 Act</u>	<u>FY 2026-Proj</u>	<u>2027-Budget</u>
<i><u>GENERAL FUND INCOMES</u></i>							
301.10 · Real Property Taxes - Current	\$ 818,623	\$ 820,816	\$ 827,511	\$ 820,129	794,910	820,000	\$ 818,585
301.11 · Real Property Taxes - Fire/EMS		\$ -					
301.20 · Real Property Taxes - Prior Year	\$ 81,368	\$ 80,000	\$ 77,869	\$ 80,000	37,614	75,666	\$ 74,000
301.24 · Real Property Taxes - Collect Fee	\$ (11,501)	\$ (10,000)	\$ (12,548)	\$ (13,000)	(10,809)	(13,000)	\$ (13,700)
310.10 · Real Estate Transfer Tax	\$ 194,106	\$ 140,000	\$ 195,221	\$ 152,150	121,223	215,000	\$ 165,000
310.20 · Earned Income Tax—Current	\$ 1,678,790	\$ 1,674,000	\$ 1,714,720	\$ 1,700,000	917,413	1,720,000	\$ 1,700,000
310.24 · Earned Income Tax—Collector Fee	\$ (20,570)	\$ (20,758)	\$ (20,930)	\$ (20,740)	(10,917)	(20,468)	\$ (20,230)
310.25 · ChesCo. Tax Collection Comm.Fee	\$ (233)	\$ -	\$ (3,904)	\$ (3,043)	(2,424)	(4,300)	\$ (3,300)
310.50 · Local Services Tax—Current	\$ 31,846	\$ 27,500	\$ 34,816	\$ 35,000	18,563	35,000	\$ 38,000
310.54 · Local Services Tax-CollectorFee	\$ (382)	\$ (341)	\$ (425)	\$ (427)	(221)	(417)	\$ (452)
321.60 · Contractor Registration		\$ -					
321.61 · Peddler Permit	\$ 390	\$ -	\$ 300	\$ -	150	150	\$ 100
321.801 · Comcast Franchise Fee	\$ 59,448	\$ 60,000	\$ 54,662	\$ 55,000	25,661	50,833	\$ 45,000
321.802 · Verizon Franchise Fee	\$ 75,918	\$ 72,000	\$ 73,151	\$ 73,000	34,375	68,000	\$ 63,500
321.90 · Cable Tower Fee	\$ 300	\$ 300	\$ 300	\$ 300	300	300	\$ 300
322.50 · Street Opening Permit	\$ 5,146	\$ 4,000	\$ 7,463	\$ 3,600	2,295	4,765	\$ 3,000
322.90 · Miscellaneous Permits	\$ 10	\$ -					
331.11 · Vehicle Code Violations	\$ 1,084	\$ -					
331.12 · Violations Ordin/Statues/Etc	\$ 10,608	\$ 12,000	\$ 15,203	\$ 12,000	6,922	12,922	\$ 12,000
331.13 · State Police Fines	\$ 3,792	\$ 4,000	\$ 3,609	\$ 3,000	1,860	3,000	\$ 3,000
341.01 · Interest on Checking	\$ 170,290	\$ 80,000	\$ 149,437	\$ 90,000	52,090	100,000	\$ 60,000
342.53 · Royalties from Cell Tower	\$ 48,810	\$ 50,000	\$ 53,437	\$ 50,000	25,900	51,860	\$ 50,000
351.12 · FEMA Grant-Emerg Disaster Relie	\$ 2,285	\$ -					
354 · State Capital & Operating Grant - Other	\$ 2,019	\$ -					
354.02 · Public Safety		\$ -					
354.03 · PennDot -Winter Services Agree		\$ -					
354.15 · Recycling/Act 101		\$ -					
355.01 · PURTA	\$ 2,906	\$ 2,000	\$ 3,172	\$ 3,009		3,395	\$ 3,000
355.05 · General Municipal Pension Syste	\$ 104,827	\$ 80,000	\$ 111,655	\$ 112,746		122,268	\$ 107,803
355.07 · Foreign Fire Insur Tax		\$ -		\$ -			
357.01 · County Grants		\$ -					
361.31 · Prelim/Final SALDO Plan Fees	\$ 776	\$ -					
361.34 · Hearing Fees	\$ 1,500	\$ 1,500	\$ 9,000	\$ 1,500	6,000	7,500	\$ 3,000
361.50 · Sale of Maps and Publications		\$ -					
361.74 · Postage		\$ -	\$ 8				
361.80 · Grass Cutting or Chipping Srvc		\$ -	\$ 240	\$ -			
362.100 · Police Services	\$ 283	\$ 500	\$ 916	\$ 500	820	1,050	\$ 600
362.105 · Special Police Services	\$ 2,520	\$ 500	\$ 550	\$ 500			\$ -
362.11 · Police Reports - Copies	\$ 1,320	\$ 500		\$ 500			\$ -
362.41 · Building Permits	\$ 147,586	\$ 120,000	\$ 440,453	\$ 110,000	71,087	115,000	\$ 95,000
362.42 · Stormwater Management Permits	\$ 4,237	\$ 2,000	\$ 2,048	\$ 1,000	3,051	5,000	\$ 2,000
362.50 · Burning Permit	\$ 520	\$ 400	\$ 530	\$ 400	130	300	\$ 300
364.90 · Trash - Dumpster	\$ 177	\$ -	\$ (6)	\$ -			
364.91 · Scrap / TV Disposal		\$ -		\$ -			
364.92 · Sale of Trash/Leaf Bags		\$ -		\$ -			
364.93 · Hazardous Waste Rebate	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,200	1,350	1,350	\$ 1,350
389.00 · Miscellaneous Revenue	\$ 3,551	\$ 2,500	\$ 47,521	\$ 1,000	16,241	17,640	\$ 1,000
389.10 · Insurance Refund	\$ 24,286	\$ 5,000	\$ 56,506	\$ -	3,252	3,252	\$ -
391.10 · Sale of Fixed Assets	\$ 6,369	\$ -	\$ 9,801	\$ 2,000	2,025	9,125	\$ 5,000

EAST FALLOWFIELD TOWNSHIP
Fiscal Year 2027 General Fund Budget

<u>Account #</u>	<u>FY 2024 Actual</u>	<u>2025-Budget</u>	<u>FY 2025 Actual</u>	<u>2026-Budget</u>	<u>06/30/26 Act</u>	<u>FY 2026-Proj</u>	<u>2027-Budget</u>
392.01 · Transfer From GF Balance		\$ -		\$ -			
392.18 · Transfer From Capital Projects		\$ -		\$ -			
395 · Refunds of Prior Year Expend		\$ -	\$ 506	\$ -	1,000	1,000	\$ -
Revenue from Operations		\$ 3,209,768		\$ 3,271,323			\$ 3,213,856
Use of GF Reserves		\$ 867,265		\$ 1,231,677			\$ 705,312
<i>Total Revenue</i>	\$ 3,454,355	\$ 4,077,033	\$ 3,854,141	\$ 4,503,000	2,119,859	3,406,192	\$ 3,919,168
<u>GENERAL FUND EXPENSES</u>							
<u>Administration</u>							
400.105 · Salaries	\$ 12,500	\$ 12,500	\$ 12,340	\$ 12,500	5,868	12,118	\$ 12,500
400.192 · FICA/Medicare	\$ 956	\$ 956	\$ 944	\$ 956	449	927	\$ 956
400.352 · Liability Insurance		\$ -					
400.460 · Conferences/Training	\$ 1,480	\$ 1,000	\$ 767	\$ 1,000	395	1,500	\$ 2,000
401.110 · Manager - Salary	\$ 139,615	\$ 140,400	\$ 140,400	\$ 144,612	64,800	145,314	\$ 151,127
401.197 · 457 Plan	\$ 2,700	\$ 2,808	\$ 2,808	\$ 2,892	1,296	7,266	\$ 7,556
401.315 · Health/Dental - Employee Contri	\$ (2,058)	\$ (1,900)	\$ (1,982)	\$ (1,982)	(915)	(1,982)	\$ (1,982)
401.317 · Other Costs	\$ 1,143	\$ -	\$ 100				
402.311 · Annual Audit Fee	\$ 10,000	\$ 11,000	\$ 10,920	\$ 11,500	11,025	11,025	\$ 11,500
402.315 · Health/Dental - Employee Contri		\$ -					
403.430 · Tax Collection Committee Fee		\$ -					
404.310 · Legal Services	\$ 91,601	\$ 120,000	\$ 137,407	\$ 272,000	53,003	96,004	\$ 115,000
404.314 · Special Legal - Unions	\$ 84	\$ 30,000	\$ 575	\$ 15,000	3,532	3,532	\$ 10,000
405.110 · Admin Assistant - Wages	\$ 28,063	\$ 33,527	\$ 31,495	\$ 32,832	14,644	53,447	\$ 100,533
405.112 · Treasurer - Salary	\$ 90,602	\$ 96,408	\$ 95,511	\$ 97,850	45,392	98,337	\$ 102,258
405.115 · FT Admin - Wages	\$ 56,331	\$ 108,150	\$ 52,322	\$ 128,916	24,959	31,540	\$ 46,800
405.182 · Salaries & Benefits for Trash Program	\$ (27,178)	\$ (38,884)	\$ (38,884)	\$ (39,827)		(39,827)	\$ (42,728)
405.187 · Admin Medical Opt Out 50%	\$ 8,579	\$ 9,698		\$ -			\$ -
405.192 · FICA/Medicare	\$ 24,413	\$ 29,696	\$ 24,092	\$ 30,922	11,114	\$ 25,141	\$ 30,655
405.194 · Unemployment Compensation	\$ 3,144	\$ 1,000	\$ 1,082	\$ 1,075	355	440	\$ 1,000
405.195 · Workers' Compensation	\$ 824	\$ 1,000	\$ 1,305	\$ 1,370	1,372	2,040	\$ 2,142
405.196 · Health/Dental Insurance	\$ 65,346	\$ 98,685	\$ 117,972	\$ 193,044	67,924	129,229	\$ 189,049
405.197 · Pension	\$ 15,152	\$ 21,279	\$ 6,308	\$ 22,283	8,466	\$ 17,168	\$ 19,259
405.198 · Life / AD&D	\$ 655	\$ 798	\$ 667	\$ 880	355	710	\$ 745
405.199 · STD/LTD	\$ 1,584	\$ 1,019	\$ 1,653	\$ 2,689	958	1,927	\$ 2,059
405.315 · Employee Medical Contrib	\$ (2,014)	\$ (9,102)	\$ (6,228)	\$ (13,652)	(3,602)	(8,438)	\$ (12,603)
405.316 · Aflac Insurance		\$ -					
405.317 · Aflac Insurance - Employee Cont		\$ -					
405.353 · Surety & Fidelity - Bonding	\$ 379	\$ 4,000	\$ 9,695	\$ 5,239	368	5,239	\$ 5,501
406.198 · Transitional Reinsurance Fee		\$ -					
406.210 · Office Supplies	\$ 3,640	\$ 3,000	\$ 2,968	\$ 3,250	938	2,200	\$ 3,000
406.215 · Postage	\$ 2,526	\$ 1,500	\$ 2,477	\$ 2,490	181	2,000	\$ 2,733
406.310 · Payroll and Check Writing Service	\$ 4,518	\$ 6,500	\$ 4,816	\$ 5,025	3,020	6,163	\$ 6,687
406.311 · Consultant/Bookkeeping Help	\$ 8,000	\$ 5,000	\$ 7,500	\$ -		0	\$ -
406.317 · Other Services/Charges	\$ 1,626	\$ 2,000	\$ 3,988	\$ 2,615	900	3,219	\$ 3,000
406.318 · PEMA/FEMA Expenses		\$ -					
406.321 · Telephone	\$ 3,203	\$ 2,500	\$ 2,317	\$ 2,400	1,159	2,350	\$ 2,460
406.324 · Mobile	\$ 1,076	\$ 1,500	\$ 989	\$ 1,020	392	864	\$ 832
406.341 · Advertising	\$ 4,206	\$ 5,000	\$ 3,893	\$ 4,320	2,361	4,250	\$ 4,500
406.342 · Printing/Newsletter	\$ 1,176	\$ 3,000	\$ 983	\$ 1,000	502	1,012	\$ 1,100
406.352 · Liability Insurance	\$ 5,845	\$ 7,350	\$ 6,383	\$ 6,702	6,850	6,850	\$ 7,495
406.384 · Rent - Copier/Postage Meter	\$ 2,847	\$ 3,000	\$ 2,676	\$ 2,676	1,609	3,163	\$ 3,108

EAST FALLOWFIELD TOWNSHIP
Fiscal Year 2027 General Fund Budget

<u>Account #</u>	<u>FY 2024 Actual</u>	<u>2025-Budget</u>	<u>FY 2025 Actual</u>	<u>2026-Budget</u>	<u>06/30/26 Act</u>	<u>FY 2026-Proj</u>	<u>2027-Budget</u>
406.391 · Credit Card Processing Fees	\$ 1,391	\$ 1,200	\$ 754	\$ -		0	\$ -
406.392 · Bank Fees	\$ 25	\$ 100	\$ 460	\$ 900	488	987	\$ 1,080
406.393 · Late Fees	\$ 55	\$ -			3	3	\$ -
406.420 · Dues/Memberships/Subscriptions	\$ 5,498	\$ 5,000	\$ 5,812	\$ 6,005	4,926	5,600	\$ 5,800
406.450 · Codification/Transparency	\$ 2,705	\$ 15,000	\$ 995	\$ 13,000	1,045	3,050	\$ 9,000
406.454 · Document Digitization		\$ 2,000	\$ 650	\$ 5,000	650	650	\$ 2,500
406.460 · Meetings and Education	\$ 11,937	\$ 12,000	\$ 7,747	\$ 11,725	3,838	7,000	\$ 9,000
406.520 · Community Donation	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000		9,000	\$ 9,000
407.325 · Internet Fees	\$ 4,486	\$ 4,000	\$ 4,351	\$ 4,763	2,276	4,778	\$ 5,040
407.452 · Contracted IT Service	\$ 14,677	\$ 14,000	\$ 15,758	\$ 26,000	7,130	16,205	\$ 13,000
407.453 · Computer Repairs/Maint/Equip	\$ 339	\$ 1,000	\$ 974	\$ 1,000	2,050	2,150	\$ 2,300
407.454 · Website	\$ 119	\$ -					
407.455 · Email Hosting	\$ 23	\$ -	\$ 23	\$ 25	24	24	\$ 30
407.456 · Software/Web Applications	\$ 1,071	\$ 2,000	\$ 1,366	\$ 1,510	1,559	3,976	\$ 2,235
408.313 · Engineering Services	\$ 26,108	\$ 19,000	\$ 18,154	\$ 20,000	9,454	29,000	\$ 20,000
409.236 · Building Supplies	\$ 1,732	\$ 1,500	\$ 780	\$ 1,000	894	1,500	\$ 1,500
409.351 · Property Insurance	\$ 1,573	\$ 1,500	\$ 2,126	\$ 2,231	1,024	2,050	\$ 2,153
409.361 · Electricity	\$ 4,462	\$ 4,250	\$ 6,892	\$ 6,600	3,161	6,519	\$ 6,900
409.362 · Gas	\$ 3,792	\$ 7,000	\$ 6,209	\$ 6,000	5,985	6,800	\$ 7,200
409.373 · Building Repair/Maintenance	\$ 4,330	\$ 4,000	\$ 4,741	\$ 4,790	2,412	4,914	\$ 5,020
409.430 · Taxes	\$ 7,384	\$ 8,000	\$ 7,731	\$ 8,102	799	7,970	\$ 8,369
<i>Total Administration</i>	\$ 663,271	\$ 824,939	\$ 734,782	\$ 1,081,249	377,389	736,903	\$ 898,369

<i>Police</i>							
410.110 · Chief - Salary	\$ 112,828	\$ 114,618	\$ 123,545	\$ 134,928	62,159	134,813	\$ 144,373
410.112 · FT Officer - Salaries	\$ 440,606	\$ 441,514	\$ 424,742	\$ 463,635	218,334	447,048	\$ 467,594
410.114 · Admin Assistant - Wages	\$ 31,437	\$ 28,325	\$ 28,909	\$ 29,744	15,873	31,442	\$ 31,037
410.115 · PT Officer - Wages	\$ 154,489	\$ 137,719	\$ 134,222	\$ 161,598	37,463	99,734	\$ 149,705
410.171 · Leave - Vacation	\$ 54,421	\$ 54,957	\$ 39,656	\$ 57,710	1,209	57,710	\$ 55,802
410.172 · Leave - Holiday	\$ 56,027	\$ 41,955	\$ 78,025	\$ 52,758	29,066	65,000	\$ 67,754
410.173 · Leave - Jury Duty		\$ -					
410.176 · Leave - Personal	\$ 20,176	\$ 17,481	\$ 20,573	\$ 18,357	5,189	18,357	\$ 16,254
410.177 · Leave - Sick	\$ 26,235	\$ 19,963	\$ 22,060	\$ 21,714	11,487	21,714	\$ 11,013
410.178 · Leave - Kelly Time/Old Contr OT	\$ 44,902	\$ 45,452	\$ 46,033	\$ 47,729	34,813	47,729	\$ 47,724
410.180 · Overtime Pay	\$ 26,493	\$ 20,600	\$ 23,523	\$ 21,000	18,287	40,252	\$ 37,887
410.181 · Court Overtime Pay	\$ 16,968	\$ 16,480	\$ 11,819	\$ 13,896	5,462	10,834	\$ 11,917
410.182 · Special Detail - Prof. ERT	\$ 3,000	\$ 3,000	\$ 3,300	\$ 3,630	3,630	3,630	\$ 3,630
410.184 · Sick Pay Buy-Back	\$ 16,540	\$ 15,000	\$ 28,144	\$ 15,000	0	15,000	\$ 25,698
410.187 · Medical Opt Out - 50%	\$ 20,142	\$ 20,000	\$ 19,977	\$ 23,033	10,834	23,474	\$ 26,773
410.188 · 457 Plan			\$ 3,745	\$ 4,048	1,868	4,048	\$ 4,331
410.192 · FICA/Medicare	\$ 77,314	\$ 71,838	\$ 75,828	\$ 81,174	33,895	77,503	\$ 83,655
410.194 · Unemployment Compensation	\$ 1,813	\$ 5,000	\$ 3,329	\$ 3,010	1,125	1,260	\$ 1,485
410.195 · Workers' Compensation	\$ 37,654	\$ 39,900	\$ 38,104	\$ 39,981	35,028	54,464	\$ 52,131
410.196 · Health/Dental Insurance	\$ 229,332	\$ 239,769	\$ 243,405	\$ 282,616	140,748	282,056	\$ 315,082
410.197 · Pension	\$ 52,940	\$ 86,969	\$ 115,349	\$ 85,217	33,708	118,925	\$ 91,997
410.198 · Life / AD&D	\$ 3,161	\$ 3,479	\$ 3,116	\$ 3,319	1,580	3,161	\$ 3,319
410.199 · STD/LTD	\$ 3,893	\$ 3,111	\$ 4,551	\$ 5,105	2,548	5,096	\$ 5,355
410.210 · Office Supplies	\$ 819	\$ 2,000	\$ 1,430	\$ 2,000	696	2,000	\$ 2,000
410.215 · Postage	\$ -	\$ 50	\$ 40	\$ 50		50	\$ 50
410.220 · Operating Supplies	\$ 905	\$ 2,500	\$ 1,303	\$ 2,500	238	2,500	\$ 2,500
410.224 · Medical Supplies	\$ 377	\$ 500	\$ 802	\$ 1,000	363	1,000	\$ 1,000

EAST FALLOWFIELD TOWNSHIP
Fiscal Year 2027 General Fund Budget

Account #	FY 2024 Actual	2025-Budget	FY 2025 Actual	2026-Budget	06/30/26 Act	FY 2026-Proj	2027-Budget
410.225 · Laboratory / Testing Supplies	\$ 1,958	\$ 2,500	\$ 2,500	\$ 2,198	1,590	2,120	\$ 2,800
410.231 · Vehicle Fuel - Gasoline	\$ 13,078	\$ 17,500	\$ 14,871	\$ 17,000	7,243	15,750	\$ 16,538
410.236 · Building Supplies	\$ 588	\$ 1,000	\$ 383	\$ 800	270	600	\$ 750
410.238 · Clothing and Uniforms	\$ 3,488	\$ 7,000	\$ 6,226	\$ 6,000	7,466	8,000	\$ 10,000
410.242 · Ammunition	\$ 4,250	\$ 5,000	\$ 4,207	\$ 5,000		5,000	\$ 6,500
410.261 · Vehicle Equipment	\$ 250	\$ 2,000	\$ 1,983	\$ 2,000	204	2,000	\$ 2,800
410.315 · Health/Dental - Employee Contri	\$ (11,854)	\$ (11,988)	\$ (11,901)	\$ (14,131)	(6,522)	(14,131)	\$ (15,754)
410.316 · Aflac Insurance	\$ 1,927	\$ 1,927	\$ 1,927	\$ 1,927	964	1,927	\$ 1,927
410.317 · Aflac Insurance - Employee Cont	\$ (2,002)	\$ (1,927)	\$ (1,927)	\$ (1,927)	(890)	(1,927)	\$ (1,927)
410.318 · Other Services & Charges	\$ 3,636	\$ 6,000	\$ 2,664	\$ 4,000	3,993	5,390	\$ 6,510
410.319 · Other	\$ -	\$ -		\$ -			
410.321 · Telephone	\$ 3,436	\$ 4,500	\$ 4,339	\$ 4,500	2,171	4,480	\$ 4,700
410.324 · Mobile Phones	\$ 705	\$ 900	\$ 2,107	\$ 1,740	1,437	1,675	\$ 1,700
410.325 · Internet		\$ -		\$ -			
410.338 · Court Parking	\$ 70	\$ -		\$ -			
410.351 · Property Insurance	\$ 1,869	\$ 1,995	\$ 2,823	\$ 2,964	1,419	2,838	\$ 2,980
410.352 · Liability Insurance	\$ 19,706	\$ 23,600	\$ 20,495	\$ 21,520	20,475	20,475	\$ 21,500
410.355 · Auto Insurance	\$ 12,680	\$ 13,650	\$ 16,736	\$ 16,142	10,706	16,604	\$ 17,604
410.361 · Electricity	\$ 2,583	\$ 2,250	\$ 2,586	\$ 2,800	1,184	2,813	\$ 2,953
410.362 · Gas	\$ 902	\$ 1,500	\$ 1,490	\$ 1,650	1,042	1,600	\$ 1,680
410.366 · Water	\$ 2,197	\$ 1,000	\$ 568	\$ 840	403	816	\$ 900
410.373 · Building Repair/Maintenance	\$ 1,750	\$ 3,000	\$ 2,379	\$ 3,700	780	1,650	\$ 2,500
410.374 · Vehicle/Equipment Repair	\$ 19,468	\$ 20,000	\$ 26,167	\$ 18,000	21,164	27,000	\$ 18,000
410.384 · Copier Rent	\$ 3,369	\$ 2,750	\$ 3,204	\$ 3,250	1,337	2,338	\$ 2,800
410.420 · Dues/Memberships/Subscriptions	\$ 619	\$ 2,000	\$ 4,867	\$ 5,100	5,034	5,050	\$ 5,325
410.450 · CODY-Contracted Svs/Other Software	\$ 3,291	\$ 27,835	\$ 27,002	\$ 27,750	20,857	27,000	\$ 28,000
410.452 · Contracted IT	\$ 4,647	\$ 5,000	\$ 9,513	\$ 8,400	3,480	7,068	\$ 7,500
410.454 · Computer Repair/Maint/Equip	\$ 2,125	\$ 3,000	\$ 2,754	\$ 3,000	2,025	2,600	\$ 3,000
410.460 · Meetings and Education	\$ 6,412	\$ 17,000	\$ 8,917	\$ 17,000	1,340	6,500	\$ 7,000
410.735 · Interest - Vehicles		\$ -		\$ -			
410.461 · Comm Relations	\$ 423	\$ 1,000	\$ 326	\$ 1,000	122	500	\$ 1,000
Total Police	\$ 1,534,044	\$ 1,592,171	\$ 1,652,734	\$ 1,736,975	814,900	1,724,533	\$ 1,819,353
Planning/Zoning							
413.210 · Office Supplies		\$ -	\$ 20	\$ 20	11	11	\$ 25
413.270 · Code Enforcement Software		\$ 12,500		\$ 12,500	10,300	10,300	\$ 10,300
413.310 · Code Enforcement/Zoning Srvcs	\$ 68,141	\$ 66,000	\$ 260,173	\$ 71,500	44,059	74,750	\$ 61,750
413.454 · UCC Permit Fee	\$ 1,211	\$ 2,500	\$ 1,395	\$ 2,500	279	641	\$ 1,250
414.110 · Zoning Hearing Board Wages	\$ 500	\$ 1,500	\$ 900	\$ 300	500	1,475	\$ 600
414.192 · FICA/Medicare	\$ 38	\$ 115	\$ 69	\$ 23	38	\$ 113	\$ 46
414.247 · Planning Commission Budget	\$ 480	\$ 2,500		\$ 2,000		0	\$ 2,000
414.248 · Historic Commission Budget	\$ 779	\$ 2,500		\$ 2,000		0	\$ 2,000
414.249 · Environmental Advisory Commission (EAC)							\$ 2,000
414.310 · ZHB Court Reporter	\$ 540	\$ 2,500	\$ 1,162	\$ 400	471	993	\$ 700
414.314 · Legal Service	\$ 1,435	\$ 5,000	\$ 9,046	\$ 1,500	2,383	3,576	\$ 3,000
414.315 · PC Legal Service	\$ -	\$ -		\$ -			
414.317 · Court Reporter	\$ -	\$ 2,000		\$ -			
414.318 · Other	\$ -	\$ 250		\$ -			
414.341 · Advertising	\$ 408	\$ 2,000	\$ 2,406	\$ 550	692	1,418	\$ 1,000

EAST FALLOWFIELD TOWNSHIP
Fiscal Year 2027 General Fund Budget

<u>Account #</u>	<u>FY 2024 Actual</u>	<u>2025-Budget</u>	<u>FY 2025 Actual</u>	<u>2026-Budget</u>	<u>06/30/26 Act</u>	<u>FY 2026-Proj</u>	<u>2027-Budget</u>
414.420 · Dues & Memberships	\$ 480	\$ 1,000		\$ 250		0	\$ 250
414.460 · Meetings and Education	\$ -	\$ 500	\$ 320	\$ 500		0	\$ 500
<i>Total Planning/Zoning</i>	\$ 74,012	\$ 100,865	\$ 275,491	\$ 94,043	58,732	93,276	\$ 85,421
<i>Animal Control</i>							
422.450 · SPCA	\$ 10,364	\$ 12,000	\$ 9,819	\$ 17,000	3,903	9,000	\$ 14,951
<i>ACT 537</i>							
429.313 · ACT 537 - Engineering	\$ 6,052	\$ 5,000	\$ 938	\$ 5,000	1,555	5,000	\$ 5,000
429.314 · ACT 537 - Legal	\$ -	\$ 1,000		\$ 1,000	0	500	\$ 2,500
<i>Total ACT 537</i>	\$ 6,052	\$ 6,000	\$ 938	\$ 6,000	1,555	5,500	\$ 7,500
<i>Public Works</i>							
430.110 · Foreman - Salary	\$ 58,343	\$ 54,318	\$ 51,909	\$ 56,147	31,597	60,768	\$ 63,199
430.112 · FT Road Crew - Salaries	\$ 172,619	\$ 165,667	\$ 192,801	\$ 215,756	102,182	213,752	\$ 227,151
430.116 · PT - Road Crew		\$ 37,670					
430.117 · PT - Snow Plowers	\$ 2,215	\$ 10,000	\$ 4,774	\$ 7,500	4,594	7,500	\$ 7,500
430.118 · PT - Summer Grass Cutters	\$ 11,268	\$ 20,000	\$ 22,118	\$ 21,000	3,509	22,274	\$ 24,480
430.171 · Leave - Vacation	\$ 13,342	\$ 3,570	\$ 9,957	\$ 12,184	5,303	14,882	\$ 15,478
430.172 · Leave - Holiday	\$ 12,093	\$ 8,569	\$ 11,879	\$ 12,483	6,061	12,675	\$ 13,182
430.176 · Leave - Personal	\$ 1,744	\$ 714	\$ 884	\$ 1,320	796	1,320	\$ 1,664
430.177 · Leave - Sick	\$ 6,085	\$ 7,141	\$ 7,340	\$ 11,799	5,675	11,799	\$ 10,985
430.180 · Foreman - Overtime Pay	\$ 8,035	\$ 6,000	\$ 6,899	\$ 10,670	3,311	5,500	\$ 6,458
430.181 · FT Road Crew - Overtime Pay	\$ 15,634	\$ 12,000	\$ 16,784	\$ 20,414	6,992	10,623	\$ 17,228
430.182 · Salaries & Benfits for Trash Program	\$ (33,218)	\$ (63,869)	\$ (63,869)	\$ (81,483)		(81,483)	\$ (87,695)
430.187 · Union Negotiated Retro-Pay		\$ -					
430.192 · FICA/Medicare	\$ 22,333	\$ 24,912	\$ 24,179	\$ 28,249	12,662	\$ 27,624	\$ 29,630
430.194 · Unemployment Compensation	\$ 1,422	\$ 3,850	\$ 1,693	\$ 2,215	637	827	\$ 812
430.195 · Workers' Compensation	\$ 25,399	\$ 26,250	\$ 25,068	\$ 26,303	23,142	35,928	\$ 34,296
430.196 · Health/Dental Insurance	\$ 83,616	\$ 92,250	\$ 85,307	\$ 88,035	43,815	88,739	\$ 92,469
430.197 · Pension	\$ 12,935	\$ 15,750	\$ 16,571	\$ 20,446	8,643	\$ 19,879	\$ 21,321
430.198 · Life / AD&D	\$ 258	\$ 427	\$ 843	\$ 542	258	516	\$ 542
430.199 · STD/LTD	\$ 689	\$ 1,194	\$ 3,091	\$ 1,996	1,006	2,011	\$ 2,112
430.210 · Office/Shop Supplies	\$ 4,045	\$ 2,500	\$ 4,127	\$ 2,500	907	2,500	\$ 2,500
430.220 · Operating Supplies	\$ 3,355	\$ 2,500	\$ 2,402	\$ 1,000	362	1,000	\$ 1,000
430.224 · Medical Supplies	\$ 40	\$ -	\$ 53	\$ 250	35	250	\$ 250
430.231 · Vehicle Fuel - Gasoline	\$ 10,683	\$ 10,000	\$ 10,954	\$ 13,260	4,454	10,500	\$ 11,025
430.238 · Clothing/Uniform	\$ 1,440	\$ 1,440	\$ 1,440	\$ 1,440	1,900	1,900	\$ 1,900
430.242 · PA One Call	\$ 354	\$ 350	\$ 332	\$ 480	191	410	\$ 450
430.246 · Street Signs	\$ 230	\$ 500	\$ 2,802	\$ 1,500	1,104	2,450	\$ 2,500
430.250 · Repair/Maintenance Supplies	\$ 4,944	\$ 2,000	\$ 1,457	\$ 2,000	1,396	2,300	\$ 2,500
430.260 · Small Tools/Minor Equipment	\$ 2,407	\$ 5,505	\$ 5,308	\$ 6,000	3,976	6,000	\$ 6,000
430.315 · Health/Dental - Employee Contri	\$ (8,312)	\$ (9,450)	\$ (8,268)	\$ (8,868)	(3,993)	(8,485)	\$ (9,247)
430.316 · Aflac Insurance	\$ 1,097	\$ 1,097	\$ 1,097	\$ 1,097	548	1,097	\$ 1,097
430.317 · Aflac Insurance-Employee Contr	\$ (1,139)	\$ (1,097)	\$ (1,013)	\$ (1,097)	(506)	(1,097)	\$ (1,097)
430.318 · Other Services & Charges	\$ 2,980	\$ 2,000	\$ 6,902	\$ 4,373	4,027	4,650	\$ 5,025
430.324 · Mobile Phones	\$ 828	\$ 1,200	\$ 904	\$ 945	418	840	\$ 882
430.351 · Property Insurance	\$ 9,679	\$ 6,825	\$ 9,658	\$ 10,141	4,651	9,303	\$ 9,768
430.352 · Liability Insurance	\$ 5,427	\$ 6,825	\$ 5,927	\$ 6,223	5,921	5,921	\$ 6,217
430.355 · Auto Insurance	\$ 14,631	\$ 15,750	\$ 19,535	\$ 20,512	13,342	21,475	\$ 22,549

EAST FALLOWFIELD TOWNSHIP
Fiscal Year 2027 General Fund Budget

Account #	FY 2024 Actual	2025-Budget	FY 2025 Actual	2026-Budget	06/30/26 Act	FY 2026-Proj	2027-Budget
430.372 · Vehicle-Repair/Maintenance	\$ 11,741	\$ 12,500	\$ 11,710	\$ 12,500	8,661	12,000	\$ 12,500
430.373 · Building-Repair/Maintenance	\$ 1,058	\$ 1,000	\$ 2,390	\$ 1,500	2,618	3,000	\$ 4,200
430.374 · Equipment-Repair/Maintenance	\$ 5,030	\$ 7,500	\$ 33,916	\$ 10,000	10,110	17,000	\$ 15,000
430.420 · Dues & Memberships	\$ 180	\$ 250	\$ 130	\$ 200		200	\$ 200
430.460 · Meetings and Education	\$ 1,293	\$ 1,000		\$ 1,000		500	\$ 500
430.735 · Capital Purchases - Interest		\$ -		\$ -			
430.740 · Capital Purchases		\$ -		\$ -			
<u>Total Public Works</u>	\$ 486,803	\$ 496,608	\$ 529,987	\$ 542,533	320,305	548,847	\$ 576,530
<u>Road Maintenance/Repair</u>							
438.372 · Road Improvements	\$ 2,401	\$ 1,000	\$ 300	\$ 1,000	7,116	7,200	\$ 2,500
<u>MS4</u>							
446.313 · MS4 Engineering	\$ 9,647	\$ 20,000	\$ 5,660	\$ 15,000	1,691	5,200	\$ 8,000
446.314 · MS4 Legal	\$ 28	\$ -		\$ -			
446.317 · MS4 Permit Compliance	\$ -	\$ 10,000	\$ 2,500	\$ 5,000	2,500	2,900	\$ 2,500
<u>Total MS4</u>	\$ 9,675	\$ 30,000	\$ 8,160	\$ 20,000	4,191	8,100	\$ 10,500
<u>Park & Recreation</u>							
454.247 · Park & Rec Commission Budget		\$ -		\$ -	0		\$ -
454.371 · Park Maintenance	\$ 2,905	\$ 4,000	\$ 3,465	\$ 4,200	1,954	3,708	\$ 4,045
<u>Total Park & Recreation</u>	\$ 2,905	\$ 4,000	\$ 3,465	\$ 4,200	1,954	3,708	\$ 4,045
<u>Refunds/Transfers</u>							
491 · Refunds of Prior Year Revenues		\$ -			0		
492.01 · Transfer to General Fund-Reserv		\$ -			0		
492.18 · Transfer to Capital Funds	\$ 400,000	\$ 1,000,000	\$ 1,000,000		0		\$ 250,000
492.XX - Transfer to Municipal Building Funds		\$ -		\$ 1,000,000	0	1,000,000	\$ 250,000
492.35 · Transfer to Liquid Fuels		\$ -	\$ 1,908		1,299	1,299	
<u>Total Refunds/Transfers</u>	\$ 400,000	\$ 1,000,000	\$ 1,001,908	\$ 1,000,000	1,299	1,001,299	\$ 500,000
<u>Total Expenses</u>	\$ 3,189,526	\$ 4,067,582	\$ 4,217,872	\$ 4,503,000	1,591,344	4,138,365	\$ 3,919,169
<u>Excess of Revenues over Expenditures</u>	\$ 264,830	\$ 9,450	\$ (363,732)	\$ 0	528,515	(732,174)	\$ (0)

EAST FALLOWFIELD TOWNSHIP
Fiscal Year 2027 Fire/EMS Fund Budget

Approved
1.25 Fire & 0.50 EMS

Account #	2024-Budget	FY 2024 Actual	2025-Budget	FY 2025 Actual	2026-Budget	06/30/26 Act	FY 2026-Proj	2027-Budget
Fire/EMS Revenues								
301.11 · Real Property Taxes - Fire/EMS	\$ 715,934	\$ 714,459	\$ 748,140	\$ 725,110	\$ 747,513	699,985	715,000	\$ 716,262
341.02 · Interest on Checking	\$ -	\$ 9,067	\$ 5,000	\$ 25,479	\$ 20,000	13,536	25,000	\$ 20,000
355.07 · Foreign Fire Insur Tax	\$ 51,232	\$ 53,349	\$ 51,232	\$ 57,649	\$ 57,650		56,425	\$ 55,000
Use of Fund Balance								\$ 40,770
Total Fire/EMS Revenues	\$ 767,166	\$ 776,875	\$ 804,372	\$ 808,238	\$ 825,163	713,520	796,425	\$ 832,032

Fire/EMS Expenditures

411.110 · Salaries/Wages	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	142	486	\$ 689
411.192 · FICA/Medicare	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	11	\$ 37	\$ 53
411.194 · Unemployment Compensation	\$ 20		\$ -	\$ 22	\$ 30	7	7	\$ -
411.195 · Workers' Compensation	\$ 21,048	\$ 17,849	\$ 25,000	\$ 12,425	\$ 20,000		20,000	\$ 18,000
411.231 · Vehicle Fuel - Gasoline	\$ 7,000	\$ 7,084	\$ 7,000	\$ 1,615	\$ 3,000		500	\$ 500
411.238 · Clothing and Uniforms	\$ -		\$ -					
411.242 · Supplies	\$ -		\$ -	\$ 89	\$ 100		100	\$ 100
411.317 · Other Services & Charges	\$ -		\$ -					
411.324 · Mobile Phones	\$ 725	\$ 601	\$ 600	\$ 658	\$ 660	76	76	\$ -
411.363 · Hydrant Service	\$ 30,000	\$ 32,387	\$ 31,000	\$ 35,221	\$ 37,009	17,573	38,722	\$ 46,800
411.374 · Vehicle Repair	\$ -		\$ -		\$ -			\$ -
411.420 · Dues and Memberships	\$ 350	\$ 175	\$ 350	\$ 225	\$ 350		225	\$ 250
411.460 · Meetings and Education	\$ -		\$ -					
411.540 · Subsidy to Fire Companies	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	150,689	301,378	\$ 451,378
411.541 · Subsidy to Volunteer Associatons	\$ 51,232	\$ 53,349	\$ 51,232	\$ 57,649	\$ 57,650		56,425	\$ 55,000
411.542 · Subsidy to EMS Companies	\$ 182,108	\$ 182,108	\$ 182,108	\$ 182,108	\$ 182,108	91,054	182,108	\$ 182,108
411.543 · Capital Expenditures - Modena	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000		23,955	\$ 23,955
411.544 · Capital Expenditures - Westwood	\$ -	\$ -	\$ -		\$ 85,299	87,032	87,032	\$ -
411.545 · Capital Expenditures -Reserve	\$ 53,200	\$ -	\$ 53,200		\$ (32,099)		\$ (33,832)	\$ 53,200
411.492 · Operating Expenditures - Reserve	\$ 100,000	\$ -	\$ 132,398		\$ 149,573			\$ -
Total Fire/EMS Expenditures	\$ 767,166	\$ 615,037	\$ 804,371	\$ 611,495	\$ 825,163	346,583	677,219	\$ 832,032

Excess Revenues over Expenditures	\$ (0)	\$ 161,837	\$ 0	\$ 196,743	\$ 0	366,937	119,206	\$ (0)
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EAST FALLOWFIELD TOWNSHIP
Fiscal Year 2027 Trash Fund Budget

<u>Account #</u>	<u>Approved</u>							
	<u>2024-Bud @ \$450</u>	<u>2024-Actual</u>	<u>2025-Bud @ \$450</u>	<u>2025-Actual</u>	<u>2026-Bud @ \$450</u>	<u>6/30/2026- Act</u>	<u>FY 2026-Proj</u>	<u>2027-Bud @ \$450</u>
<u>TRASH INCOME</u>								
341.01 · Interest on Checking	\$ 3,000	\$ 10,924	\$ 7,000	\$ 29,929	\$ 25,000	\$ 15,399	\$ 30,000	\$ 25,000
354.15 · Recycling/Act 101	\$ 5,000	\$ -	\$ -	\$ 4,702	\$ 4,500		\$ -	\$ -
364.30 · Trash - Current Year	\$ 1,190,700	\$ 1,252,053	\$ 1,234,800	\$ 1,271,110	\$ 1,245,102	\$ 1,224,481	\$ 1,265,000	\$ 1,245,948
364.31 · Trash - Prior Year	\$ -	\$ 6,102	\$ 2,000	\$ 2,802	\$ 2,500	\$ 5,265	\$ 5,265	\$ 2,500
364.36 · Portnoff Notice Fee Collection	\$ 1,000	\$ 1,547	\$ 1,500	\$ 2,577	\$ 750	\$ 4,854	\$ 5,738	\$ 1,500
364.33 · Trash - Next Year	\$ -	\$ 350	\$ -		\$ -			\$ -
364.34 · Trash - \$5 Late Fees	\$ 250	\$ 149	\$ -		\$ -			\$ -
364.35 · Trash Certifications	\$ -	\$ -	\$ -		\$ -			\$ -
364.37 · Interest on Collections	\$ -	\$ -	\$ -		\$ -			\$ -
364.50 · Recyclable Sales	\$ -	\$ -	\$ -		\$ -			\$ -
364.90 · Trash - Dumpster	\$ 250	\$ 645	\$ 250	\$ 588	\$ 250	\$ 455	\$ 685	\$ 350
364.91 · Scrap / TV Disposal	\$ -	\$ -	\$ -		\$ -	\$ 417	\$ 417	\$ 250
364.92 · Sale of Trash/Leaf Bags	\$ -	\$ -	\$ -		\$ -			\$ -
364.93 · Hazardous Waste Rebate	\$ -	\$ -	\$ -		\$ -			\$ -
392.XX · Use of Reserves	\$ 32,789	\$ -	\$ -		\$ -			\$ 49,939
<u>Total Revenue</u>	\$ 1,232,989	\$ 1,271,769	\$ 1,245,550	\$ 1,311,708	\$ 1,278,102	\$ 1,250,871	\$ 1,307,105	\$ 1,325,487

TRASH EXPENSES

427.112 · Trash Personnel Costs Public Works	\$ 60,396	\$ 60,396	\$ 47,244	\$ 50,862	\$ 64,888		\$ 64,888	\$ 69,836
427.112 · Trash Benefits Costs Public Works		\$ -	\$ 13,308	\$ 13,007	\$ 16,594		\$ 16,594	\$ 17,860
427.112 · Trash Administration Costs		\$ -	\$ 30,411	\$ 30,411	\$ 31,141		\$ 31,141	\$ 33,572
427.112 · Trash Admin Benefits Costs		\$ -	\$ 8,473	\$ 8,473	\$ 8,686		\$ 8,686	\$ 9,156
427.227 · Trash Bags for Residents	\$ -	\$ -	\$ -		\$ -			
427.246 · Reserves for Refuse Contingencies	\$ -	\$ -	\$ -		\$ -			\$ -
427.310 · Trash Invoicing/Education	\$ -	\$ -	\$ -		\$ -			\$ -
427.314 · Collection Notice Expense	\$ -	\$ 594	\$ 600		\$ -			\$ -
427.317 · Hazardous Waste Collection	\$ 2,000	\$ 2,976	\$ 2,500	\$ 3,821	\$ 3,000		\$ 4,000	\$ 4,000
427.319 · TV / Tire / Dumping Fees / Bulk Tras	\$ -	\$ -	\$ -	\$ 3,806	\$ 27,410	\$ 1,365	\$ 2,825	\$ 5,000
427.367 · Trash/Recycling Hauling Service	\$ 727,176	\$ 766,632	\$ 778,256	\$ 778,425	\$ 832,528	\$ 416,090	\$ 832,180	\$ 890,702
427.368 · Trash Tipping Fees	\$ 250,000	\$ 204,122	\$ 225,000	\$ 236,997	\$ 256,854	\$ 119,240	\$ 248,441	\$ 260,863
427.369 · Recycling Processing/Marketing	\$ 30,000	\$ 14,448	\$ 30,000	\$ 19,664	\$ 25,000	\$ 11,274	\$ 22,750	\$ 25,000
427.374 · Vehicle Repairs/Fuel	\$ 10,000	\$ -	\$ 10,000		\$ 10,000		\$ 2,500	\$ 7,500
427.390 · Bank Charges	\$ -	\$ -	\$ -		\$ -			\$ -
427.420 · Reycling Authority Membership	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
492.000 · Surplus added to Reserves	\$ 118,628	\$ -	\$ 97,758		\$ -			\$ -
492.XXX · Transfer to Capital	\$ 32,789	\$ 31,452	\$ -		\$ -			\$ -
<u>Total Expenses</u>	\$ 1,232,989	\$ 1,082,620	\$ 1,245,550	\$ 1,147,465	\$ 1,278,102	\$ 549,969	\$ 1,236,006	\$ 1,325,488

<u>Excess of Revenues over Expenditures</u>	\$ (0)	\$ 189,149	\$ -	\$ 164,243	\$ (0)	\$ 700,902	\$ 71,099	\$ (0)
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EAST FALLOWFIELD TOWNSHIP								
Fiscal Year 2027 Liquid Motor Fuels Fund Budget								
<u>Account #</u>	<u>Approved 2024-Budget</u>	<u>2024 Actual</u>	<u>2025-Budget</u>	<u>2025 Actual</u>	<u>2026-Budget</u>	<u>06/30/26</u>	<u>FY 2026-Proj</u>	<u>2027-Budget</u>
<u>LIQUID FUELS REVENUE</u>								
355.02 • Liquid Fuels Tax	\$ 285,545	\$ 291,389	\$ 286,070	\$ 290,410	\$ 280,327	\$ 285,977	\$ 285,977	\$ 286,602
355.03 • State Turnback Allocation	\$ 29,440	\$ 28,120	\$ 28,120	\$ 29,440	\$ 29,440	\$ 29,440	\$ 29,440	\$ 29,440
341.01 • Interest on Checking	\$ 100	\$ -	\$ -	\$ 5,294	\$ 4,000	\$ 2,520	\$ 5,000	\$ 3,500
351.12 • FEMA Grant-Emerg Dis. Relief	\$ -	\$ -	\$ -		\$ -	\$ -		\$ -
354.03 • Winter/Severe Winter Agree	\$ 35,462	\$ 43,149	\$ 43,459	\$ 65,869	\$ 40,000	\$ -	\$ 74,386	\$ 43,000
389.00 • Miscellaneous Revenue	\$ -	\$ -	\$ -		\$ -	\$ -		\$ -
392.01 • Transfer from General Fund	\$ -	\$ -		\$ 1,908.00	\$ -	\$ -		\$ -
392.02 Transfer from Capital Fund		\$ -	\$ 75,000		\$ -	\$ -		\$ -
392.35 • Transfer from Liquid Fuels Balance	\$ 84,053	\$ -	\$ 25,601		\$ -	\$ -		\$ -
<u>Total Revenue</u>	\$ 434,600	\$ 362,657	\$ 458,250	\$ 392,920	\$ 353,767	\$ 317,937	\$ 394,803	\$ 362,542
<u>LIQUID FUELS EXPENSES</u>								
430.232 • Diesel Fuel	\$ 12,000	\$ 8,889	\$ 12,000	\$ 9,550	\$ 11,000	\$ 5,361	\$ 10,000	\$ 11,000
430.260 • Small Tools/Minor Equipment	\$ -	\$ 685	\$ 5,000	\$ 3,195	\$ -	\$ -		\$ -
430.310 • Fuel Pump Repair	\$ -	\$ -	\$ -		\$ -	\$ -		\$ -
430.317 • Other	\$ 500	\$ -	\$ -		\$ -	\$ -		\$ -
430.384 • Rental of Machinery /Equipment	\$ -	\$ -	\$ -	\$ 1,328	\$ -	\$ -		\$ 1,000
430.735 • Interest - Capital Purchases	\$ -	\$ -	\$ -		\$ -	\$ -		\$ -
430.740 • Capital Purchases	\$ -	\$ -			\$ -	\$ -		\$ -
432.221 • Road Salt	\$ 40,000	\$ 43,777	\$ 45,000	\$ 95,813	\$ 50,000	\$ 85,312	\$ 90,000	\$ 65,000
432.310 • Snow Removal Contractors	\$ -	\$ -	\$ -		\$ -	\$ -		\$ -
433.220 • Traffic Control Devices/Signs	\$ -	\$ 2,514	\$ -	\$ 1,772	\$ -	\$ -		\$ -
434.361 • Street Lights - Electricity	\$ 1,200	\$ 1,275	\$ 1,250	\$ 1,567	\$ 1,505	\$ 802	\$ 1,616	\$ 1,700
436.371 • Storm Drain Repairs	\$ -	\$ 2,075	\$ 5,000	\$ 2,157	\$ 3,000	\$ -	\$ 2,000	\$ 8,000
437.245 • Shop Supplies	\$ -	\$ -	\$ -		\$ -	\$ -		\$ -
437.372 • Vehicle-Repair/Maintenance	\$ 900	\$ 10,543	\$ 10,000	\$ 11,095	\$ 10,000	\$ 1,065	\$ 7,500	\$ 10,000
437.374 • Equipment-Repair/Maintenance	\$ -	\$ 12,379	\$ 10,000	\$ 7,668	\$ 10,000	\$ 6,271	\$ 11,500	\$ 10,000
437.375 • Mower-Repair/Maintenance	\$ -	\$ -	\$ -		\$ -	\$ -		\$ -
438.220 • Aggregate {Asphalt/Stone/Etc}	\$ 30,000	\$ 8,466	\$ 20,000	\$ 16,212	\$ 20,000	\$ 476	\$ 5,000	\$ 10,000
438.310 • Highway/Shoulder - Maintenance	\$ -	\$ -	\$ -	\$ 500	\$ 22,000	\$ -	\$ 22,000	\$ 5,000
439.371 • Road Paving/Improvements	\$ 350,000	\$ 385,888	\$ 350,000	\$ 323,889	\$ 226,262	\$ 7,767	\$ 225,000	\$ 240,842
491.00 • Refund of Prior Years Revenue	\$ -		\$ -		\$ -	\$ -		\$ -
<u>Total Expenses</u>	\$ 434,600	\$ 476,491	\$ 458,250	\$ 474,746	\$ 353,767	\$ 107,052	\$ 374,616	\$ 362,542
<u>Excess of Revenues over Expenditures</u>								
	\$ (0)	\$ (113,834)	\$ -	\$ (81,825)	\$ (0)	\$ 210,885	\$ 20,186	\$ -

EAST FALLOWFIELD TOWNSHIP
Fiscal Year 2027 Parks & Recreation Fund Budget

<u>Account #</u>	<u>Approved</u>	<u>2024-Budget</u>	<u>2024-Actual</u>	<u>2025-Budget</u>	<u>2025-Actual</u>	<u>2026-Budget</u>	<u>06/30/26</u>	<u>FY 2026-Proj</u>	<u>2027-Budget</u>
<u>PARK & RECREATION INCOME</u>									
322.05 · Concert in the Park Sponsors		\$ 12,000	\$ 12,250	\$ 12,000	\$ 12,750	\$ 12,000	\$ 9,250	\$ 12,750	\$ 12,000
322.06 · Concert in the Park Vendors		\$ -	\$ 430	\$ 430	\$ 90	\$ -	\$ 30	\$ 185	\$ -
341.01 · Interest on Checking		\$ 2,000	\$ 2,872	\$ 1,750	\$ 6,299	\$ 4,250	\$ 3,042	\$ 5,500	\$ 5,000
367.20 · Park & Rec - Fee in Lieu of Use of Reserves		\$ -		\$ -		\$ -	\$ -		\$ -
Transfer from General Fund		\$ 45,000		\$ -		\$ 63,750	\$ -		\$ 23,600
Donations - ECA		\$ -		\$ -		\$ -	\$ -		\$ -
Memorial Park Bench			\$ 4,500	\$ 700		\$ -	\$ -		\$ -
367.14 · Pavillion Rental				\$ 4,000		\$ -	\$ -		\$ -
357.01 · Grants		\$ 750	\$ 1,150	\$ 750	\$ 1,200	\$ 750	\$ 850	\$ 1,400	\$ 750
		\$ -		\$ 40,000	\$ 34,500	\$ -	\$ -		\$ -
<u>Total Revenue</u>		\$ 59,750	\$ 21,202	\$ 59,630	\$ 54,839	\$ 80,750	\$ 13,172	\$ 19,835	\$ 41,350
<u>PARK & RECREATION EXPENSES</u>									
Landscaping/Shade Tree		\$ 1,000	\$ 2,790	\$ 1,500	\$ 2,010	\$ 1,250	\$ 3,085	\$ 3,411	\$ 3,000
Playground Equipment		\$ 1,000		\$ 26,267	\$ 16,676	\$ -	\$ 458	\$ 458	\$ 1,000
ECA expenses from Donations				\$ 700		\$ -	\$ -		\$ -
Park - Public Bathroom		\$ -		\$ -		\$ -	\$ -		
New Pavillion		\$ -		\$ -		\$ -	\$ -		\$ -
Pond cleanup project 2026						\$ 50,000		\$ 16,431	\$ -
Pond Maintenance									\$ 6,000
2027 Park Upgrades:									
Canopy									\$ 500
Kiosks 2x									\$ 3,000
Shed									\$ 7,500
Traffic Cones									\$ 750
Sign									\$ 500
Supplies								\$ 500	\$ 500
Engineering		\$ -		\$ -		\$ -	\$ -		\$ -
454.25 · Tag's Memorial Garden		\$ 10,000	\$ 4,390	\$ 1,500	\$ 760	\$ 1,000	\$ -	\$ 500	\$ 500
454.27 · Park & Rec Commission Budget		\$ 2,000	\$ 1,465	\$ 2,000	\$ 5,949	\$ -	\$ 620	\$ 572	\$ 600
Professional Services (open space plan)		\$ 30,000	\$ 15,133	\$ -	\$ 6,250	\$ 6,000	\$ 100	\$ 100	\$ -
Lighting		\$ 5,000	\$ 4,332			\$ -	\$ -		\$ -
Park Benches		\$ -	\$ 255	\$ -	\$ 1,789	\$ -	\$ 155	\$ 155	\$ -
454.493 · Concert in the Park		\$ 10,000	\$ 9,869	\$ 12,000	\$ 10,309	\$ 12,000	\$ 10,238	\$ 8,400	\$ 12,000
454.49 · Park Events Other		\$ -	\$ 2,810	\$ 1,250	\$ 8,859	\$ 9,000	\$ 4,481	\$ 5,000	\$ 5,000
454.37 - Restroom Maintenance		\$ 2,250	\$ 934	\$ 1,500	\$ 1,048	\$ 1,500	\$ 39	\$ 500	\$ 500
492.000 · Surplus added to Reserves		\$ -		\$ 12,913		\$ -	\$ -		\$ -
Surveillance Cameras		\$ -		\$ -		\$ -	\$ -		\$ -
Internet (cameras)		\$ -		\$ -		\$ -	\$ -		\$ -
<u>Total Expenses</u>		\$ 61,250	\$ 41,978	\$ 59,630	\$ 53,650	\$ 80,750	\$ 19,175	\$ 36,027	\$ 41,350
<u>Excess of Revenues over Expenditures</u>		\$ (1,500)	\$ (20,776)	\$ -	\$ 1,188	\$ -	\$ (6,003)	\$ (16,192)	\$ -

EAST FALLOWFIELD TOWNSHIP
Fiscal Year 2027 Capital Fund Budget

Account #

Approved
2024-Budget

2024-Acutal YE

2025-Budget

2025-Actual

2026-Budget

6/30/2026
2026-Actual

2026-Projected

2027-Budget

CAPITAL PROJECTS INCOME

Beginning Balance	\$1,000,000	\$1,287,525	\$1,410,143	\$1,765,343	\$2,052,887	\$2,246,758	\$ 2,246,758	\$1,827,390
341.01 · Interest on Checking	\$5,000	\$36,317	\$20,000	\$46,254	\$57,000	\$32,163	\$ 60,000	\$55,000
354.00 · Commonwealth of PA Grant	\$0	\$210,677	\$0	\$5,388	\$0	\$0	\$ -	\$0
387.00 · Contributions from Private Source	\$ -		\$ -			\$ 5,000.00	\$ 5,000	
387.XX - DCED Reimb Grant- Mortonville Rd	\$ -		\$ 891,000			\$ -	\$ -	
387.XX - DCED Reimb Grant- Mortonville Bridge					\$ 300,000			\$ 300,000
387.XX - DCED Reimb Grant Local Share - Mortonville Bridge								\$ 475,000
387.XX - Chester County Conservation District Grant- Mortonville Bridge						\$ 100,000	\$ 100,000	\$ 150,000
387.XX - DCED Reimb Grant- Sawmill Road Culvert					\$ 250,000			\$ 250,000
387.XX - DCED Reimb Grant-Fuel Pump	\$ 56,328		\$ -		\$ 56,328	\$ -	\$ 56,328	
387.XX - Grant - Newlinville Traffic Calming	\$ 250,000		\$ 250,000		\$ 250,000	\$ -	\$ -	\$ 250,000
387.XX - Grant - DCED LSA for Generator								\$ 30,000
387.XX - Grant - HUD Community Project Funding - Municipal Building Project								\$ -
387.XX - DCNR Grant - Park Expansion								\$ 250,000
387.XX - CC Conservation Preservation Partnership Grant - Park Expansion								\$ 218,200
391.10 - Sale of Fixed Assets	\$ 20,000		\$ 20,000			\$ -	\$ -	
392.xx · Use of Reserves (beginning balance)	\$ 480,892		\$ 482,941		\$ 762,661	\$ -	\$ -	\$ 55,389
392.xx · Transfer from General Fund - For Capital Projects	\$ 151,235	\$ 400,000	\$ 1,000,000	\$ 1,000,000		\$ -	\$ -	\$ 250,000
392.xx · Transfer from General Fund - For Municipal Building Project					\$ 1,000,000		\$ -	\$ -
392.xx · Transfer from Trash Fund	\$ 32,789	\$ 31,452	\$ -			\$ -	\$ -	
392.xx · Transfer from Park/Rec Fund	\$ -		\$ -			\$ -	\$ -	
Total Revenue	\$ 996,244	\$ 678,446	\$ 2,663,941	\$ 1,051,642	\$ 2,675,989	\$ 137,163	\$ 221,328	\$ 2,283,589

CAPITAL EXPENSES PROJECT EXPENSES

Surveys, Studies, Digitization, Printing	\$ 31,650	\$ 3,100	\$ 5,000	\$ 9,549	\$ 12,000	\$ -	\$ -	\$ 15,600
Municipal Building Architecture and Engineering								\$ -
Software and Services	\$ -		\$ -			\$ -	\$ -	
Computers - Revolving schedule 5 years	\$ 5,000		\$ 5,200		\$ 4,000	\$ -	\$ 4,000	\$ 4,000
Recycling containers	\$ -	\$ (189)	\$ -			\$ -	\$ -	
Code Enforcement Software & Equip	\$ 30,000		\$ 30,000	\$ 12,800	\$ -	\$ -	\$ -	\$ -
Township Vehicles - Lease Options	\$ 22,530		\$ 13,600			\$ -	\$ -	
Police Vehicles - 2019 Lease Options	\$ -		\$ -			\$ -	\$ -	
Machinery and Equipment	\$ -		\$ 92,675	\$ 222,364	\$ 100,000	\$ -	\$ 100,000	\$ 144,000
Police Vehicle - 2023 Purchase Option	\$ -		\$ -			\$ -	\$ -	
Police Vehicle - Purchase Option	\$ 60,000		\$ 68,000	\$ 64,658	\$ 66,750	\$ 65,995	\$ 65,995	\$ 78,000
Fuel Master / Fuel Pump System	\$ 80,000		\$ -	\$ 70,215		\$ -	\$ -	
Newlinville Traffic Calming	\$ 275,000	\$ 33,092	\$ 200,000	\$ 23,248		\$ 1,880	\$ 1,880	\$ 250,000
Newlinville Master Plan	\$ -		\$ -			\$ -	\$ -	
Sawmill Culvert Replacement	\$ 125,000	\$ 18,894	\$ 335,000		\$ 335,000	\$ -	\$ 265,000	\$ -
Repairs & Maint - Hwys	\$ -	\$ 9,842	\$ 910,113	\$ 126,573	\$ 990,380	\$ 12,294	\$ 87,294	\$ 1,160,000
Principle repayment on DCED Loan	\$ 9,958	\$ 29,980	\$ 10,159	\$ 12,667	\$ 10,363	\$ 5,156	\$ 10,363	\$ 7,910
Interest Expense on DCED Loan	\$ 693	\$ 539	\$ 493	\$ 647	\$ 288	\$ 170	\$ 288	\$ 79
F550 (2023) GMC 3500 Dump Truck (2024)	\$ 212,113	\$ 69,169	\$ -			\$ -	\$ -	
F-250 w/ plow, salt spreader - 2026					\$ 68,000	\$ 68,548	\$ 68,548	
Township Website	\$ 20,000		\$ 25,000		\$ 25,000	\$ -	\$ -	\$ 25,000
Public Works Equipment Requests	\$ 21,690	\$ 3,328	\$ -	\$ 4,795	\$ 39,000	\$ -	\$ 5,000	\$ 49,000
Public Works Garage Door Repairs						\$ 7,120	\$ 7,120	\$ 5,000
Police Dept Equipment Requests	\$ 16,610	\$ 28,387	\$ -	\$ 17,324	\$ 25,208	\$ 5,032	\$ 25,208	
Twnshp Bldg Feasability Study	\$ 75,000	\$ 4,488	\$ 12,050			\$ -	\$ -	
Township LED sign in the Park	\$ -		\$ -			\$ -	\$ -	\$ 45,000
Park Expansion Project								\$ 500,000
Server for Police Department	\$ -		\$ -			\$ -	\$ -	
Server for Administration Department	\$ 11,000		\$ 12,000			\$ -	\$ -	
Traffic Speed signs	\$ -		\$ -			\$ -	\$ -	
Updated Computer Systems for Police	\$ -		\$ -	\$ 5,388.41		\$ -	\$ -	
Prelim/Final Subdivision Land Develop Plan	\$ -		\$ -			\$ -	\$ -	
Transfer to Liquid Fuels Fund			\$ 75,000			\$ -		
Capital Projects - Park - Partial Grant Reim	\$ -		\$ -			\$ -	\$ -	
Added to Reserve								
Added to Reserve - Township Building Project					\$ 1,000,000			
Total Expenses	\$ 996,244	\$ 200,628	\$ 1,794,289	\$ 570,228	\$ 2,675,989	\$ 166,195	\$ 640,696	\$ 2,283,589

Excess of Revenues over Expenditures

\$ (0)

\$ 477,818

\$ 869,652

\$ 481,415

\$ (0)

\$ (29,032)

\$ (419,368)

\$ -

EAST FALLOWFIELD TOWNSHIP
FISCAL YEAR 2027 MUNICIPAL BUILDING BUDGET

6/30/2026

<u>Account #</u>	<u>2026-Budget</u>	<u>2026-Actual</u>	<u>2026-Projected</u>	<u>2027-Budget</u>
<u>CAPITAL PROJECTS INCOME</u>				
Beginning Balance	\$0	\$0	\$ -	\$1,000,000
Interest Income	\$0			\$30,000
387.XX - Grant - HUD Community Project Funding - Municipal Building Project				\$ 500,000
392.xx · Transfer from General Fund - For Municipal Building Project	\$ 1,000,000		\$ 1,000,000	\$ 250,000
392.xx · Transfer from Trash Fund		\$ -	\$ -	
392.xx · Transfer from Park/Rec Fund		\$ -	\$ -	
<u>Total Revenue</u>	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 780,000
<u>CAPITAL EXPENSES PROJECT EXPENSES</u>				
Municipal Building Architecture and Engineering				\$ 500,000
Added to Reserve				\$ 30,000
Added to Reserve - Township Building Project	\$ 1,000,000			\$ 250,000
<u>Total Expenses</u>	\$ 1,000,000	\$ -	\$ -	\$ 780,000
<i>Excess of Revenues over Expenditures</i>	\$ -	\$ -	\$ 1,000,000	\$ -

NOTICE

Notice is hereby given that on Tuesday, October 27, 2026, at 6:30 p.m., in the East Fallowfield Township Building, 2264 Strasburg Road, East Fallowfield, PA, the Board of Supervisors of East Fallowfield Township shall consider for adoption the following proposed Chapter 18B-102 Connection to Public Sewers Required amendment:

Title: AN ORDINANCE OF THE TOWNSHIP OF EAST FALLOWFIELD, CHESTER COUNTY, PENNSYLVANIA AMENDING CHAPTER 18B, MUNICIPAL SEWER SYSTEMS SECTION 18B-102.1, CONNECTION TO PUBLIC SEWERS REQUIRED.

Summary: Section 1: amends Section 18B-102.1 to address optional public sewage system connection for properties within 150 feet of a system and provides that the Township, at its discretion, may require any property within 150 feet of a public sewage system to connect to such system if the property contains a failing on-lot system; Section 2: provides for the severability of the Ordinance; Section 3: repeals any provision of the code that are inconsistent with the Ordinance; and Section 4: provides the effective date of the Ordinance.

At the meeting noted above, the Township Board of Supervisors shall consider all public comment and shall hold a vote on the adoption of the above-referenced Ordinance amendment. A copy of the Ordinance amendment is available at the Township Building for review and public inspection. If you wish to attend the meeting and are a person with a disability requiring an auxiliary aide, service or other accommodation to participate in the proceedings or attend, please contact the East Fallowfield Township Office (610-384-7144) to discuss how the Township can best accommodate your needs.

Michael G. Crotty, Esquire
Siana Law, LLP
East Fallowfield Township Solicitor

**TOWNSHIP OF EAST FALLOWFIELD
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2026-05

**AN ORDINANCE OF THE TOWNSHIP OF EAST FALLOWFIELD, CHESTER
COUNTY, PENNSYLVANIA AMENDING CHAPTER 18B, MUNICIPAL SEWER
SYSTEMS SECTION 18B-102.1, CONNECTION TO PUBLIC SEWERS REQUIRED.**

Section 1. East Fallowfield Township Code, Chapter 18B, Municipal Sewer System § 18B-102.1, is hereby amended as follows:

§ Section 18B-102.1. Connection to Public Sewers Required.

1. The owner of any property accessible to and whose occupied building(s) is within 150 feet of the public sewer system may connect the property therewith, in the manner the Township sets forth in this Chapter 18B, the Township's Act 537 Plan and through any procedures set forth by applicable outside agencies. The Township may require the owner of a property whose occupied building(s) is within 150 feet of the public sewer system to connect if the owner's property has a failing on-lot system (for which corrective action is not available or undertaken, or for which the Township Sewer Engineer demonstrates is a risk to the public health, safety or welfare). In such circumstances, the Township shall provide the owner with 60 days' notice of the obligation to connect, pursuant to the provisions set forth in this Chapter, and the Second Class Township Code.

Section 2. Severability. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

Section 3. Repealer. All ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed insofar as they are inconsistent with this Ordinance.

Section 4. Effective Date. This Ordinance shall become effective immediately.

ENACTED and ORDAINED by the Board of Supervisors this 27th day of October, 2026.

EAST FALLOWFIELD TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

DRAFT ORDINANCE NO. 2026-06

AN ORDINANCE OF THE TOWNSHIP OF EAST FALLOWFIELD, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE EAST FALLOWFIELD TOWNSHIP CODE, CHAPTER 27, TITLED “ZONING,” TO ADD DEFINITIONS RELATED TO DATA CENTERS AND DATA CENTER ACCESSORY USE TO § 27-201; TO AMEND THE O-I OFFICE/INDUSTRIAL DISTRICT REGULATIONS TO ALLOW A DATA CENTER AND DATA CENTER ACCESSORY USE AS A CONDITIONAL USE UNDER § 27-1102; TO ADD A NEW § 27-1735 TO PROVIDE REGULATIONS FOR DATA CENTERS AND DATA CENTER ACCESSORY USE; AND TO ADD SEVERABILITY, REPEALER AND EFFECTIVE DATE PROVISIONS.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Fallowfield Township that Chapter 27 of the East Fallowfield Township Code, titled, “Zoning” shall be amended as follows:

SECTION 1. The following definitions shall be added to § 27-201, “Specific Terms”:

“DATA CENTER - A facility primarily used for housing computer systems and associated components, including servers, data storage and processing systems, and auxiliary infrastructure such as network hardware, cooling systems, power generators, and electrical substations all of which may be subject to additional safety reviews and regulations. A structure or facility shall not be classified as a Data Center where the sole purpose of the facility is to provide consumer telecommunication services, such a wireline, wireless, broadband or network interconnection services, or emergency communications infrastructure and where the building associated with the same is less than 10,000 square feet of building footprint.

DATA CENTER ACCESSORY USE - Ancillary uses or structures secondary and incidental to a Data Center use, including but not limited to: administrative, logistical, fiber optic, storage, and security buildings or structures; electrical substations; utility lines; domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers, fire suppression, and related equipment); security features, provided such Data Center accessory uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development with a Data Center.”

DATA CENTER OPERATORS - The person or entity responsible for the post-construction operation of a Data Center.

SENSITIVE RECEPTOR - Any residential use, school, preschool, child or adult day-care center, hospital, assisted-living facility, long-term care facility, nursing home, personal care home,

retirement community, treatment center, community center, place of worship, park (excluding trails), campground, or dormitory.

SECTION 2. A new subsection (4)(H) shall be added under Section 27-1102, under Part 11 O-I Office Industrial District, to allow for Data Centers and Data Center Accessory Uses by conditional use in the Office Industrial District as follows:

“(H) Data Centers and Data Center Accessory Uses, subject to the express standards and criteria set forth in Section 27-1735 of this Chapter.”

SECTION 3. A new Section 27-1735 under Part 17 Supplemental Land Use Provisions shall be added to provide specific conditions for Data Centers and Data Center Accessory Use, pursuant to Section 27-1102(4) under Part 11 O-I Office Industrial District and Section 27-1904 under Part 19 Conditional Use Regulations, as follows:

“§ 27-1735 Data Center and Data Center Accessory Use Specific Standards

1. Data Centers and Data Center Accessory Uses shall satisfy the following requirements and design standards as part of the required Conditional Use approval process in O-I Office Industrial District.
 - A. Minimum Lot Area or Tract Size: Fifty (50) acres.
 - B. Minimum Lot Width:
 - (1) Two hundred (200) feet at street line.
 - (2) Three hundred (300) feet at building setback line.
 - C. Minimum Setbacks from Property Lines:
 - (1) Front yard setback: 350 feet from the street right-of-way.
 - (2) Side yard setbacks: 350 feet for either side yard and 700 feet aggregate, except where abutting a railroad.
 - D. Maximum Height: Thirty-five (35) feet,.
 - E. Maximum Lot and Building Coverage:
 - (1) Maximum building coverage: 30%.
 - (2) Maximum lot coverage: 45%.

F. Minimum Landscaped Area: 30%.

G. Principal building facades shall include all building facades that face adjacent public roads or adjacent residentially zoned land. Each principal building facade, which may include multiple facades, shall include a change in building material, pattern, texture, color, or accent materials.

2. Data Centers and Data Center Accessory Uses shall satisfy the following performance standards as part of the Conditional Use approval process. The provisions under Part 18 Common Regulations shall also apply to Data Centers and Data Center Accessory Uses, as applicable. An applicant shall further demonstrate compliance with all applicable county, state and federal regulations, inclusive of off-site waste and e-waste disposal. In the event of a conflict between performance standards in this section and Part 18 Common Regulations, the performance standards in this section shall supersede Part 18 Common Regulations.

A. Landscaping and Screening. Landscaping and screening shall be provided to meet the requirements of Section 27-1808, in addition to the requirements below. All perimeter landscaping and screening shall be installed at the outset of construction, except for those Township-approved means of access. Fencing, including sound walls to minimize potential visual and noise impacts on adjacent roadways and properties, may be used to supplement the landscape berms and required vegetative screening. In addition, the Data Center facility shall include:

- **Continuous Landscape Buffer:** A continuous landscape buffer of at least fifty (50) feet in width is required between a Data Center (including accessory uses) and any adjoining residential zoning district, Sensitive Receptor, or public roadway. The buffer yard shall be kept entirely free of structures, dumpsters, outdoor storage, display areas, signs, materials, loading zones, and vehicle parking.
- **Planting Density Allocations:** Plantings within the 50-foot buffer yard must achieve a dense, opaque, four-season screen using native species allocated at minimum as follows:
 - **Large Evergreen Trees:** One (1) tree per 15 linear feet, measuring a minimum of eight (8) feet in height at planting.
 - **Deciduous Canopy Trees:** One (1) tree per 75 linear feet, with a minimum 2½ inch caliper at planting.
 - **Ornamental / Flowering Trees:** One (1) tree per 25 linear feet.

- **Shrubs:** Five (5) fully branched shrubs per 25 linear feet, measuring at least three (3) feet in height at planting (minimum 50% evergreen).
- **Monoculture Prevention:** A variety of native species shall be utilized. American arborvitae and weak-stemmed plants shall not be permitted. If more than twenty (20) evergreen plants are proposed, no single species may constitute more than 50% of the total evergreen planting.
- **Fencing Limitations:** Fencing along public and private roadways shall not consist of chain-link fencing (with or without slatted inserts) and shall not include barbed wire or visibly intrusive deterrence devices, unless fully screened from off-site view by the mandatory 50-foot landscape buffer.
- **Equipment Screening & Enclosure:** All ground-mounted and roof-mounted equipment used for cooling, ventilating, or backup power generation located must be fully enclosed within a building or through additional measures as are necessary to comply with the noise and vibration limitations set forth herein.

B. Principal Building Facades and Other Architectural Treatments.

Principal building facades shall avoid the use of undifferentiated surfaces by including at least two of the following design elements: change in building height; building step-backs or recesses; fenestration; change in building material, pattern, texture, color; or use of accent materials. When a building has more than one principal facade, such principal building facades shall be consistent in terms of design, materials, details, and treatment.

Horizontal Modulation: Every 150 horizontal feet, wall planes facing public roads or residential areas must incorporate at least two of the following design elements:

1. A distinct change in building material, pattern, texture, or color.
2. A structural change in building height of at least five (5) feet.

Architectural building elevations shall be provided by the applicant to identify compliance with this section.

C. Pre-Construction Sound and Vibration Study

- (1) The applicant shall submit a pre-construction sound and vibration study with the Conditional Use application, prepared at its cost and sealed by a qualified professional engineer, to include predicted sound and vibration levels from the operation of the Data Center and Data Center Accessory Uses.
- (2) The pre-construction sound and vibration measurements shall be conducted at the property boundary location nearest to the adjacent occupied buildings and at other points as determined by the Township Engineer based on the particular characteristics of the property and potential impacts off-site.
- (3) The pre-construction sound measurements shall use objective level limits expressed in A-weighted decibels (dBA) for sound and C-weighted decibels (dBC) for low-frequency impacts, measured and evaluated in accordance with standardized methodologies.
- (4) The pre-construction vibration measurements shall use objective level limits expressed in velocity decibels (VdB), measured and evaluated in accordance with standardized methodologies, and assessed against human perception criteria.
- (5) Simultaneous Operation Assumption. All sound and vibration evaluations, studies, modeling, and compliance determinations shall assume the concurrent operation of all generators, cooling systems, mechanical equipment, and other noise-producing devices operating at their maximum rated capacities.

D. Post-Construction Sound and Vibration Study

- (1) Within ninety (90) days following the commencement of operations of the Data Center and Data Center Accessory Uses and annually thereafter, the applicant shall prepare at its cost and submit an as-built post-construction sound and vibration study, prepared and sealed by a independent qualified professional engineer, at applicant's expense.
- (2) The post-construction sound and vibration measurements shall be conducted at the property boundary location nearest to the adjacent occupied buildings and at other points as determined by the Township Engineer based on the particular characteristics of the property and potential impacts off-site.
- (3) The post-construction sound compliance shall use objective level limits expressed in A-weighted decibels (dBA) for sound and C-weighted

decibels (dBC) for low-frequency impacts, measured and evaluated in accordance with standardized methodologies.

- (4) The post-construction sound measurements shall demonstrate compliance with all applicable maximum levels of sound set forth in the Table for Maximum Level of Sound Permissible for Data Centers and Data Center Accessory Uses.
- (5) The post-construction low-frequency impact measurements shall demonstrate compliance with all applicable maximum levels of low-frequency impact set forth in the Table for Maximum Level of Low-Frequency Impacts Permissible for Data Centers and Data Center Accessory Uses.
- (6) The study shall include measurements taken during normal operations, peak cooling load, and during operation of emergency generators under load.
- (7) The post-construction vibration measurements shall use objective level limits expressed in velocity decibels (VdB), measured and evaluated in accordance with standardized methodologies, and assessed against human perception criteria. Vibration levels shall not exceed sixty-five (65) velocity decibels (VdB), measured in accordance with ISO 2631-1 or a successor standard.
- (8) If the post-construction sound and vibration study demonstrates non-compliance with any applicable standard, the study shall include a detailed plan to remediate and fully comply with any applicable standard.
- (9) The applicant shall present the post-construction sound and vibration study to the Board of Supervisors at a public meeting within thirty (30) days of its submission to the Township.
- (10) All violations shall be remediated within a period approved by the Board of Supervisors, but no later than ninety (90) days, following notice of non-compliance, unless extended for good cause shown.

E. Following the issuing of a certificate of occupancy, the Township may require additional sound and vibration studies upon receipt of a substantiated complaint or material modification, replacement, or addition of mechanical equipment, cooling systems, generators, or other vibration-generating equipment. Applicant shall install and maintain on-site equipment, at locations as determined through the subdivision and land development process, for the continuous monitoring of sound and vibration to establish compliance with the

above. Such information shall be provided to the Township upon receipt of a noise or vibration complaint.

- F. If there is a violation of the Maximum Level of Sound Permissible, Maximum Level of Low-Frequency Impacts Permissible for Data Centers and Data Center Accessory Uses, or vibration levels exceeding 65 velocity decibels (VdB), the Township may require mitigation measures, which may include operational modifications, equipment limitations, or temporary curtailment of specific sound- and vibration-producing activities until compliance is demonstrated.

- G. Table for Maximum Level of Sound Permissible for Data Centers and Data Center Accessory Uses at Property Line of Stated Receiving Land Use.

Receiving Land Use	Daytime (7:00 AM – 10:00 PM)	Nighttime (10:00 PM – 7:00 AM)
Residential	40 dBA Leq (1-hour)	40 dBA Leq (1-hour)
Mixed-Use / Commercial	60 dBA Leq (1-hour)	50 dBA Leq (1-hour)
Industrial	65 dBA Leq (1-hour)	55 dBA Leq (1-hour)

No sustained or recurring vibration shall be perceptible to the human sense of feeling at or beyond the property line. Additionally, vibration shall be measured as particle velocity in any one-third octave band and shall not exceed 200 $\mu\text{m/s}$ RMS in any band. Continuous ground-borne or structural vibration shall not exceed **0.12 inches per second Peak Particle Velocity (PPV)** at any residential or institutional property line, nor shall it exceed a human perception ceiling of **65 VdB** at any receiving property line.

- H. Table for Maximum Level of Frequency Impacts Permissible for Data Centers and Data Center Accessory Use at Property Line of States Receiving Land Use.

Receiving Land Use	Daytime (7:00 AM – 10:00 PM)	Nighttime (10:00 PM – 7:00 AM)
Residential	40 dBC Leq (1-hour)	40 dBC Leq (1-hour)
Mixed-Use / Commercial	60 dBC Leq (1-hour)	50 dBC Leq (1-hour)
Industrial	65 dBC Leq (1-hour)	55 dBC Leq (1-hour)

Impulsive and Tonal Noise Violations: Short-term tonal, pure-tone, or impulsive noises exceeding the baseline caps listed in Table 1 by five (5) dBA or more shall constitute an immediate violation of this Ordinance.

H. Water and Wastewater Disposal.

1. Water

- a. A Data Center shall be connected to public water.
- b. The applicant shall provide detailed estimates of daily and annual water usage.
- c. The applicant shall provide documentation from the public water provider that there is sufficient water available to serve the Data Center and Data Center Accessory Uses without impacting water pressure, availability of water to other users in Township or **increase water/sewer cost for the Township public water/sewer customers**. No Data Center or Data Center Accessory Uses shall be approved unless the applicant demonstrates that the anticipated water supply yield is sufficient for the Data Center and Data Center Accessory Uses and will not adversely impact water pressure, availability of water to other users in the Township or **increase water/sewer cost for Township public water/sewer customers**.
- d. The Data Center and Data Center Accessory Uses shall not use groundwater or direct withdrawals on or within 2,000 feet of the property from subsurface or surface watercourses as its source of water for cooling purposes.
- e. The Data Center and Data Center Accessory Uses shall be designed to include air-cooled or closed-loop water circulation systems to cool processing equipment. An applicant may propose an alternative cooling system that is demonstrated to use less water and energy than closed loop systems.
- f. The applicant shall submit a drought response plan to demonstrate compliance with state, water supplier and local drought declaration requirements.

2. Wastewater Disposal.

- (1) A Data Center and Data Center Accessory Uses shall be connected to public sewer.
- (2) The applicant shall submit an analysis of wastewater disposal needs with the conditional use application which indicates the quantity of

wastewater generation expected from sewage and water discharge as part of the Data Center's and Data Center Accessory Uses' HVAC system.

- (3) Any untreated discharge of wastewater generated at the Data Center and Data Center Accessory Uses may not be discharged to stormwater systems or surface waters.
- (4) The applicant shall submit documentation certified by the public sewer provider so that the provider can support the conveyance and treatment needed.

I. Energy Supply.

1) An applicant for a Data Center and Data Center Accessory Uses shall provide an energy usage plan with the conditional use application, which shall provide or identify, at a minimum:

- a. Annual electricity demand.
- b. Energy supply sources that will be utilized.
- c. Energy storage capacity (if applicable).
- d. Proposed sources of back-up power.

(1) e. Documentation of efforts to maximize use of renewable and/or clean energy for all electrical and cooling needs, including those to reduce the need for new electric generation by incorporating the best available energy efficiency into the design of data center servers, cooling units, and the building structure.

f. If interconnecting to the energy grid, an applicant for a Data Center and Data Center Accessory Uses shall provide documentation of the energy utility interconnection approval process, and provide the following:

- 1) A copy of an application for the project filed with the electric utility provider.
- 2) A copy of transmission security agreement signed by all necessary

parties.

- (a) 3) The date that the electric utility provider proposed energization of the Data Center and Data Center Accessory Uses.

2) If Data Centers or Data Center Accessory Uses use backup generators, the following criteria shall apply.

- a) Diesel generators shall meet Tier 4 emission standards of the U.S. Environmental Protection Agency.

- b) Diesel generators shall undergo annual testing, and reports shall be provided to the Township to ensure that the generators are performing as designed and that emissions do not exceed permitted limits.

- c) Emergency energy generation that is diesel, gasoline, or similarly fueled shall be used only at the following times:

- 1) When the primary source of energy is not available due to an emergency outage.

- 2) During routine maintenance, or readiness testing for a short duration of time and capped at thirty-six hours per year, unless the Applicant demonstrates during the land development process the need for and limits to additional testing, in which case it may not exceed one hundred (100) hours per year.

- 3) Routine maintenance testing of back-up fossil fuel-powered generators shall be restricted to the hours of 10:00 AM through 4:00 PM Monday through Friday.

- 4) Peak shaving or supplying power to the grid is prohibited.

The applicant shall design and locate the emergency energy generation systems to limit noise and visual impacts as much as possible.

The operator shall maintain a public website announcing the times when the generators will be in operation. Any operation of the backup generators for testing purposes shall be announced on the website at least 24 hours in advance. The operator shall also notify the Township at least 24 hours in advance of a test. The operator shall provide the address of the website where the notices required by this Section are published.

J. Alternative Energy Systems.

1) Any energy generation system designed or used to supply power directly to a Data Center or Data Center Accessory Uses during normal operations, including solar, wind, fossil fuel, or nuclear energy generating systems, shall not be considered part of the Data Center or Data Center Accessory Use but shall be subject to existing municipal or utility regulations. Such systems shall be considered separate from Data Center or Data Center Accessory Uses and shall be approved according to all applicable state and federal regulations along with municipal zoning regulations applicable to such use. The applicant shall select, design and locate the energy generation systems to limit noise, emissions, and visual impacts to adjacent and nearby uses as much as possible.

a) Electric Utility Substations on the same property as the Data Center or Data Center Accessory Use, must be located on the side or rear of a Data Center principal building so they are screened from public view and shall not be in the front yard. On-site substations do not require a buffer or screening between the Data Center Principal Building and the substation.

b) Data Center electric utility substations visible from an arterial roadway must include a combination of year-round opaque landscaping and screening walls to minimize visual impact.

c) Burying power lines serving the property is strongly encouraged. On-site power lines of 34.5 kV and below must be buried.

d) Substations abutting a district boundary or a parcel containing residential use shall be set back a minimum of eight hundred (800) feet from the property line. If abutting another parcel and use, substations shall meet the requirements for accessory uses in the underlying zoning district.

e) The Data Center or Data Center Accessory Use electric utility substation shall be subject to applicable zoning district setback requirements. Setbacks shall be measured from the edge of the enclosure containing the substation to the property boundary of the lot it occupies.

K. Emergency Management.

1) The applicant shall submit an Emergency Response Plan (ERP) prepared by a qualified professional. The ERP shall:

a) Be reviewed and accepted by the local fire department and emergency management services as part of the conditional use process.

b) Include detailed procedures for fire suppression, containment, ventilation, and evacuation.

- c) Include an evaluation of the access roads and hydrant locations within the site to ensure suitable access for emergency equipment within the site.
 - d) Ensure that all first responders receive adequate training specific to the installed system.
 - e) Include provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by a qualified professional on behalf of the Data Center or Data Center Accessory Uses.
- 2) The costs incurred, including specialized training and equipment for fire and EMS personnel, shall be reimbursed by the applicant, including future ongoing training specific to the Data Center and Data Center Accessory Use ERP.
- 3) Any Data Center or Data Center Accessory Use proposing battery storage or any other device or group of devices capable of storing energy in order to supply electrical energy at a later time, whether the energy is stored for use on-site or off-site, shall demonstrate compliance with National Fire Protection Association (NFPA) Standard 855, Installation of Stationary Energy Storage Systems, or similar standards and must include fire suppression systems designed specifically for battery storage.
- 4) No Data Center or Data Center Accessory Use shall be approved unless the applicant demonstrates that procedures for fire suppression, containment, ventilation, and evacuation are sufficiently protective of public health, safety and welfare.

L. Construction Plans.

- 1) The applicant shall coordinate with the Township and develop a construction plan which shall be adhered to by all vehicles and equipment involved in the construction of the Data Center or Data Center Accessory Uses including construction deliveries, equipment and contractors, to minimize disruption to the traffic in the vicinity of the subject property. The plan shall include appropriate times and locations for access by construction vehicles and anticipated delivery of large equipment. This construction plan must be approved by the Township as part of final land development plan approval. The Township shall have the authority to require more detailed information to be added to the plans as well as consistent updates as the project progresses.

M. Decommissioning.

It is the facility owner's responsibility that, at the end of the project life or active use of the facility as a Data Center, the site must be restored in a manner that will allow for a beneficial reuse of the property. This would involve the removal of all equipment and/or equipment-related structures that are no longer in use or cannot be reasonably reused. A facility owner must also remediate any conditions or damage to the property pursuant to regulations of the Township ordinances. Prior

to receipt of a zoning permit for the construction of a Data Center or Data Center Accessory Use, a decommissioning agreement shall be executed between the Township and the facility owner to ensure the requirements within this section are met within twelve (12) months of the date at which the facility ceases to operate as a Data Center, and for the provision of financial security in an amount equal to 110% of the Township approved decommissioning costs to remain in place until the facility is decommissioned. Such amounts shall be updated every three years, subject to review and approval of the Township Engineer.

N. Minimum Parking. The minimum number of parking spaces shall be twice the maximum number of employees on site during the largest shift. A reserve parking area shall be provided sufficient to provide for off-street parking equivalent to 1 space per 8,000 square feet of building area, with such areas to be counted as impervious coverage for the purpose of stormwater management facility planning. Such reserve parking (or portion thereof) shall be installed to the extent that it is determined by the Township Zoning Officer that an applicant's use of the property results in insufficient on-site parking. Parking and loading areas shall not be permitted in the required Front Yard(s) or Side Yards.

O. During the subdivision and land development process, an Applicant for a Data Center shall pursue in good faith a Community Benefits Agreement with the Township, by which to memorialize and address:

- a. The particular means and measures by which the Applicant will comply with the provisions of this Section and the Township Zoning Ordinance generally;
- b. Goals for workforce engagement and local hiring in the construction and operation of the facility;
- c. The needs and engagement with local emergency services responders;
- d. Any proposed contributions to a community support fund related to future municipal needs and impacts; and
- e. Efforts to reduce the impact of any particular aspects of the operations on the immediate surrounding community.

SECTION 4. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors of East Fallowfield Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 5. Superseded. All Ordinances or parts of Ordinances conflicting with any provisions of this Ordinance are hereby superseded insofar as the same affect this Ordinance.

SECTION 6. Effective Date. This Ordinance shall be effective upon enactment as provided by law.

ENACTED AND ORDAINED this _____ day of _____, 2026.

EAST FALLOWFIELD TOWNSHIP
BOARD OF SUPERVISORS:

ATTEST:

Draft

**TOWNSHIP OF EAST FALLOWFIELD
CHESTER COUNTY, PENNSYLVANIA
ORDINANCE NO. 2026-07**

**AN ORDINANCE OF THE TOWNSHIP OF EAST FALLOWFIELD, CHESTER
COUNTY PENNSYLVANIA REQUIRING OWNERS OF ALL RESIDENTIAL RENTAL
UNITS WITHIN THE TOWNSHIP TO REGISTER WITH THE TOWNSHIP CODE
ENFORCEMENT OFFICER, PROVIDING FOR ALL SUCH UNITS TO BE
INSPECTED AS PROVIDED HEREIN BY THE TOWNSHIP CODE ENFORCEMENT
OFFICER, SETTING FEES FOR THE COST THEREOF, PROVIDING A PROCEDURE
FOR INSPECTION AND PENALTIES FOR VIOLATION OF THE ORDINANCE.**

WHEREAS, the Township Supervisors of East Fallowfield Township recognize a need for a comprehensive and organized license and inspection program of Residential Rental Units within the Township to assure compliance with local safety, health, fire and zoning regulations; and

WHEREAS, the Supervisors recognize a need for an efficient system for compelling the habitability and the continued maintenance of the Residential Rental Units within the Township; and

WHEREAS, the Supervisors recognize that lessees have a reasonable expectation that their Residential Rental Units will be maintained in accordance with the applicable blighted property ordinance provisions; and

WHEREAS, the Supervisors recognize that requiring registration/licensing and inspection of Residential Rental Units within the Township will allow for orderly administration of the Ordinance.

NOW THEREFORE, BE IT ENACTED AND ORDAINED BY THE TOWNSHIP OF EAST FALLOWFIELD, CHESTER COUNTY, PENNSYLVANIA, and it is hereby enacted and ordained by authority of the same:

SECTION 1. PURPOSE; FINDINGS.

The purpose of this article of the East Fallowfield Township shall be to protect and promote the public health, safety and welfare of its citizens, to establish rights and obligations of owners and tenants/occupants relating to residential rental units in the Township and to encourage owners and tenants to maintain and improve the quality of life and quality of rental housing within the community. As a means to these ends, this article provides for the registration of rental properties and for the inspection and licensing of residential rental units thereon, to ensure said properties and units are in compliance with Township-adopted building, property maintenance and other codes and regulations.

SECTION 2. REGISTRATION/LICENSING OF RESIDENTIAL RENTAL UNITS.

- A. Owners of residential real property who rent or intend to rent all or a portion of their residential property in East Fallowfield Township shall make application to East Fallowfield Township for a rental license for each proposed rental unit, subject to renewal on an annual basis and upon the change of a tenant.. The Township is authorized to design and administer forms to be used to carry out the purpose of this article, which forms shall be available at the East Fallowfield Township Building and on the East Fallowfield Township website.
- B. At the time of application, the owner making application shall provide to East Fallowfield Township the contact information (and signature) of the owner and a designated, responsible agent or property manager (inclusive of emergency contact information for all of the above). If the designated, responsible agent or property manager changes, the owner shall notify East Fallowfield Township in writing within 30 days of the new designated, responsible agent or property manager, and provide the aforesaid information.
- C. At the time of application, the owner making application must have satisfied all permit fees, civil judgments, or fines owed to East Fallowfield Township. The satisfaction of permit fees stated above applies not only to property(ies) for which the owner is applying currently, but to all properties that the owner possesses title to in East Fallowfield Township.
- D. At the time of application, each owner for a rental license shall pay a permit fee for each rental unit, which fee shall be established by resolution of the Board of Supervisors, and which fee may be amended from time to time by resolution of the Board of Supervisors.
- E. At the time of application, each owner shall sign a certification subject to the penalties for unsworn falsification to authorities (18 Pa.C.S.A. §4904), which states that the owner is aware of and intends to comply with all applicable Township codes and ordinances including, but not limited to, the East Fallowfield Township Blighted Property Ordinance, the Pennsylvania Uniform Construction Code, the Township's trash collection and recycling ordinances, and any other ordinance that requires the safe and proper maintenance of real property in East Fallowfield Township. The owner shall also acknowledge and agree to comply with the applicable inspection requirements set forth in **Exhibit A, "Checklist of Items to Be Inspected in Association with the Rental License Registration and Inspection Program,"** attached hereto and incorporated herein by reference.
- F. Beginning in 2027, application for rental licenses for the 2027 calendar year shall be made on or prior to June 30 of such year. For subsequent years, application shall be made on or prior to January 31 of such year. At the time of the application, the license fee shall be paid. Applications made after January 31 (or, in the case of a tenancy that begins after January 31st, within 30 days of the commencement thereof) shall be subject to a penalty which shall be established by resolution of the Board of Supervisors, and which may be amended by resolution of the Board of Supervisors from time to time.

SECTION 3. DUTIES OF OWNERS OF RESIDENTIAL UNITS.

- A. It shall be the duty of every owner, operator, designated/responsible agent or property manager to keep and maintain all residential rental units in compliance with all applicable codes and provisions of all applicable state laws and regulations and all East Fallowfield

Township ordinances, and to keep said units in good and safe condition (e.g., East Fallowfield Township Code Chapters 10, 17, 18A and 27).

- B. It shall be unlawful for any person, as owner, operator, designated/responsible agent or property manager to conduct or operate or cause to rent any residential rental unit within the East Fallowfield Township without registering the property in accordance with this Ordinance and maintaining the license for the same with the Township.
- C. Every owner, operator, responsible agent or manager shall provide each tenant with a copy of this article, and the current residential rental registration for the premises upon which the residential rental unit is situated.
- D. The owner shall maintain acceptable physical conditions in common areas and the owner shall be required to ensure that common areas and the outside premises are in compliance with applicable state and East Fallowfield Township codes and ordinances.
- E. Owners and Designated, Responsible Agents and Property Managers Separately Responsible. If any residential rental unit is owned by more than one person, in any form of joint tenancy, as a partnership, or otherwise, and, as to any designated, responsible agents or property managers who have executed the residential rental permit application, such person shall be jointly and severally responsible for the duties imposed under the terms of this article, and shall be separately subject to prosecution for the violation of this article.
- F. It shall be the duty of every property owner, operator, responsible agent or manager of each property to submit to the Township a list of occupants, consisting of the names and apartment numbers/addresses of all persons residing or occupying said unit for residential purposes. The list shall be submitted by June 30 for the 2027 calendar year and by January 31 of each subsequent year and shall be updated quarterly thereafter.
- G. Every property owner, operator, responsible agent or manager who controls property within the Township that is leased, granted or rented as a dwelling is hereby required to notify the Township of any change in occupancy of any Residential Rental Unit. Such notification shall be submitted to the Township within 30 days of the change in occupancy of any Residential Rental Unit.
- H. The operator, responsible agent or manager shall be authorized to accept service of process on behalf of the property owner.
- I. The property owner or manager shall receive notices and correspondence, including service of process from the Township; to arrange for the inspection of the Residential Rental Unit(s) in accordance with this Chapter or in the event that the Municipal Enforcement Officer/Code Enforcement Officer has identified a need for inspection due to alleged violations at that Residential Rental Unit(s); to do or arrange for the performance necessary to insurance continued compliance of the Residential Rental Unit(s) with the current Codes, and other Ordinances in effect in the Township.

- J. The property owner shall notify the Township in writing within thirty (30) days after the changing of a unit from owner-occupied to being a Residential Rental Unit for purposes of this Chapter.
- K. Owners of all properties possessing Residential Rental Units created after the effective date of this Chapter shall register said units with the Township within thirty (30) days of any Residential Rental Unit being leased to a tenant, and/or occupied by an occupant.
- L. The property owner, operator, responsible agent or manager shall accompany the Municipal Enforcement Officer/Code Enforcement Officer or other designated representative for all inspections at the property.
- M. The property owner shall be responsible for snow and ice removal and grass cutting at the property.
- N. The existence of an agreement between the property owner and a tenant shall not relieve the property owner from the responsibility in meeting any requirement.
- O. Buildings that contain locking entry doors (security doors) at entry points to the building shall include a rapid key access system as may be approved by the Fire Marshal.
- P. Buildings containing a fire suppression system shall have the system inspected and certified by an approved and qualified fire protection system contractor who is trained and experienced in the maintenance and inspection of fire suppression systems with a copy of the certification to be provided to the Municipality on an annual basis during the Fire and Life Safety Inspection performed by the Township's Fire Marshal's Office. Inspection and maintenance shall be in accordance with the appropriate NFPA Standard.
- Q. Buildings containing a fire detection and/or alarm system monitored by a central station shall have the system inspected and certified by an approved and qualified monitoring system contractor who is trained and experienced in the maintenance and inspection of monitoring systems with a copy of the certification to be provided to the Municipality on an annual basis during the Fire and Life Safety Inspection performed by the Township's Fire Marshal's Office. Inspection and maintenance shall be in accordance with the appropriate NFPA standard. Each property owner of a Residential Rental Unit must comply with Act 29 of 2026.

Failure to satisfy any provision above shall be considered a violation of this Chapter.

SECTION 4. TENANT DUTIES.

- A. The tenant shall comply with all obligations imposed upon tenants by this article, applicable codes and regulations of East Fallowfield Township, and all applicable provisions of state law, particularly in keeping the interior of the rental unit in sanitary condition.
- B. Tenants shall collect and dispose of all rubbish, garbage and other waste in a clean and sanitary manner, and tenants shall comply with East Fallowfield Township solid waste,

sanitation and recycling regulations. Tenants shall keep the part of the premises which tenant occupies or controls in a clean and sanitary manner.

SECTION 5. INSPECTION OF RESIDENTIAL RENTAL UNITS

- A. All Residential Rental Units shall be subject to inspection by the Township Code Enforcement Officer biennially (once every other year), or within thirty (30) days of written notice from the Code Enforcement Officer upon complaints submitted to the Township, for compliance with the currently adopted version of Township's Blighted Property Ordinance, the instant Ordinance and other applicable Township Ordinances. All such inspections shall be subject to, and conducted in accordance with, the Fourth Amendment to the United States Constitution. Tenants may refuse entry to the Township Code Enforcement Officer in the absence of an administrative search warrant or legal authority to enter the property, in which case the subject property may not be issued the requisite certificate of inspection and, consequently, the subject property would not be authorized to be used as a rental property. Nothing in this Section shall prohibit a Code Enforcement Officer from requesting permission from a tenant to inspect a property for compliance with this Section, or to seek and obtain an administrative search warrant or other legal authority to enter such property or Residential Rental Unit. Nothing in this section shall prohibit additional inspections if the property is found to be in violation of any Township Ordinance or Commonwealth laws or if the Township receives complaints regarding unlawful activities at the property. The owner shall be responsible for any additional inspection costs if any violations are identified as a result of a complaint inspection.
- B. The fee for the inspection of Residential Rental Units shall be as noted in the Fee Schedule adopted by the Township or as the Supervisors may hereafter by resolution direct.

SECTION 6. CERTIFICATE OF INSPECTION.

- A. No person shall rent, lease or allow to be occupied any Residential Rental Unit subject to this Ordinance without the unit first being inspected and determined to be compliant by the Code Enforcement Officer.
- B. The Owner of a Residential Rental Unit may request inspection of a Residential Rental Unit at any time. Any such request shall be made in writing to the Township Code Enforcement Officer and shall be accompanied by the inspection fee required by the Township.
- C. The Certification of Inspection issued by the Township Code Enforcement Officer shall expire two (2) years from the date of issuance, unless suspended or revoked due to a violation of this Ordinance.
- D. A Certificate of Inspection shall be transferable to new owners.
- E. The tenant may request a copy of a Certificate of Inspection for the property in which they reside.

SECTION 7. PROCEDURE FOR INSPECTIONS.

- A. Upon inspection by the Township Code Enforcement Officer, if a property or Residential Rental Unit is found to be in compliance with the Township Ordinances and the inspection fee has been paid, the Township Code Enforcement Officer shall issue a Certificate of Inspection for the property or Residential Rental Unit, respectively.
- B. If a property is found to be in violation of any Township Ordinance, including, but not limited to, the Township's Blighted Property Ordinance, this Ordinance and any other applicable Township Ordinances, the Township Code Enforcement Officer shall provide written notice of such violation(s) to the responsible person(s) (which, depending on the nature of the violation, may include the owner(s), designated, responsible agent or property manager, or tenant(s)) and may set a re-inspection date before which such violation(s) must be corrected. The re-inspection date shall be as stated by the Township Code Enforcement Officer in the written notice, but shall be no more than sixty (60) calendar days after the date of inspection, except in exigent circumstances involving the public health, safety and welfare (in which case the time period may be shorter) or except as other, special circumstances acceptable to the Code Enforcement Officer warrant otherwise. A fee for each re-inspection of violation(s) shall be charged in accordance with the Fee Schedule established by the Township or as the Supervisors may hereafter by resolution direct.
- C. If the violation(s) cited by the Township Code Enforcement Officer is corrected upon re-inspection and the annual license fees have been paid, the Township Code Enforcement Officer shall issue a Certificate of Inspection for the property.
- D. If the violation(s) cited by the Township Code Enforcement Officer is not corrected upon re-inspection, the Township Code Enforcement Officer shall not issue the Certificate of Inspection and shall inform the Township Supervisors in writing within ten (10) days for further action as the Township Supervisors shall deem appropriate. The Residential Rental Unit license shall also be suspended as noted in this Ordinance.

SECTION 8. SUSPENSION OR REVOCATION OF LICENSES.

- A. Failure of an inspection of a Residential Rental Unit will result in the suspension of the Residential Rental Unit's license, if the violation(s) found during the inspection is not corrected within the designated time frame.
- B. If the violation(s) found during the inspection is not corrected within the designated time frame, the Residential Rental Unit license shall be suspended and the tenants shall be notified to vacate the Residential Rental Unit within the time period as established by the Township Code Enforcement Officer, except in cases of an immediate threat to the public health safety and welfare, in which case immediate vacation may be required. Occupancy of the Residential Rental Unit shall not be allowed until the violation(s) has been corrected and the Residential Rental Unit passes an inspection by the Township Code Enforcement Officer.

SECTION 9. PENALTIES.

- A. Any person who violates any provision of this Ordinance (inclusive of the owner, designated, responsible agent or property manager, or tenant) shall, upon conviction hereof before a court of competent jurisdiction pursuant to Section 1602(c.1)(2) of the Pennsylvania Second Class Township Code, be sentenced to pay a fine of up to, not to exceed, \$1,000 per violation as a summary offense before a District Justice plus court costs and costs incurred by the Township.
- B. A separate offense shall be deemed to have been committed for each and every day during or on which a violation(s) occurs.
- C. Any person who violates any provision of this Ordinance in the first year applications for rental licenses are required pursuant to Section 2(F) of this Ordinance shall be sent a written warning prior to enforcement action being taken by the Township Code Enforcement Officer. The written warning shall provide 30 days from the date of the written warning to cure the violation without penalty. After 30 days, the Township may proceed with enforcement action. This provision does not apply to emergency circumstances.

SECTION 10. EXEMPTIONS.

- A. This Ordinance shall not apply to hospital units, nursing units or retirement home units located within the Township that are otherwise inspected by a County, State or Federal government agency for the purposes set forth in this Ordinance.
- B. Hotels, motels, bed and breakfasts, nursing homes, continuing care facilities, assisted living facilities, boarding houses, and similar places of business for which a fee is charged for overnight stays are excluded from the requirements of this article.
- C. Nothing herein shall be construed as approval of a particular Residential Rental Unit under the Township Zoning Ordinance. The provisions of the Zoning Ordinance, and characterization of a particular use thereunder, shall be determined by the Zoning Officer pursuant to such provisions of the Zoning Ordinance.

SECTION 11. DEFINITIONS.

As used in this Ordinance, the following terms shall have the following meanings:

- A. Residential Rental Unit – a Dwelling Unit (as defined by the Zoning Ordinance) or portion thereof for one or more persons, with independent living facilities providing for living, sleeping, cooking and disposal of human waste, which is rented by the owner thereof to a tenant. This includes short term rentals (rentals for fewer than 30 consecutive days per calendar year) such as Airbnb rentals, Vrbo rentals and similar rentals.

- B. Person – any natural individual, partnership, association, corporation, joint venture, receiver, executor, trustee, business entity, personal representative or guardian appointed by any order of any court of competent jurisdiction.
- C. Tenant - A person, other than the property owner, to whom a landlord grants temporary and exclusive use of land or a part of a building, usually in exchange for rent or other considerations.
- D. Township Code Enforcement Officer – shall be any qualified Person appointed by the Township. A qualified person shall, at minimum, possess a Residential Building Inspection Certification from the Commonwealth of Pennsylvania.

SECTION 12. REPEALER.

Any Ordinance or part of Ordinance conflicting with this Ordinance is hereby repealed insofar as the prior Ordinance conflicts with this Ordinance.

SECTION 13. SEVERABILITY.

In the event that any provision, section, clause or part of this Ordinance shall be held to be invalid, such invalidity shall not affect or impair any remaining provision section, sentence, clause or part of this Ordinance, it be the intent of the Township that such remainder shall be and remain in force and effect.

SECTION 14. EFFECTIVE DATE.

This Ordinance shall take effect on the earliest date after enactment permitted by law.

Enacted and Ordained this ____ day of _____, 202_, by the Township Supervisors of East Fallowfield Township, Chester County, Pennsylvania, in lawful session, duly assembled.

EXHIBIT "A"

A CHECKLIST OF ITEMS TO BE INSPECTED IN ASSOCIATION WITH THE RENTAL LICENSE REGISTRATION AND INSPECTION PROGRAM

Exterior:

1. Sanitation: All exterior property and premises shall be maintained clean, safe, sanitary and free from any accumulation of rubbish and trash.
2. Grading and Drainage: All premises shall be graded and maintained to prevent the accumulation of stagnant water.
3. Sidewalks and Driveways: All sidewalks, walkways, driveways, parking spaces and similar areas shall be kept in a proper state of repair.
4. Weeds: All premises and exterior property shall be maintained free from weeds and plant growth in excess of ten (10) inches.
5. Motor Vehicles: No unregistered and/or uninspected motor vehicle shall be present on any property. No motor vehicles undergoing major or minor repairs and/or body work shall be permitted at any time.
6. Street Numbers: Each building shall have a number displayed which is easily readable from the public right of way. All numbers shall be at least four (4) inches high and one-half (1/2) inch stroke.
7. Roofs and Drainage: The roof and flashing shall be sound, tight, and not have defects which might admit rain. Gutters and downspouts shall be provided.
8. Chimneys and Towers: All chimneys and similar appurtenances shall be maintained in good repair.
9. Handrails and Guardrails: Each flight of stairs having more than four risers shall have a graspable handrail and every open portion of a stair, landing or balcony which is more than thirty (30) inches above the floor or grade shall have a guardrail not less than thirty-six (36) inches high with openings no more than four (4) inches.
10. Window and Door Frames: Every window, door and frame shall be kept in good condition.
11. Insect Screens: Each door, window and outside opening in any building containing habitable rooms shall be provided with tightly fitting screens (16 mesh per inch) and every swing door shall be provided with a self-closing device.

12. Basement Windows: Every basement window shall be provided with shields or storm windows to keep vermin out.
13. Accumulation of Rubbish or Garbage: The exterior of every structure shall be free from any accumulation of rubbish or garbage. Cans and dumpsters with lids and/or other closing devices in a quantity necessary shall be provided for all trash and rubbish.
14. Insect and Rat Harborage: All structures shall be kept free from insect and rat infestation.
15. Access Walks and Sidewalks: All access walks and sidewalks shall be maintained in good and safe condition to prevent accidents and tripping hazards.
16. Sanitary Vents: All sanitary vents, if present, shall be maintained and shall remain operable.
17. Electric Meters and Gas Meters: All electric meters and gas meters shall be maintained in good repair and shall be kept clear of weeds trees and other foliage.
18. Exterior lighting: All exterior lighting shall be maintained in good working condition.

Interior (Common Areas):

1. Common halls and stairways/stair towers: Every common hall and interior stairway shall be lighted at all times and be kept clear of rubbish and trash. All stairs shall be provided with a graspable handrail and every open portion of a stair, landing or balcony which is more than thirty (30) inches above the floor or grade shall have a guardrail not less than thirty (30) inches high with openings no more than four (4) inches.
2. Doors and frames at stairs: All doors and frames at all stair towers shall be maintained in good condition and shall be provided with latches and closers.
3. Mechanical Rooms: All mechanical rooms, boiler rooms and electrical rooms shall be maintained clear of all debris, trash and rubbish. All existing fire separations shall be maintained in good condition.
4. Fire extinguishers: Portable fire extinguishers shall be located within all common areas and shall be properly installed and maintained in good condition, visible, operational and be provided with a current inspection tag.
5. Storage rooms: All storage rooms and locker areas shall be maintained in good condition, clear of all debris, trash and rubbish, and all existing fire separations shall be maintained in good condition.
6. Carpets and flooring: All carpets and flooring shall be maintained in good and safe condition to prevent accidents and tripping hazards.
7. Exit signs and emergency lighting: All exit signs and emergency lighting shall be maintained in good working order in both power on and power out conditions.

8. Clothes dryer exhaust: Venting system to be independent of all other systems and shall vent to the exterior (if applicable).
9. Smoke detectors/fire alarm system: Systems, devices and equipment to detect fire or smoke, actuate an alarm or suppress or control a fire shall be properly installed and maintained on every floor including basement and every bedroom.
10. All smoke detectors and fire alarm systems shall be maintained in good working condition.
11. Accumulations: No material shall be stored or allowed to accumulate in heater rooms or areas, stairways, doors, windows, fire escapes or any other means of egress.

Interior (Unit):

1. Habitable spaces: Every habitable space shall be provided with at least one (1) operable window in every room.
2. Bathrooms and toilet rooms: Every bathroom and toilet room shall be provided with an operable window or mechanical exhaust fan venting to the exterior.
3. Clothes dryer exhaust: Venting system to be independent of all other systems and shall vent to the exterior (if applicable).
4. Water closet accessibility: Every sleeping area shall have access to one water closet and lavatory without passing through another sleeping area.
5. Minimum ceiling height: Habitable spaces shall have a clear ceiling height of not less than seven (7) feet four (4) inches. Hallways, laundry areas, bathrooms and kitchens shall have a clear ceiling height of not less than seven (7) feet.
6. Plumbing fixtures: All plumbing fixtures shall be properly installed and maintained. Sump pump must discharge to exterior of building. Sump pump shall not be connected to sanitary sewer system.
7. Kitchen appliances: All kitchen appliances shall be properly installed and maintained in a safe and sanitary manner. All ranges shall be provided with anti-tip brackets.
8. Water supply system: Water supply system shall be properly installed and maintained.
9. Heating facilities in residential buildings: Heating facilities shall be capable of maintaining a room temperature of sixty-five (65) degrees F.
10. Mechanical equipment: All mechanical equipment shall be properly installed and maintained and operational.

11. Electrical system: All electrical equipment and systems shall be properly installed and maintained. GFCI outlets shall not be installed within six (6) feet of any water source.
12. Accumulation: No material shall be stored or allowed to accumulate in heater rooms, stairways, doors, windows, fire escapes or any other means of egress.
13. Fire resistance rating: The fire resistance rating of floors, walls, ceilings and other elements shall be maintained. Fire rated doors and 5/8" type "X" drywall shall be present between garage and living space (if applicable).
14. Fire suppression system: Fire suppression systems shall be properly installed and maintained.
15. Fire extinguisher: A 2.5 pounds ABC portable fire extinguisher shall be located within each regulated dwelling unit.
16. Smoke detector: Systems, devices and equipment provided to detect fire or smoke, actuate an alarm or suppress or control a fire shall be properly installed and maintained within every regulated dwelling unit.
17. Window, door and frame: All windows, doors and frames shall be maintained in good condition. All windows shall be provided with screens to prevent insect infestation.
18. Entry doors: All entry doors into units shall be provided with locks operable from the interior of the unit without a key.
19. Insect and rat harborage: All regulated dwelling units shall be kept free from insect and rat infestation.

*Additional items to be corrected may be identified and noted at the time of inspection.

October 7, 2026

VIA OVERNIGHT DELIVERY

Rob McLarnon, Zoning Officer
East Fallowfield Township
2264 Strasburg Road
East Fallowfield, PA 19320

**Re: East Fallowfield Township Board of Supervisors
Application of Cellco Partnership, d/b/a Verizon Wireless
Site Name: PHI MODENA
Address: 6 Ims Drive, Coatesville, Pennsylvania**

Dear Mr. McLarnon,

This office represents Cellco Partnership, d/b/a Verizon Wireless ("Verizon Wireless"), in regard to the proposed telecommunications facility to be established at 6 Ims Drive, East Fallowfield Township, Chester County, Pennsylvania. The property is further identified as Tax Parcel No. 47-4-68.2 and is presently zoned O-I Office/Industrial (the "Property"). The Property is owned by the Central Chester County Recycling Authority and is approximately 1.07 acres in area. It is presently used for public services as a recycling facility.

Verizon Wireless recognizes the continuing need for enhanced telecommunications services in East Fallowfield Township and adjoining areas. Toward that end, Verizon Wireless seeks to use the Property for development of a tower-based wireless communications facility (the "Facility"). It has a lease with the Authority for use of the Authority's Property. Verizon Wireless is a provider of personal wireless services, licensed by the Federal Communications Commission as a commercial mobile service provider. On September 16, 2026, Verizon Wireless appeared before the Zoning Hearing Board (the "ZHB") to present its application proposing the installation of the Facility. There, the ZHB unanimously granted dimensional variance relief from the requirements of §§ 27-1733.4 and 27-1733.8 of the Township of East Fallowfield Ordinance (the "Code"). Verizon Wireless now applies to this Board for conditional use approval of the proposed Facility as outlined below.

The Facility shall consist of an antenna support structure designed as a monopole, to extend to a height of 145' above the ground and a lightning rod extending four (4) feet above the top of the tower. Verizon Wireless shall install twelve (12) panel-style antennas (4 per sector), which antennas and cabling shall be completely concealed from view inside the tower. The tower along with the radio equipment needed to operate the Facility will be placed within a 50' x 50' fenced compound. The cabinets housing the radio equipment and backup batteries will be placed on a 10'

x 27' concrete slab within the compound. An emergency diesel backup generator will also be located within the compound. The equipment compound will be surrounded by an 8' high fence. Access to the compound will be from the existing parking area on the Property and will be secured with a locked gate at all times. The tower will be designed to accommodate additional wireless providers.

In reference to this project, I am submitting with this cover letter an application to the East Fallowfield Board of Supervisors for appropriate relief. In support of the Application to the Board of Supervisors, enclosed are the following documents:

1. Sixteen (16) copies of the Conditional Use Application, which includes Addendum "A" which further describes the project and applicable criteria for the requested relief, and Addendum "B" which is the Property Owner List within 1000 feet of the subject property.
2. Sixteen (16) copies of the Site Plans prepared by Scherer Design Group, project engineers, dated June 16, 2026, last revised June 22, 2026. Please note that I am submitting 11" x 17" copies. If the Board requires full-size copies (24" x 36"), please advise and I will get them to you promptly.
3. Sixteen (16) copies of the FCC Licenses Verizon Wireless holds within Chester County, Pennsylvania.
4. Sixteen (16) copies of the Radio Frequency Design Analysis prepared by dBm Engineering, P.C. dated September 14, 2026.
5. A check for in the amount of \$1,500, addressed to the Township of East Fallowfield, which serves as the Application Fee for a Conditional Use Application. Please advise if additional fees/escrows are required for the processing of the Conditional Use Application, and I will immediately deliver same to the Township.

Kindly advise when the hearing will be scheduled on this Application, and if further information or documentation is required at this time. Please note that additional documentation and testimony will be submitted in support of the Application at the time of hearing. Also, please advise if this matter will be placed before any other Commission or Board prior to proceeding to the Board of Supervisors, as we would appreciate an opportunity to present this Application to anybody that may be rendering an opinion or recommendation on the Application.

Also, it is my understanding that Applicant is responsible for notification to residents and posting of the Property pursuant to the Township Code. We shall take care of providing the required public notice and submitting proof thereof to the Township once we receive notification of the hearing date on the conditional use application, if necessary.

Rob McLarnon, Zoning Officer
East Fallowfield Township
October 7, 2026
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Thank you in advance for your assistance in this matter. Should you have any concerns or questions, please feel free to contact my office at your convenience.

Very truly yours,

REGER RIZZO & DARNALL LLP



Christopher H. Schubert, Esquire

CHS/dz
Enclosures

cc: Michael Crotty, Esquire, Township Solicitor (via email, w/ encl.)
Helen Espenshade, Esquire, Authority Solicitor (via email, w/ encl.)
Claire DiNardo, Verizon Wireless (via email, w/ encl.)



Conditional Use Application

Submission:

- Submit 16 full sets of whole application/complete packets.
- Check due at drop off made out to East Fallowfield Township for \$1,500.

Name of Applicant(s): Cellco Partnership, d/b/a Verizon Wireless

Address: c/o Reger Rizzo & Darnall, LLP, 10 Valley Stream Parkway, Suite 201A, Malvern, PA 19355

Telephone #: (610) 283-7440 Email: cschubert@regerlaw.com

Tax Parcel #: 47-4-68.2 Size of Entire Tract: 1.7 +/- acres

Location of Parcel: 6 Ims Drive, Coatesville, PA 19320

Zoning District: O-I Office/Industrial

Legal Owner of Parcel: Central Chester County Recycling Authority

Proposed Use of Parcel: See Addendum "A", attached hereto and incorporated herein.

Name and Address of ALL property owners on the same street within five hundred (500) feet of the parcel and owners not on the same street within two hundred (200) feet of the parcel.
(Continue on additional sheets as needed)

Name

Address

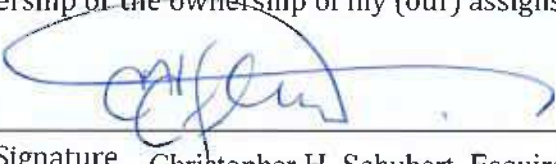
See Addendum "B", attached hereto and incorporated herein.



The East Fallowfield Zoning Ordinance, Part 19, §27-1903, Conditional Use - General Standards and Criteria requires a narrative report which must provide documentation addressing the twenty (20) items listed in this section. See Addendum "A", attached hereto and incorporated herein.

This form, properly completed, with accompanying documentation and plot plans (see Zoning Officer for details) and a check, payable to East Fallowfield Township in the amount of **\$1,500.00** shall be presented to the Secretary for processing. Any hearing which is continued following the initial hearing shall require an additional escrow deposit of \$500.00 prior to the opening of the continued hearing.

I, (we) the undersigned, do hereby submit this application for Conditional Use affecting property under my (our) ownership or the ownership of my (our) assigns or predecessors, in East Fallowfield Township.

Applicant (1) Signature  Christopher H. Schubert, Esquire
Attorney for Applicant

Date

10/7/2026

Printed Name as Signed Above

Applicant (2) Signature

Date

Printed Name as Signed Above

NOTARY Signature & Seal

SEAL

FOR OFFICIAL USE ONLY:

Date Received: _____ Received By: _____

Clock Date: _____

Amount of Payment Received: \$ _____ Cash _____ Check _____ Credit _____

Date Granted: _____ Date Denied: _____

Reason for Denial: _____

**BEFORE THE BOARD OF SUPERVISORS
OF EAST FALLOWFIELD TOWNSHIP**

**IN RE: APPLICATION OF CELLCO PARTNERSHIP, d/b/a
VERIZON WIRELESS, Applicant
Site: PHI MODENA
Address: 6 Ims Drive, Coatesville, Pennsylvania**

ADDENDUM "A" TO CONDITIONAL USE APPLICATION

I. BACKGROUND

The subject property is owned by the Central Chester County Recycling Authority ("Authority") and is located at 6 Ims Drive, East Fallowfield Township, Chester County, Pennsylvania. The property is further identified as Tax Parcel No. 47-4-68.2 and is presently zoned O-I Office/Industrial (the "Property"). The Property is 1.07 +/- acres in area and presently used for public services as a recycling facility.

Cellco Partnership, d/b/a Verizon Wireless ("Verizon Wireless") is a provider of personal wireless services, licensed by the Federal Communications Commission as a commercial mobile service provider. Verizon Wireless has a lease with the Authority for use of its Property. On September 16, 2026, Verizon Wireless appeared before the Zoning Hearing Board (the "ZHB") to present its application proposing the installation of a personal wireless services facility (the "Facility") at the Property. There, the ZHB unanimously granted dimensional variance relief from the requirements of §§ 27-1733.4 and 27-1733.8 of the Township of East Fallowfield Ordinance (the "Code"). Verizon Wireless now applies to this Board for conditional use approval of the proposed Facility as outlined below.

The Facility shall consist of an antenna support structure designed as a monopole, to extend to a height of 145' above the ground to the top of the tower and a lightning rod extending four (4) feet above the top of the tower. Verizon Wireless shall install twelve (12) panel-style antennas (4 per sector), which antennas and cabling shall be completely concealed from view inside the tower. The tower along with the radio equipment needed to operate the Facility will be placed within a 50' x 50' fenced compound. The cabinets housing the radio equipment and backup batteries will be placed on a 10' x 27' concrete slab within the compound. An emergency diesel backup generator will also be located within the compound. The equipment compound will be surrounded by an 8' high fence. Access to the compound will be from the existing parking area on the Property and will be secured with a locked gate at all times. The tower will be designed to accommodate additional wireless providers.

The Facility shall remedy a significant gap in wireless capacity which exists for Verizon Wireless in the Township. The Facility represents the least intrusive means of solving this significant capacity gap in Verizon Wireless's network. Verizon Wireless welcomes collocation

opportunities for other licensed wireless providers. Collocation on the proposed Facility will likewise solve any coverage gaps of these other wireless providers and shall represent the least intrusive means of solving such gaps in network coverage.

II. REQUEST FOR RELIEF

Applicant requests the following:

1. Conditional use approval pursuant to § 27-1733.2 (*Permitted Areas for Wireless Communications Facilities*) of the Code to allow for the use of the Property for the Facility within the O-I Office/Industrial District.

2. Any other interpretations, waivers, or other relief the Board of Supervisors may deem necessary and appropriate.

III. NARRATIVE IN SUPPORT OF REQUESTED ZONING RELIEF

The following narrative discusses the criteria applicable to the Application and why the proposed use is suitable for the Property and is in the best interests of the community.

§27-1733. Specific Standards and Criteria.

2. Permitted Areas for Wireless Communications Facilities. *Wireless communications facilities, including antennas support structures (or "towers") and wireless communications equipment buildings, may be located on land located within the RA Rural Agricultural Zoning District and the O-I Office/Industrial District, through the issuance of a conditional use decision.*

The subject Property is located with the O-I Office Industrial district, which permits Wireless Communications Facilities by conditional use.

3. Location. *Prior to the issuance of a conditional use approval for the construction and installation of any communications antennas support structure, the applicant for conditional use approval must prove by a preponderance of evidence that the applicant cannot adequately extend or infill its communications system by the use of equipment, such as repeaters, antennas, or other similar equipment installed on existing structures, such as utility poles or other tall structures. This requirement will be deemed to have been satisfied through the submission of a report or testimony by a qualified radio frequency engineer, verifying that the proposed communications antennae (or other wireless communications facility component) will advance the provision of wireless communications service.*

Verizon Wireless has submitted the radio frequency design report of dBM Engineering, to be supplemented through testimony at the time of the hearing, which report establishes that existing infrastructure or other technologies are not adequate to resolve the gap in the Verizon Wireless

network caused by capacity demands on its network and advance the provision of wireless communications services in the Township.

4. Maximum Height. *No communications antenna support structure shall be taller than 120 feet, . . . unless the applicant demonstrates that a greater tower height is necessary to provide satisfactory service for wireless communications. In such case, the communications antenna support structure shall not exceed 150 feet.*

Verizon Wireless has submitted the radio frequency design report of dBM Engineering, to be supplemented through testimony at the time of the hearing, which report establishes that a minimum tower height of 145 feet is necessary for the attachment of the antennas on the tower structure, so that the antennas can be placed as a centerline height of 140 feet above the ground. This report will be supplemented by additional testimony at the time of the hearing.

5. Wireless Communications Equipment Building. *In those zoning districts where communications antenna(e) and communications antenna support structures are permitted by conditional use, or on Township-owned property, . . . metal boxes placed on concrete pads, of a total aggregate square footage of 600 feet, housing the receiving and transmitting equipment necessary to the proper functioning of the wireless communications facility, may be located on the land site selected for installation and location of the wireless communications support structure, for each unrelated company sharing communications antenna(e) on the wireless communications support structure. The building and/or concrete pads may be located within aside yard or rear yard; provided, that: (1) the concrete pad and metal boxes or buildings are located 25 feet away from the property line, or in the case of the building, the minimum setback distance applicable in the zoning district, whichever is greater; (2) the combined height of the concrete pad and metal boxes or building does not exceed eight feet; and (3) an evergreen landscape buffer screen, having a planted height of six feet, is installed and maintained, so as to provide a visually effective barrier, for individuals standing at ground level in the nearby area, between the building or metal boxes and any adjacent property.*

Verizon Wireless has submitted site plans with the Application which demonstrate that no building is associated with the housing of the radio equipment. As such, a required minimum setback of 25 feet is required. The site plans show that the concrete pad is 7.5' x 4' in area, or 30 SF, which complies with the permitted allowance of 600 SF, and will be set back 37.6 feet from the side property line, which complies with the Code requirement of 25 feet.

6. Other Facilities. *. . . All other structures and uses ancillary to communications antenna(e) and communications antenna support structures including, but not limited to, a business office, a mobile telephone switching office, maintenance depot, and vehicular storage area, shall not be located on any land site, unless otherwise permitted by the applicable district regulations in which the site is located.*

As confirmed by the site plans submitted with the Application, no buildings or other uses shall be located on the leased area proposed for the Facility.

7. Attachments to Existing Structures. *In all zoning districts, an applicant may, upon conditional use approval being granted, locate communications antenna(e) and their support members (but not a communications antenna support structure) on an existing smoke stack, utility pole, water tower, commercial or industrial building, or any similar tall structure; provided:*
[A through F]

Verizon Wireless has submitted the radio frequency design report of dBM Engineering, to be supplemented through testimony at the time of the hearing, which report establishes that existing infrastructure or other technologies are not adequate to resolve the gap in the Verizon Wireless network caused by capacity demands on its network and advance the provision of wireless communications services in the Township.

8. Setbacks from Tower Base. *The nearest point of any communications antenna support structure (exclusive of any guy wires or guy wire anchors) shall be located not less than a distance equal to the height (in linear feet) of the communications antenna support structure from any adjoining property line and any street right-of-way.*

On September 16, 2026, Verizon Wireless secured dimensional relief from the East Fallowfield Township Zoning Hearing Board from this requirement, to allow for the establishment of the Facility from the adjoining property line and street right of way as depicted on the site plans which accompany this Application.

9. Antenna Support Structure Safety.

A. The applicant shall demonstrate that the proposed communications antenna(e) and communications antenna support structure are designed and will be constructed in accordance with all applicable provisions of the Uniform Construction Code building standards for such facilities and structures and applicable standards developed by the Electronics Industry Association, Institute of Electrical and Electronics Engineers, Telecommunications Industry Association, American National Standards Institute and Electrical Industry Association. The applicant shall demonstrate that the proposed wireless communications facility is designed in such a manner so that no part of the facility will attract/deflect lightning onto adjacent properties.

Site Plan Notes, Note 9, on Sheet Z-3 of the site plans provide that the Facility must comply with all current local, state and national codes that are applicable. Testimony will be offered at the time of the hearing by a professional engineer that the Facility will be designed, constructed and maintained in accordance with the ANSI 222-rev H requirements, which are strict building codes applied to these types of structures and foundations.

B. When a communications antenna(e) is to be located on an existing structure and the general public has access to the structure on which the communications antenna(e) is to be located, the applicant shall provide engineering details showing what steps have been taken to prevent microwave binding to wiring, pipes, or other materials. For purposes of this section, the term "microwave binding" shall refer to the coupling or joining of microwave energy to

electrical circuits including, but not limited to, the coupling or joining of microwave energy to electrical circuits, not limited to power lines and telephone wires, during which process the transference of energy one to another occurs.

Testimony will be offered at the time of the hearing on the Application by the radio frequency engineer which discusses the issue of microwave binding and that this Facility as designed will meet all federal requirements related to radio wave emissions.

C. The information necessary to demonstrate compliance with the above requirements is to be submitted concurrently with the submittal of an application for a building permit.

The referenced requirement is an appropriate condition of any approval which the Board might grant on the Application. Further, additional testimony and exhibits from the radio frequency engineer will be presented at the time of the hearing on that issue.

10. Fencing. *A security fence shall be required around the antenna support structure and other equipment, unless the communications antenna(e) is mounted on an existing structure, as provided herein.*

The Applicant proposes a chain-link fence with screening inserts to surround the compound, the details of which are shown on the site plans submitted with the Application, Sheet Z-9, Details 1 and 2.

11. Landscaping. *The following landscaping shall be required to screen as much of a newly constructed communications antenna support structure as possible. The Board of Supervisors may permit any combination of existing vegetation, topography, walls, decorative fences, or other features instead of landscaping, if in the discretion of the Board of Supervisors, they achieve the same degree of screening as the required landscaping.*

[A and B]

A landscape buffer of evergreens is proposed for placement along the northern and southern compound boundaries in compliance with the underlying code. In addition, screening slats are proposed for installation within the links of the fence, so that the equipment inside the compound shall be fully screened from view.

12. Design. *In order to reduce the number of communications antenna support structures in the Township in the future, the proposed communications antenna support structure shall be designed to accommodate other potential communication users, including not less than one wireless communication company, and not less than one local police, fire, or ambulance service communications provider, through the addition or incorporation of antenna anchored at a location or in locations on the communications antenna support structure which the applicant does not intend to anchor its communications antenna.*

Applicant shall design the Facility to accommodate up to three (3) wireless providers on the tower, to comply with this requirement.

13. Licensing and Applicable Regulations. *The applicant must demonstrate that it is licensed to provide wireless communications services by the Federal Communications Commission (FCC) through the submission of a copy of a license issued by the FCC authorizing the provision of wireless communications services by the applicant directly or through licensure or other authorized permission. A copy of this license is to be provided to the Township within 15 days of the submission of an application for conditional use or other Township approval.*

Verizon Wireless has submitted with its Application copies of its applicable licenses for Chester County, Pennsylvania, which includes coverage for East Fallowfield Township.

14. Proof of Inspection. *The owner of communications antenna support structure, shall submit to the Township Engineer proof of the annual inspection of the communications antenna support structure and communications antenna(e) by an independent professional engineer; as required by the ANSI/EIA/TIA-222-E Code. Based upon the results of such an inspection; the Board of Supervisors may require removal or repair of the wireless communications facility. In the event the annual inspection referred to above is not performed in a timely manner the landowner, as well as the applicant or other licensed provider of wireless communications service, shall be subject to civil enforcement proceedings, in accordance with § 27-2101 of this chapter, and such other remedies as are provided by law.*

Verizon Wireless is amenable to this requirement as a condition of any approval which may be granted by the Board of Supervisors on the conditional use application.

15. Soil Report and Inspection by Engineer. *A soil report complying with the standards of Geotechnical Investigations, ANSI/EIA-222-E, as amended, or substantively similar report, shall be submitted to the Township Engineer to document and verify the design specifications of the foundation for communications antenna support structure and anchors for the guy wires, if used.*

Verizon Wireless shall as a condition of approval submit a soils report to address the issues of this subsection of the Township Code at the time of its pursuit of construction permits for the Facility.

16. Required Parking. *If the wireless communication facility is fully automated, an adequate parking area shall be required for all maintenance workers. If the wireless communications facility is not fully automated, the number of required parking spaces shall equal the number of employees present at the wireless communication facility during the shift with the greatest number of employees or staff.*

The Facility will be fully automated. Sufficient parking will be available for the maintenance technicians, as shown on the site plans. Based on experience, Verizon Wireless anticipates that the site will be visited no more than three times per year for inspections.

17. Visual Appearance. *Communications antenna support structures shall be painted silver or another color approved by the Board, or shall have a galvanized finish. All wireless communications equipment buildings and other accessory facilities shall be aesthetically and architecturally compatible with the surrounding environment and shall maximize the use of a like*

facade to blend with the existing, surroundings and the neighboring buildings to the greatest extent possible. The Board of Supervisors may require additional standards [A] through [C].

Verizon Wireless proposes to utilize a galvanized finish on the monopole to comply with the code requirement. In addition, as stated above, the compound shall be surrounded by a screen fence which will completely conceal the equipment located inside the compound.

18. Site Plan. *A full site plan shall be required for all wireless communications facilities, showing all existing and proposed structure(s) and improvements including, but not limited to, the communications antenna(e), communications antenna support structure, building, fencing buffering, and ingress and egress. The plan shall comply with the Township Subdivision and Land Development Ordinance [Chapter 22], with the exception of such planned documentation/information which would be required to demonstrate compliance with those provisions of the Township Subdivision and Land Development Ordinance [Chapter 22] (or the Pennsylvania Stormwater Management Act, 32 P.S. § 680.1 et seq.) pertaining to stormwater management.*

A site plan meeting the township code requirements has been submitted with the Application.

19. Signs. *No sign or other structure shall be mounted on the wireless communications facility, except as may be required by the Federal Communications Communication (FCC), Federal Aviation Administration (FAA), or other governmental agency, and except for an identifying sign of no greater than three square feet, setting forth the name and means of contacting the operator.*

Appropriate signage as required by the township code shall be provided by the Applicant.

20. Lighting. *Communications antenna support structures shall meet all FAA regulation. No communications antenna support structure may be artificially lighted, except when required by the FAA or other governmental authority. . . .*

No lighting on the tower is proposed or required by the FAA.

21. Maintenance. *The applicant shall describe anticipated maintenance needs, including frequency of service, personnel needs, equipment needs, and the traffic safety and notice impacts of such maintenance. This information shall be submitted, in writing, in the form of a proposed maintenance schedule, as part of the conditional use application or other application for zoning or building authorization.*

Testimony will be offered at the time of the hearing on the Application to describe the maintenance schedule. A written maintenance schedule consistent with that testimony will be submitted with the construction permit application.

22. Vehicular Access. *In the event a communications antenna(e) is attached to an existing structure, vehicular access to the wireless communications facility shall not interfere with the parking or vehicular circulation on the site for the existing principal use.*

Not applicable.

23. Co-location. *If the applicant proposes to build a communications antenna support structure . . .the applicant shall demonstrate that it has contacted the owners of structures of suitable location and height (such as smoke stacks, water towers and buildings housing existing communications antenna support structures) within a one mile radius of the site proposed, and asked for permission to install the communications antenna(e) on an existing structure, as set forth in this paragraph, or demonstrate that the applicant cannot adequately extend or infill its communication system through the use of these structures.*

Testimony and exhibits will be offered at the hearing that the only existing tall structures located within a mile of the proposed Facility are PECO high tension electric lines. The PECO towers lack sufficient height to afford the required wireless coverage for this site. In addition, given the limitations for access on these towers for scheduled power outages, required maintenance could not be carried out for a collocated telecommunications facility on the PECO towers.

24. Abandonment.

A. [pertaining to requirements upon abandonment of site]

Verizon Wireless will agree as a condition of approval should the Board grant conditional use approval of the Application.

B. [pertaining to financial security for removal]

Verizon Wireless will agree as a condition of approval should the Board grant conditional use approval of the Application.

C. [pertaining to recordation of declaration of authorization]

Verizon Wireless will agree as a condition of approval should the Board grant conditional use approval of the Application.

D. [pertaining to waiver of requirements by the Board]

No response necessary.

25. Notification. *All applicants seeking to construct, erect, relocate, or alter a wireless communications facility shall file a written certification with the Township Zoning Officer that all property owners within a 1,000 foot radius of the proposed communications antenna support structure have been given written notice by the applicant, mailed at least 14 days prior to the date of the hearing of the applicant's intent to construct, erect, relocate, or alter a wireless communications facility. The certification shall contain the name, address, and tax parcel number of the property owners so notified. Such notice shall also contain the date and time of the Board of Supervisors meeting at which the applicant will appear and demonstrate compliance with the provisions of this chapter.*

Applicant shall comply and present a certification to that effect at the time of the hearing.

26. Interference. *In the event the wireless communications facility causes interference with the radio, subscriber equipment or television reception of any Township resident for a period of three consecutive days, the resident shall notify the Township, in writing, of such interference. The Township shall notify the owner/operator of the wireless communication facility of such interference and the owner/operator, at the owner/operator's sole expense, shall thereafter ensure that any interference problems are promptly corrected. In the event the interference is not corrected in a timely manner, the owner/operator shall be subject to the civil enforcement proceedings, in accordance with Part 21 of this chapter, and may have the conditional use or other municipal approval revoked.*

Verizon Wireless will agree as a condition of approval should the Board grant conditional use approval of the Application.

27. Annual Report. *In January of each year, the owner or operator of any wireless communications facility shall pay the registration fee established from time to time by resolution of the Board of Supervisors and shall provide the Township Secretary with the following information. Changes occurring with respect to any such reported information shall be reported to the Township Secretary, in writing, within 10 days of the effective date of such change(s):*

[A] through [N]

Verizon Wireless will agree as a condition of approval should the Board grant conditional use approval of the Application.

§27-1903. General Standards and Criteria.

NOTE: Although the Applicant does not have the burden to affirmatively present evidence to show compliance with the general criteria for the conditional use,¹ Applicant nevertheless will provide comment demonstrating compliance with the general conditional use requirements.

1. *The proposed use is consistent with the purpose of the Part whereby it is permitted, the overall purpose of the zoning contained in Part 1, and the policies contained in the East Fallowfield Township Comprehensive Plan (1999).*

The Facility, its construction and its use as proposed is consistent with § 27-1733(2), which section permits the Facility as a conditional use and is consistent with the overall purpose of the Township Code.

2. *The proposed use will satisfy all of the relevant provisions and requirements of the Township Subdivision and Land Development Ordinance [Chapter 22] and any other applicable ordinance, code, and/or regulations.*

¹ See *Bray v. Zoning Board of Adjustment*, 48 Pa. Commw. 523 (1980).

The Facility, as proposed, will be in compliance with all relevant portions of the Township of East Fallowfield Code.

3. *The proposed use will be in the public interest and serve the health, safety, and general welfare of the Township.*

The proposed Facility will serve the interests of the Township, the convenience of the community, and the public welfare by making enhanced wireless telecommunications service available to the community, and by designing the Facility to accommodate additional providers. Additionally, the proposed Facility will be designed in accordance with all applicable safety and industry standards and will not endanger the safety of persons or property.

4. *The proposed use will be compatible with the nature of the existing character of the neighborhood.*

The addition of a telecommunications facility, a passive communications use, is a suitable and appropriate use of the Property. The use will not adversely affect the uses of adjacent and neighboring properties.

5. *The proposed site is suitable to support the proposed use in terms of protection of existing site conditions including streams, vegetation, and other natural resources, and is consistent with the natural resource protections standards of Part 14.*

As part of the construction of the proposed Facility, few trees will be removed to accommodate the needs of the Facility. To offset the removal of few surrounding trees, the Applicant proposes to place evergreen trees around the northern and southern compound boundaries of the Facility to accommodate and preserve the natural environment in the surrounding area.

6. *The proposed use will be consistent with good design principles, sound engineering and land development practices, and is in keeping with the character or any existing quality construction with the Township.*

The proposed Facility will be designed in accordance with all applicable safety and industry standards and will not endanger the safety of persons or property. Additionally, the proposed Facility will be designed to blend in with the natural environment surrounding the Facility by utilizing a galvanized finish and not lighting the Facility.

7. *The proposed site design will protect and preserve the natural environment based on thorough site analysis and evaluation related to topography, soils, vegetation, hydrology, visual quality, historic resources, and related site conditions and characteristics in accordance with § 22-505 of the Township Subdivision and Land Ordinance [Chapter 22] and § 27-1814 of this Chapter.*

The proposed Facility will pose no detrimental effect on the surrounding land and will largely preserve the natural environment surrounding the Facility. In addition, Applicant will be required to complete a comprehensive study required under the federal National Environmental Policies Act to show that the design, construction and use of the Facility will not have any adverse impact on natural and historic resources, and secure the approval of the Pennsylvania Historic and Museums Commission, as the local agency regulatory body which oversees the administration of the Act.

8. *The proposed use will provide safe and adequate access to roads, existing or proposed, and will not directly result in traffic volumes which will reduce the level of service below a "C" rating as defined by the Transportation Research Board in the Highway Capacity Manual, Special Report 209, 1985. Roadway access design shall be based on existing design speed characteristics of the road from which access is proposed, but in addition, shall account for inherent unsafe conditions of the existing roadway.*

As shown in the Plan accompanying this Application, the Facility will be accessed by a single use, low impact driveway that will generate on average less than 6 trips per month onto the local road. As such, the Facility will not adversely affect transportation or unduly burden public facilities.

9. *Where applicable, the proposed use will provide the screening and landscaping as required in this Chapter and the Township Subdivision and Land Development Ordinance [Chapter 22].*

As demonstrated in the Plan accompanying this Application, proposed with the Facility is an evergreen landscape buffer to surround the Facility and ensure the Facility blends with the surrounding natural environment.

10. *The proposed use, as depicted in the plans for the subdivision and/or land development, includes proposals for landscaping, in addition to that required as stated above, in areas such as the entrance, along property boundaries, in areas which are highly visible, such as along roads, walks, or trails.*

The proposed evergreen landscape buffer and screen fencing will surround the Facility to conceal the equipment within the compound.

11. *The proposed use will provide for adequate off-street parking and loading in accordance with § 27-1806.*

Two parking spots for the Facility are proposed to serve the Facility, which will be more than sufficient for the infrequent maintenance visits.

12. *Applicants shall demonstrate that proposed signage will comply with Part 16.*

The signage at the proposed Facility, as demonstrated in the site plans accompanying this Application, is in compliance with Part 16 of the Ordinance.

13. The proposed use will comply with the performance standards as given in § 27-1810.

The surrounding neighborhood will not be subjected to objectionable noise, lighting, glare, heat, ventilation, smoke, fumes, vapors, dust, dirt, gases or radioactive or electrical disturbances by the proposed Facility. As such, the Facility will comply with all performance standards within § 27-1810.

14. The environmental impact assessment (EIA) report shall be submitted for any proposed use which is made subject to the provisions of § 27-1814.

Pursuant to the requirements of § 27-1814, the Applicant will present testimony and supporting letter report at the time of the hearing to comply with the spirit and intent of Section 27-1814, considering the low-impact nature of the project. As a condition of any approval that the Board may grant, Applicant is also willing to submit its full NEPA report along with its building permit application, which report provides extensive review of any potential adverse impacts to natural, environmental and historic resources located on the Property.

15. The proposed use will be developed using effective and adequate stormwater management techniques, and soil erosion and sedimentation control techniques.

Applicant avers that the development of the proposed Facility will not trigger the need for stormwater management or E&S control measures. Nevertheless, Applicant is willing to address such measures if required by the Township Engineer during the construction phase of the project.

16. Applicants for a proposed use shall demonstrate preservation of prime agricultural soils as given by § 27-1402.8 of this Chapter.

The proposed Facility will not disturb any prime agricultural soils pursuant to § 27-1402.8.

17. The applicant shall provide evidence of feasibility of any and all proposed sewage disposal systems.

The proposed Facility does not require sewage disposal or sanitary facilities.

18. The applicant shall demonstrate an adequate water supply for consumptive use as to quantity, chemistry, and biological content of such water.

The proposed Facility does not require water for consumptive use.

19. The applicant shall demonstrate adequate water supply for fire protection as to quantity and pressure.

As will be described by testimony at the time of the hearing, the proposed Facility has adequate protections in place to facilitate fire protection. For all of the reasons stated above,

Applicant requests the above referenced relief and any other relief the Board of Supervisors deems necessary.

Detailed plans of the proposed use have been submitted to the Township, to be incorporated by reference herein, for consideration before the Board of Supervisors.

Respectfully submitted,

REGER-RIZZO & DARNALL, LLP



Date: October 7, 2026

By: _____
Christopher H. Schubert, Esquire
Attorneys for Applicant Cellco Partnership,
d/b/a Verizon Wireless

ADDENDUM "B"
Property Owner List

(Within 1,000 feet of Subject Property – 6 Ims Drive, East Fallowfield, PA)
TMP No. 47-4-68.2

Parcel No.:	Property Address:	Owner:	Owner Address:
47-4-2.550t	90 Horizon Dr, Coatesville, PA 19320	Paul & Darlene Hughes	90 Horizon Dr, Coatesville, PA 19320
47-4-62	450 Doe Run Rd, Coatesville, PA 19320	A Safe Self Storage, LLC	3485 Conestoga Rd, Glenmoore, PA 19343
47-4-62.2	460 Doe Run Rd, Coatesville, PA 19320	A Safe Self Storage, LLC	3485 Conestoga Rd, Glenmoore, PA 19343
47-4-6	Doe Run Rd, East Fallowfield, PA 19320	Lee A. Jones	1113 Leboeuf Trail Rd, Titusville, PA 16354
47-4-67	446 Doe Run Rd, Coatesville, PA 19320	Ernest L. & Dora L. Yates	190 Mount Carmel Rd, Coatesville, PA 19320
47-4-67.1	430 Doe Run Rd, Coatesville, PA 19320	Frank L. Smith	1500 Delong Dr, Downingtown, PA 19335
47-4-67.1au	Doe Run Rd, East Fallowfield, PA 19320	Phila Electric Co	2301 Market St, c/o Real Estate & Facilities N3-3, Philadelphia, PA 19103-1380
47-4-67.2	85 Horizon Dr, Coatesville, PA 19320	Dartene A. Hughes	90 Horizon Dr, Coatesville, PA 19320
47-4-67.2a0	440 Doe Run Rd, Coatesville, PA 19320	Patricia Ann Gilmore	440 Doe Run Rd, Coatesville, PA 19320
47-4-68	10 Ims Dr, Coatesville, PA 19320	Allen Myers	1805 Berks Rd, Worcester, PA 19490
47-4-68.1	250 Strode Ave, Coatesville, PA 19320	Isg Plate, Inc.	C/o Arcelormittal Plate LLC, 3210 Watling St, East Chicago, IN 46312
47-4-69	Doe Run Rd, Coatesville, PA 19320	Phila Electric Co	2301 Market St, c/o Real Estate & Facilities N3-3, Philadelphia, PA 19103-1380
47-4-69u	Doe Run Rd, Coatesville, PA 19320	Phila Electric Co	2301 Market St, c/o Real Estate & Facilities N3-3, Philadelphia, PA 19103-1380
47-4-70	380 Doe Run Rd, Coatesville, PA 19320	A-n-d Properties, LLC	380 Doe Run Rd, Coatesville, PA 19320
47-4-70.10u	Doe Run Rd, East Fallowfield, PA 19320	Phila Electric Co	2301 Market St, c/o Real Estate & Facilities N3-3, Philadelphia, PA 19103-1380
47-4-91.1	Doe Run Rd, East Fallowfield, PA 19320	Joseph & Richard Diefenderfer	415 Doe Run Rd, Coatesville, PA 19320
47-4-91.3	415 Doe Run Rd, Coatesville, PA 19320	Joseph & Richard Diefenderfer	415 Doe Run Rd, Coatesville, PA 19320
47-4-599e	Doe Run Rd, Coatesville, PA 19320	East Fallowfield Township	2264 Strasburg Rd, Coatesville, PA 19320

CELLCO PARTNERSHIP

d/b/a



SITE NAME:
PHI MODENA

SITE ADDRESS:
**6 IMS DRIVE
COATESVILLE, PA 19320**

11"X17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

SHEET INDEX

SHEET NO.	SHEET TITLE
Z1	TITLE SHEET
Z2	SITE PLAN AND BULK REQUIREMENTS
Z3	DETAILED SITE PLAN
Z4	LANDSCAPING PLAN & DETAILS
Z5	ELEVATION
Z6	DETAILS
Z7	DETAILS
Z8	DETAILS



THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

FLOOD ZONE COMPLIANCE:
THIS PROPERTY IS NOT LOCATED WITHIN A SFHA.

PROJECT ID: 17344641
LOCATION CODE: 706573

APPROVALS

		APPROVED	APPROVED AS NOTED	DISAPPROVED REVISE
BOARD CHAIR:	DATE	☐	☐	☐
BOARD SECRETARY:	DATE	☐	☐	☐
ZONING OFFICER:	DATE	☐	☐	☐
BOARD SOLICITOR:	DATE	☐	☐	☐

KEY MAP



SITE INFORMATION

PROPERTY OWNER:CENTRAL CHESTER COUNTY
RECYCLING AUTHORITY
OWNER ADDRESS:420 DOE RUN RD
EAST FALLOWFIELD, PA 19320

PARCEL #: 47-4-68.2
ZONE: O-1

SITE COORDINATES (NAD83):
SITE: 39°57'52.8301"N, 75°50'30.3118"W
GROUND ELEVATION: 580'± (NAVD88)

PROJECT DIRECTORY

APPLICANT: VERIZON WIRELESS
ONE VERIZON WAY
BASKING RIDGE, NJ 07920

PROJECT MANAGER:
JOHN SZILEZY
JOHN.SZILEZY@VERIZONWIRELESS.COM

ENGINEER OF RECORD:
COLLEEN CONNOLLY, P.E.
(973) 269-1159

ATTORNEY:
RICHARD M. WILLIAMS, ESQ.
HOURIGAN, KLUGER & QUINN, P.C.
600 THIRD AVE
KINGSTON, PA 18704
(570) 287-3000

SCOPE OF WORK

THE INSTALLATION OF AN UNMANNED TELECOMMUNICATION FACILITY INCLUDING (12) PANEL ANTENNA(S) AND (6) RRH UNIT(S) ATTACHED TO A PROPOSED 145'-0" MONOPOLE, ALONG WITH ASSOCIATED EQUIPMENT CABINETS WITHIN A PROPOSED FENCED COMPOUND AT GRADE

INSTALLATION OF PROPOSED ANTENNA(S) = 12
INSTALLATION OF PROPOSED EQUIPMENT CABINET(S) = 3
INSTALLATION OF PROPOSED GENERATOR = 1

LOCATION MAP



CELLCO PARTNERSHIP
d/b/a



ONE VERIZON WAY
BASKING RIDGE, NJ 07920



100 Corporate Drive
Suite 202
Lebanon, NJ 08833
908.323.2513 Fax 908.323.2525

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PA PROFESSIONAL ENGINEER #PE081387
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THIS DOCUMENT.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
0	06/22/26	ISSUED FOR ZONING	EB

ZONING
DOCUMENTS

SITE NAME:
PHI MODENA

SITE ADDRESS:
6 IMS DRIVE
COATESVILLE, PA 19320

PARCEL ID: 47-4-68.2
ZONE: O-1

SDG PROJECT #: 24VPA007

SCALE: AS NOTED DATE: 06/16/26

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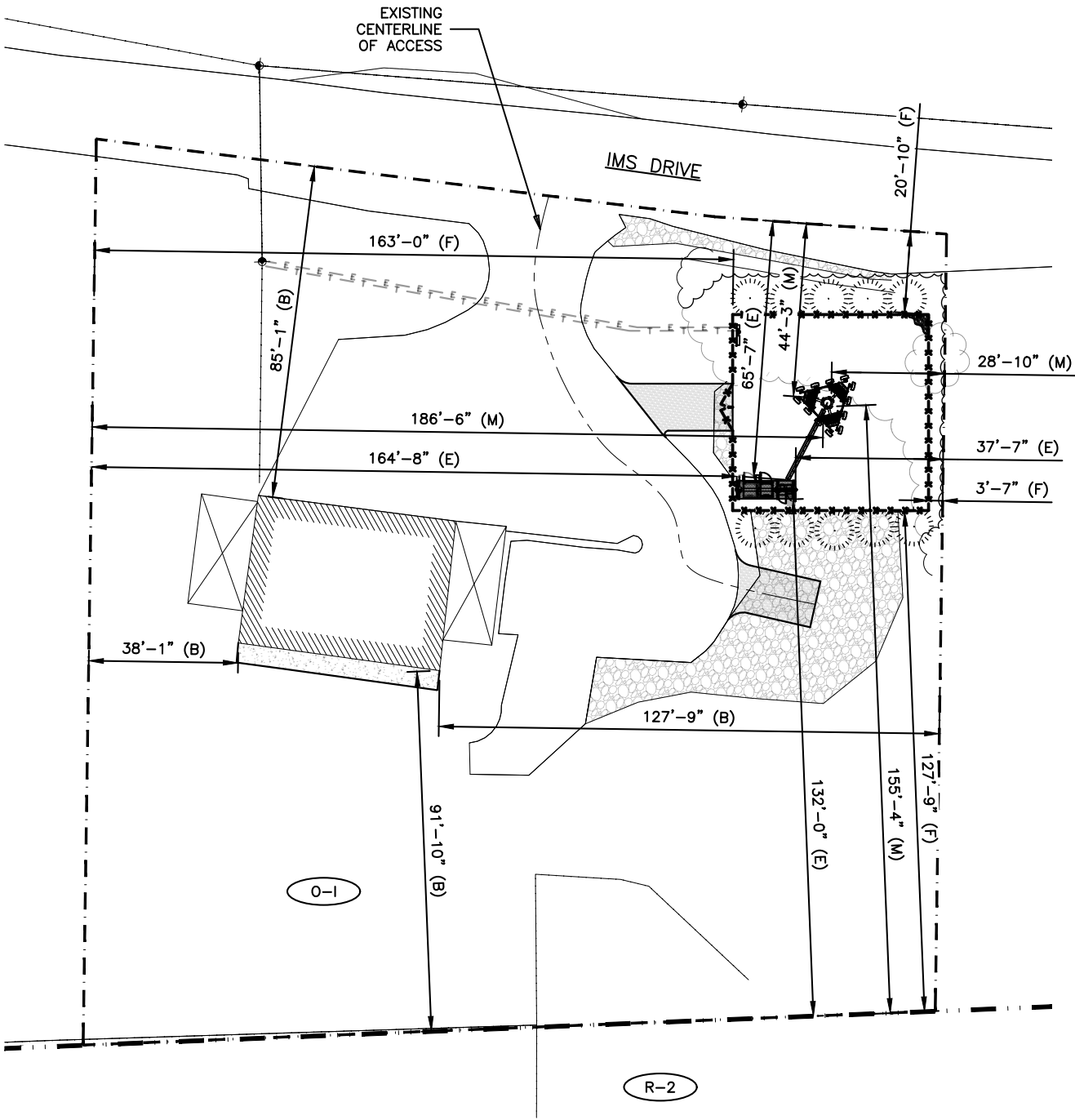
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TITLE SHEET

SHEET NUMBER

Z1
Page 101



ZONE BULK REQUIREMENTS		BULK LOT AND YARD EAST FALLOWFIELD TOWNSHIP		
ZONING DISTRICT	O-1	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA		1 ACRE	1.07 ACRE	NO CHANGE
MIN. LOT WIDTH		125'-0" (STREET) 150'-0" (BUILDING)	218'-4" (STREET)	NO CHANGE
FRONT YARD SETBACK		50'-0"	85'-1" (B)	20'-10" (F)**
EACH SIDE YARD SETBACK		25'-0"	38'-1" (B)	3'-7" (F)**
TOTAL SIDE YARD STEBACK		50'-0"	165'-10" (B)	166'-7" (F)
REAR YARD SETBACK (ABUTTING RESIDENTIAL ZONE R-1)		50'-0"	91'-10" (B)	127'-9" (F)
MAX. HEIGHT		3 STORIES, 35'-0"	1 STORY	NO CHANGE
MAX. BUILDING COVERAGE		35%	5.9%	NO CHANGE
MAX. LOT COVERAGE		50%	25.9%	31.3%

TELECOMMUNICATIONS TOWER REQUIREMENTS (§720)			
REGULATION	REQUIREMENT	EXISTING	PROPOSED
MAX. TOWER HEIGHT	150'-0"***	N/A	145'-0" (M)
EQUIPMENT AREA (CABLE BRIDGE)	600 S.F.	N/A	70 S.F. (E)
SIDE YARD SETBACK	25'-0"	N/A	37'-7" (E)
EQUIPMENT MAX HEIGHT	8'-0"	N/A	7'-7" (E)
LANDSCAPE BUFFER	6'-0" EVERGREENS, 10'-0" ON CENTER, MIN. 15'-0" AT MATURITY	N/A	6'-0" EVERGREENS, 10'-0" ON CENTER, MIN. 15'-0" AT MATURITY
TOWER SETBACK FROM PROPERTY LINE	HEIGHT EQUAL TO TOWER HEIGHT (150'-0")	N/A	28'-10" (M)**
SECURITY FENCE	REQUIRED	N/A	8'-0" TALL CHAINLINK FENCE
PARKING (FULLY AUTOMATED UNMANNED FACILITY)	(1) TECHNICIAN PARKING AREA	N/A	(2) TECHNICIAN PARKING AREA
VISUAL APPEARANCE	GALVANIZED	N/A	GALVANIZED

(B) = EXISTING BUILDING
(M) = PROPOSED MONOPOLE
(E) = PROPOSED EQUIPMENT
(F) = PROPOSED COMPOUND FENCE
* = EXISTING NON-CONFORMITY
** = VARIANCE REQUIRED
*** = CONSENT OF BOS

LEGEND	
ZONE DESIGNATION	
PROPERTY LINE	
ZONE BOUNDARY LINE	
ADJACENT PROPERTY LINE	

LEGEND	
ZONE	DESCRIPTION
O-1	OFFICE-INDUSTRIAL
R-1	LOW DENSITY RESIDENTIAL
R-2	MEDIUM DENSITY RESIDENTIAL

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DOCUMENTS

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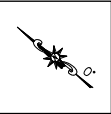
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COATESVILLE, PA 19320

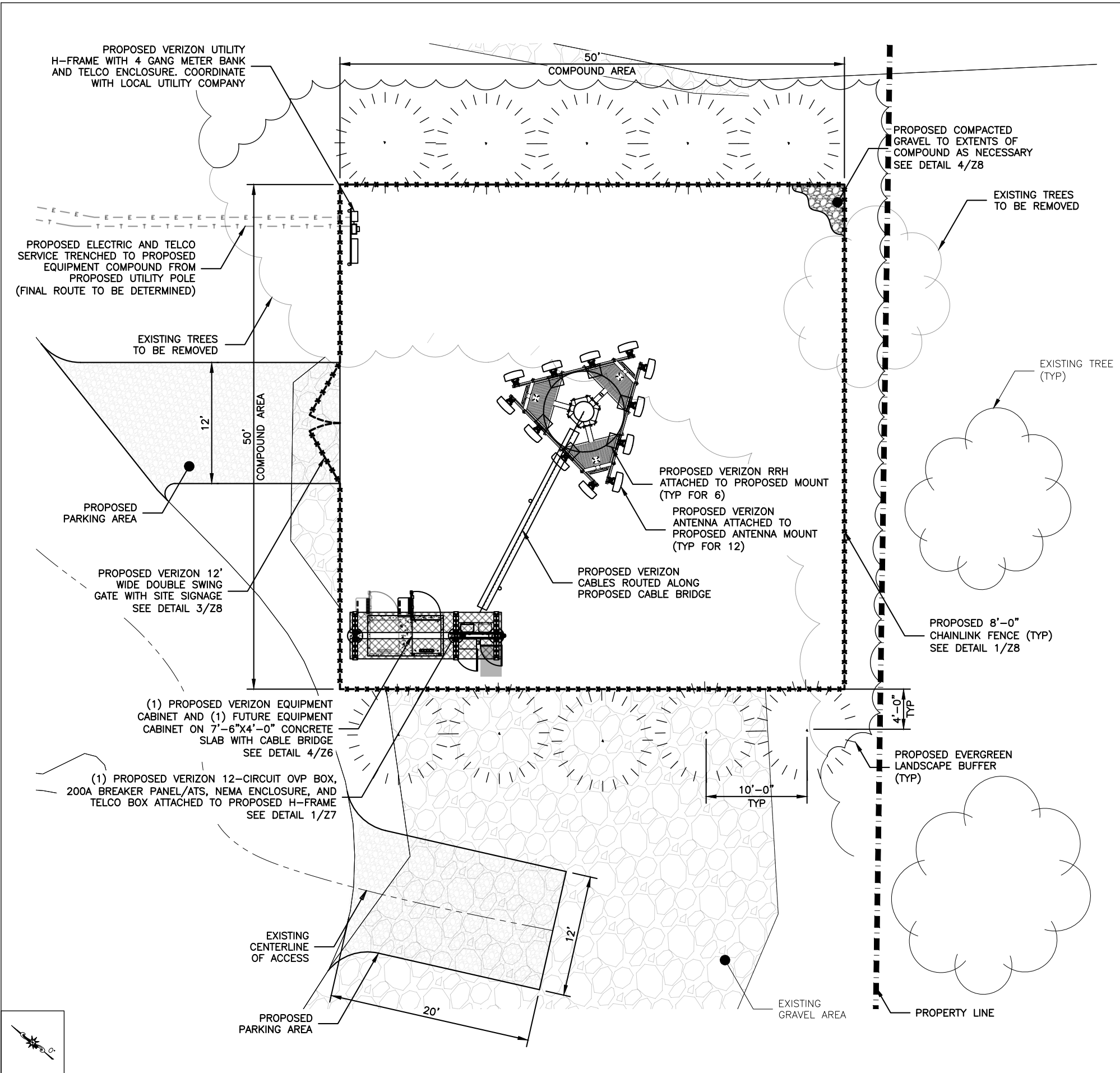
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ZONE: O-1

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SITE PLAN
& BULK REQUIREMENTS

SHEET NUMBER





1. THE PROPOSED USE OF THE DEVELOPMENT IS FOR AN UNMANNED WIRELESS COMMUNICATION FACILITY, THE FACILITY WILL NOT BE STAFFED FULL TIME. IT WILL BE VISITED FOR MAINTENANCE APPROXIMATELY ONCE PER MONTH. THERE IS TWO PARKING SPOTS FOR THE TECHNICIAN NEXT TO THE COMPOUND.
2. ACCESS TO THE SITE WILL BE VIA AN EXISTING PARKING LOT OFF OF IMS DRIVE.
3. SANITARY AND WATER FACILITIES ARE NOT REQUIRED. ELECTRIC AND TELEPHONE ARE THE ONLY UTILITIES THAT ARE REQUIRED. UTILITIES WILL BE PROVIDED FROM EXISTING SERVICES IN THE AREA. BACKHAUL TO BE PROVIDED BY VERIZON COMMUNICATIONS.
4. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES AND MEET ALL CURRENT UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS.
5. WATER COURSES OR FLOOD PLAINS WILL NOT BE AFFECTED BY THIS PROPOSAL.
6. EXISTING DRAINAGE PATTERNS WILL NOT BE AFFECTED BY THIS PROPOSAL.
7. PROPOSED FACILITY WILL BE MONITORED 24 HOURS A DAY, 7 DAYS A WEEK FROM A REMOTE LOCATION.
8. TRASH DISPOSAL IS NOT REQUIRED IN CONNECTION WITH THE PROPOSED INSTALLATION.
9. THE CONTRACTOR SHALL ABIDE BY ALL CURRENT LOCAL, STATE, AND NATIONAL CODES THAT ARE APPLICABLE.
10. COMMERCIAL SIGNS WILL NOT BE DISPLAYED AT THE PROPOSED FACILITY.
11. TOWER LIGHTING PER FAA IS PENDING STUDY.
12. THE EMERGENCY BACKUP GENERATOR IS PROPOSED TO POWER THE EQUIPMENT IN THE EVENT OF AN OUTAGE. THE GENERATOR WILL RUN FOR ROUTINE MAINTENANCE APPROXIMATELY ONCE PER MONTH DURING NORMAL BUSINESS HOURS UNLESS IN THE EVENT OF AN OUTAGE. THE GENERATOR WILL OPERATE AT 65.7 DB AS MEASURED FROM 23'.

2	SITE PLAN NOTES
11x17 SCALE: NTS	22x34 SCALE: NTS

CELLCO PARTNERSHIP
d/b/a

ONE VERIZON WAY
BASKING RIDGE, NJ 07920

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ZONING DOCUMENTS

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PHI MODENA

SITE ADDRESS:
6 IMS DRIVE
COATESVILLE, PA 19320

PARCEL ID: 47-4-68.2
ZONE: O-1

SDG PROJECT #: 24VPA007

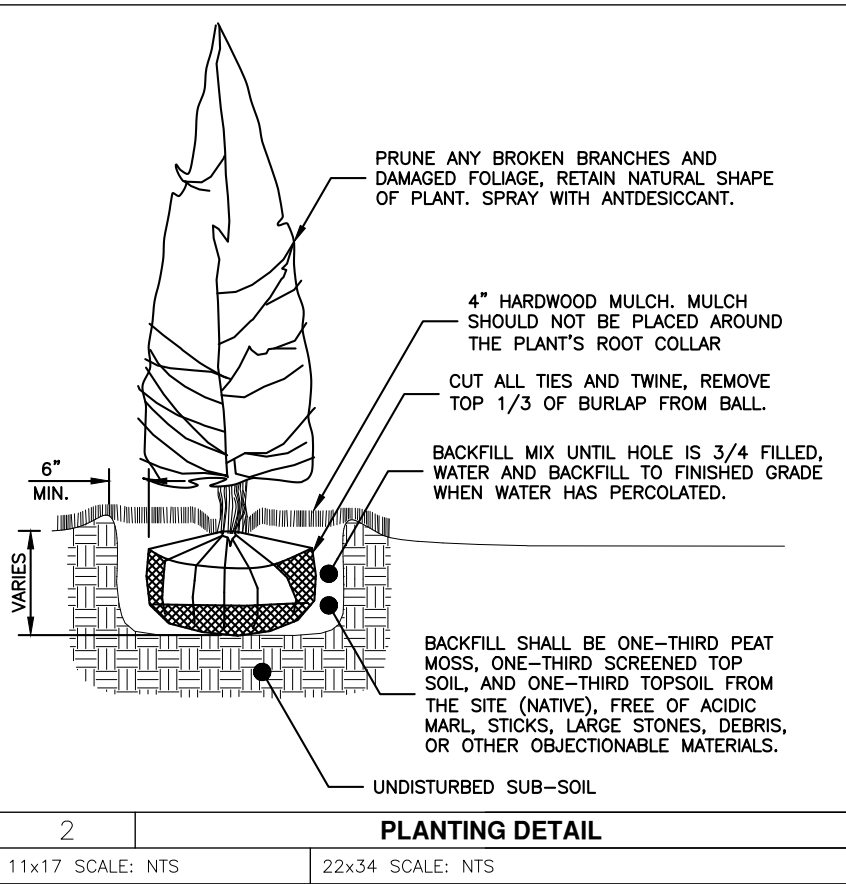
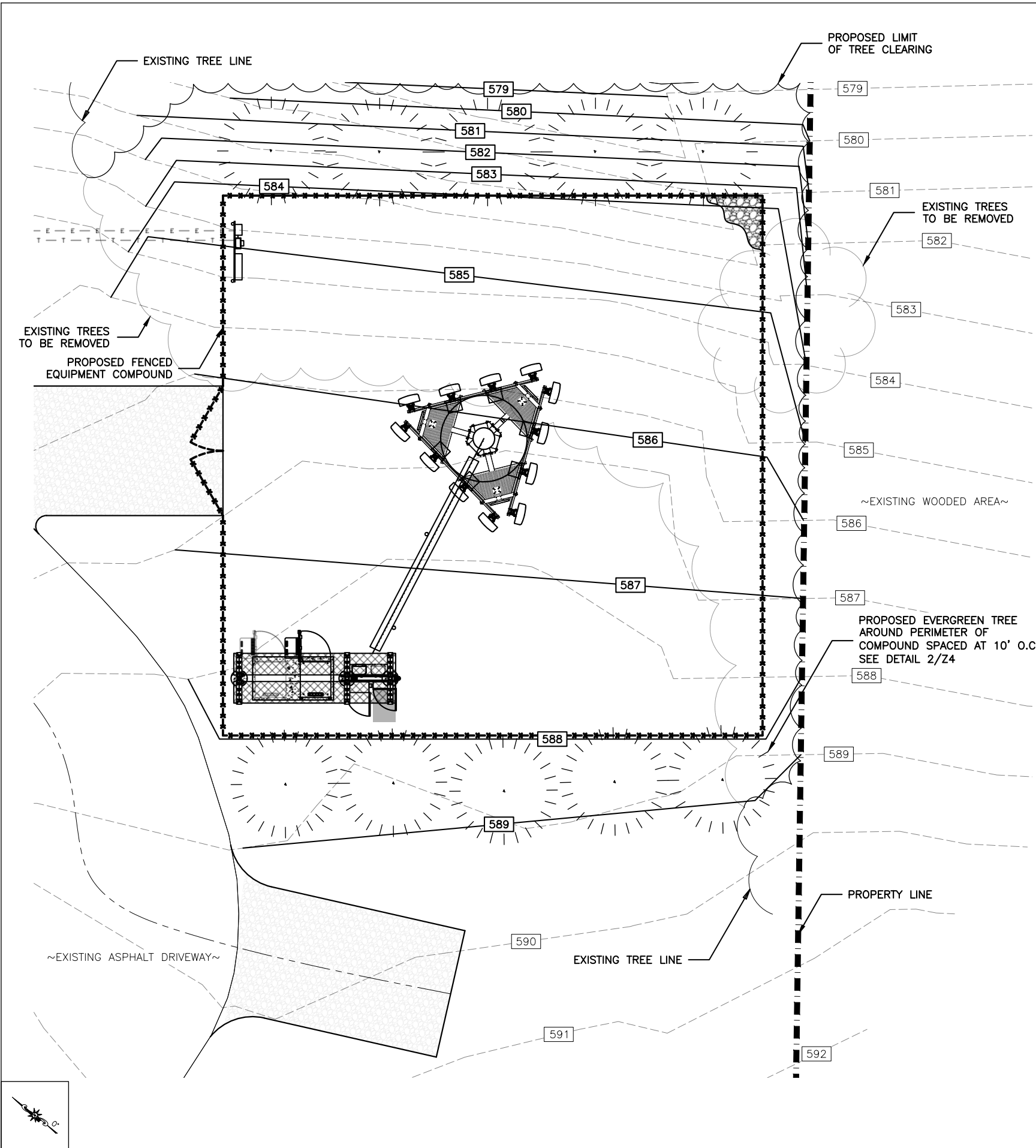
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DETAILED SITE PLAN

SHEET NUMBER

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Page 103



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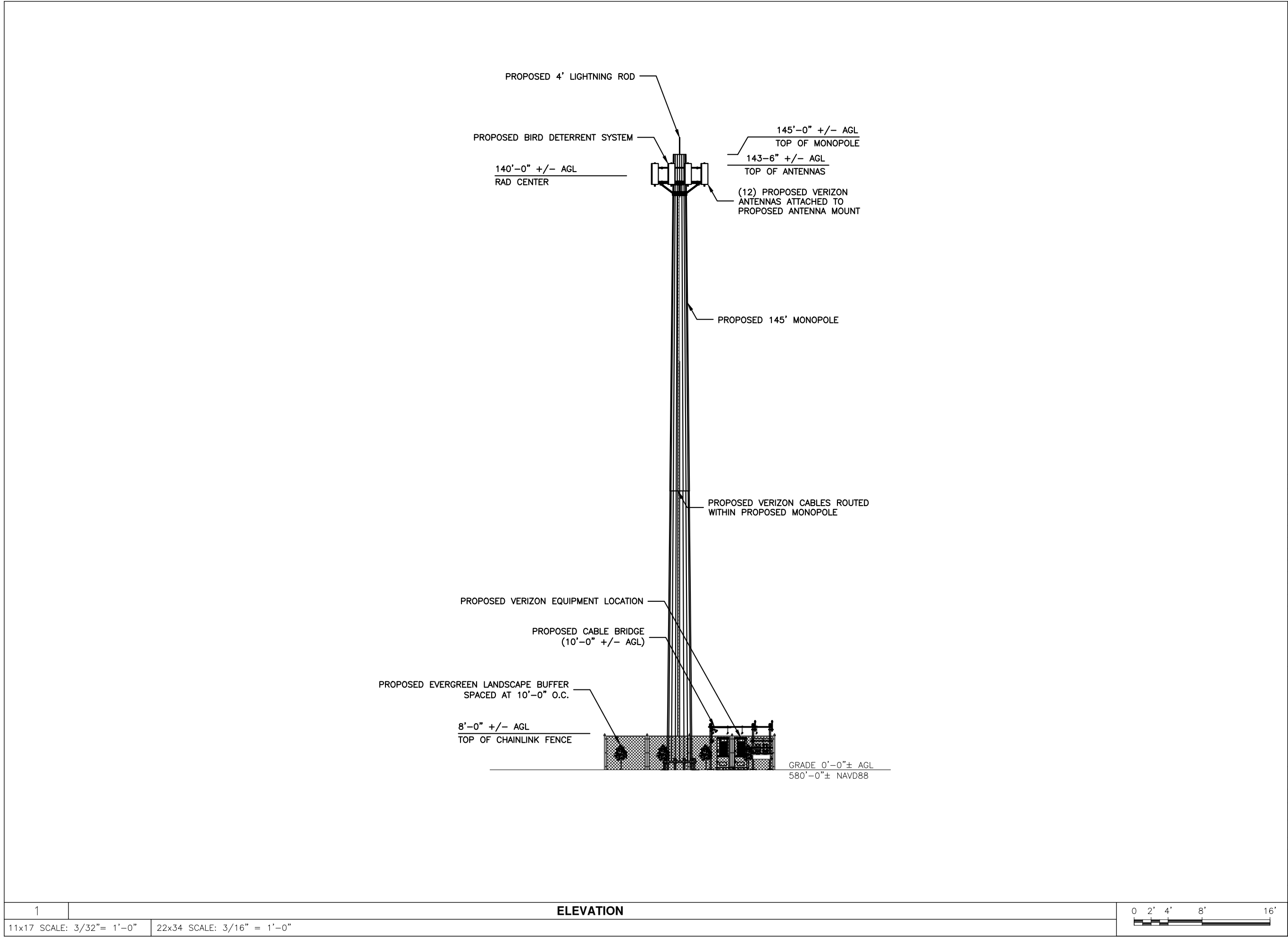
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LANDSCAPING PLAN
& DETAILS

SHEET NUMBER

24

Page 104



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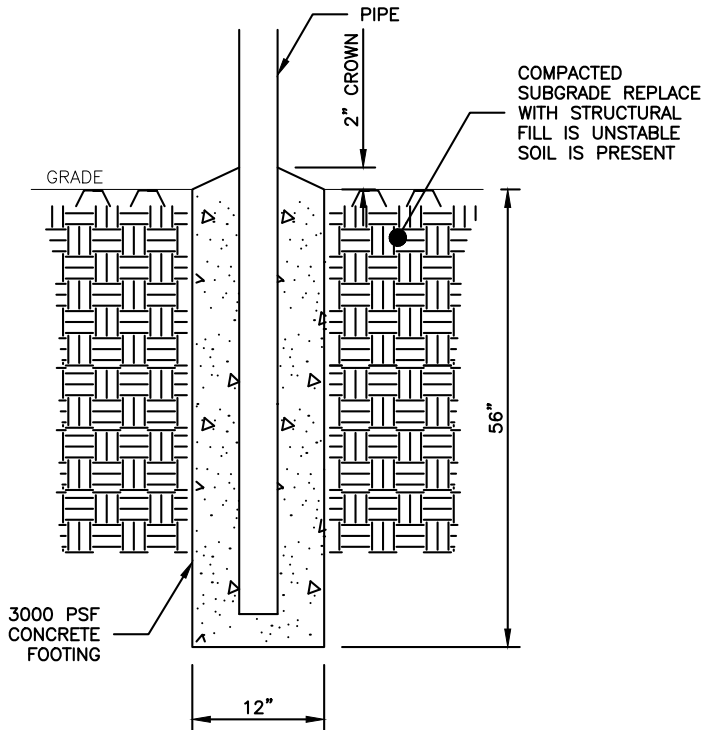
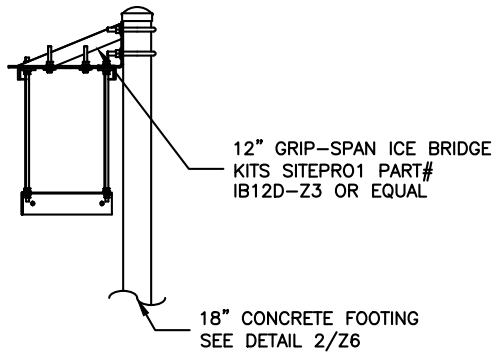
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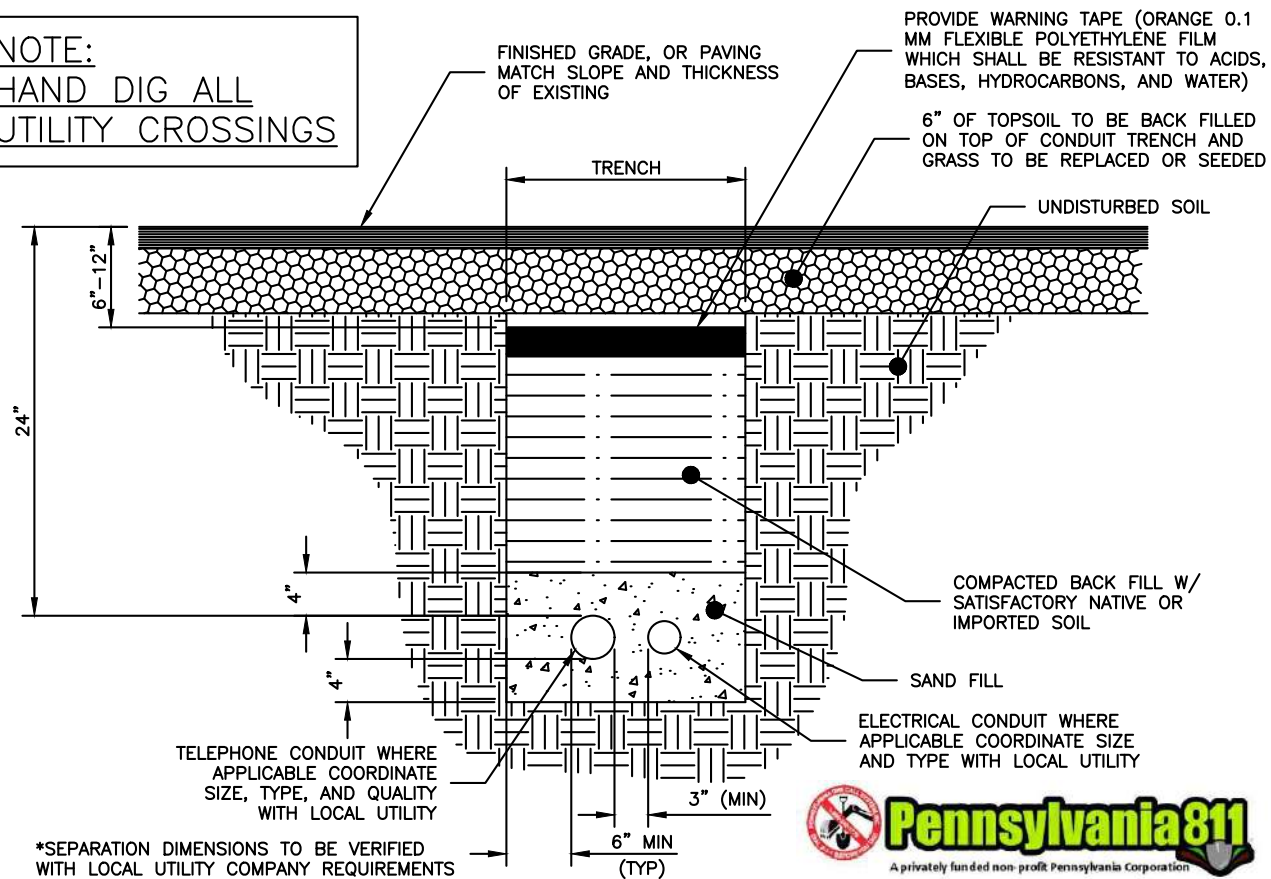
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ELEVATION	
SHEET NUMBER	
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Page 105	



NOTE:
HAND DIG ALL
UTILITY CROSSINGS



CELLCO PARTNERSHIP
d/b/a

verizon
WIRELESS

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1 CABLE BRIDGE SUPPORT DETAIL

2 FOOTING DETAIL

3 TRENCH DETAIL

11x17 SCALE: NTS

22x34 SCALE: NTS

11x17 SCALE: NTS

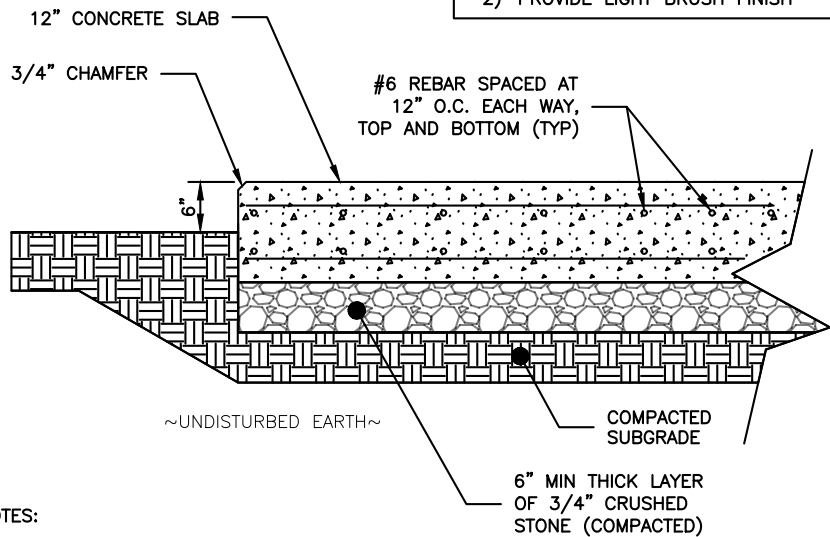
22x34 SCALE: NTS

11x17 SCALE: NTS

22x34 SCALE: NTS

NOTES:

- 1) ALL EDGES SHALL BE CHAMFERED
- 2) PROVIDE LIGHT BRUSH FINISH



NOTES:

1. MATERIAL

1.1 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.

1.2 REINFORCEMENT BARS SHALL CONFORM TO ASTM-A65 GRADE 60 SPECIFICATIONS AND BE DETAILED IN ACCORDANCE WITH ACI-318

2. TOLERANCES

2.1 ALL DIMENSIONS ARE SPECIFIED IN INCHES UNLESS OTHERWISE NOTED.

4 TYPICAL CONCRETE SLAB DETAIL

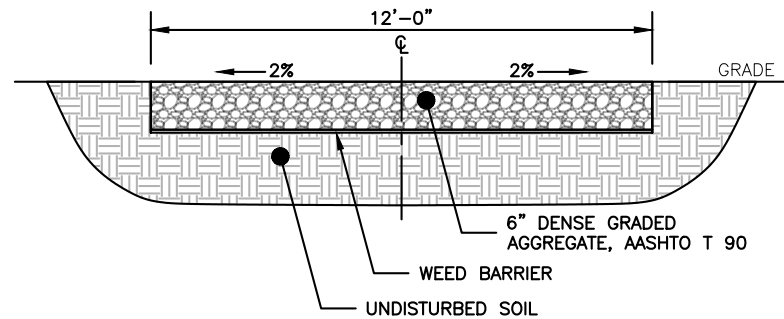
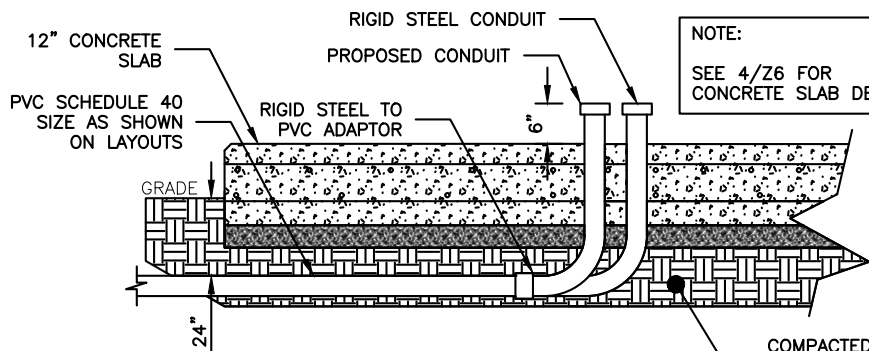
11x17 SCALE: NTS

22x34 SCALE: NTS

5 TYPICAL STUB-UP DETAIL

11x17 SCALE: NTS

22x34 SCALE: NTS



6 GRAVEL DRIVEWAY DETAIL

11x17 SCALE: NTS

22x34 SCALE: NTS

SUBMITTALS

REV	DATE	DESCRIPTION	BY
0	06/22/26	ISSUED FOR ZONING	EB

**ZONING
DOCUMENTS**

SITE NAME:
PHI MODENA

SITE ADDRESS:
6 IMS DRIVE
COATESVILLE, PA 19320

PARCEL ID: 47-4-68.2
ZONE: O-1

SDG PROJECT #: 24VPA007

SCALE: AS NOTED DATE: 06/16/26

DRAWN BY: CHECKED BY:

TAS KB

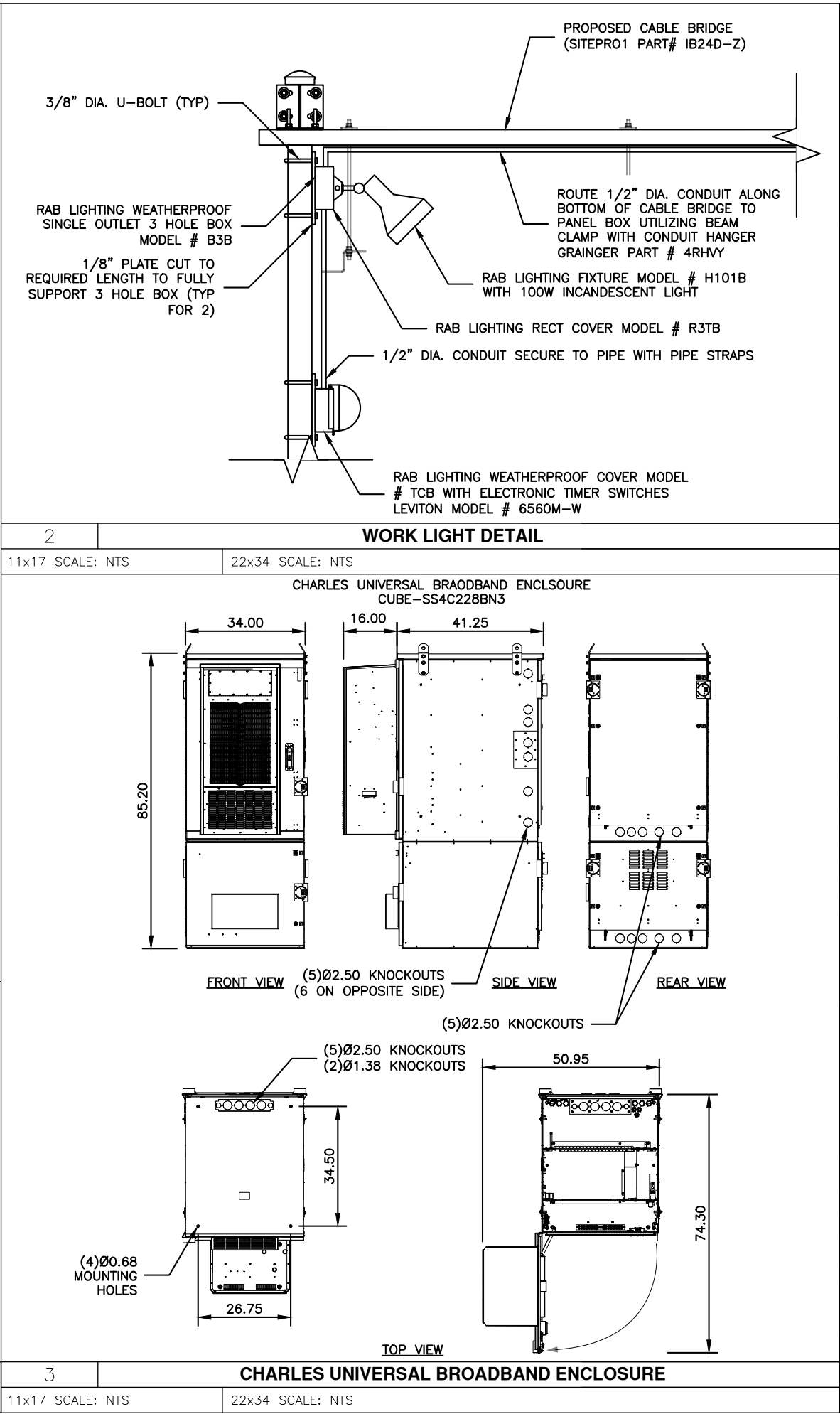
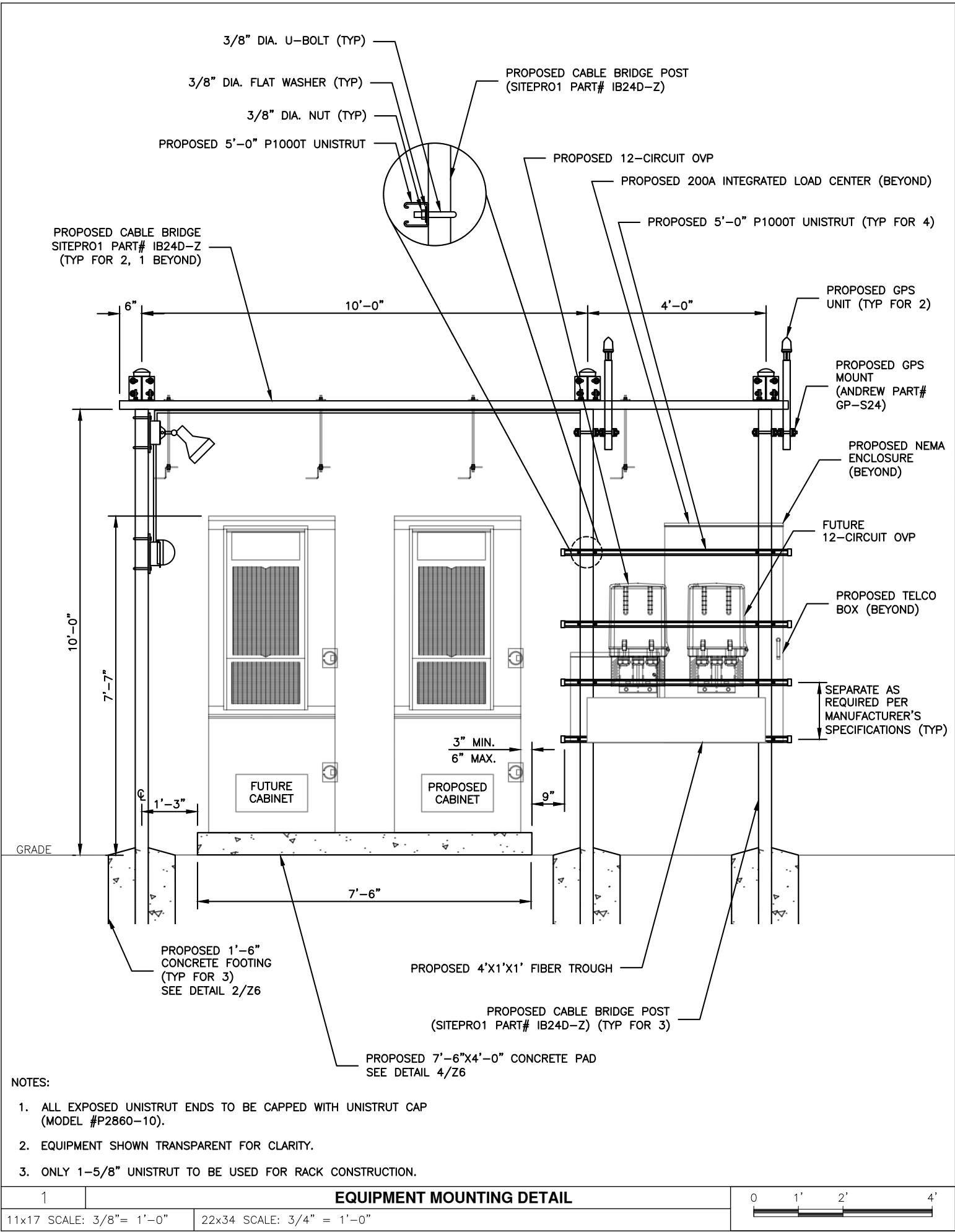
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DETAILS

SHEET NUMBER

Z6

Page 106



CELLCO PARTNERSHIP
d/b/a

verizon
WIRELESS

ONE VERIZON WAY
BASKING RIDGE, NJ 07920

SDG
SCHERER DESIGN GROUP

100 Corporate Drive
Suite 202
Lebanon, NJ 08833
908.323.2513 Fax 908.323.2525

COLLEEN CONNOLLY
PA PROFESSIONAL ENGINEER #PE081387

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER
THIS DOCUMENT.

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
0	06/22/26	ISSUED FOR ZONING	EB

ZONING DOCUMENTS

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PHI MODENA

SITE ADDRESS:
6 IMS DRIVE
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PARCEL ID: 47-4-68.2
ZONE: O-1

SDG PROJECT #: 24VPA007

SCALE: AS NOTED	DATE: 06/16/26
DRAWN BY:	CHECKED BY:
TAS	KB

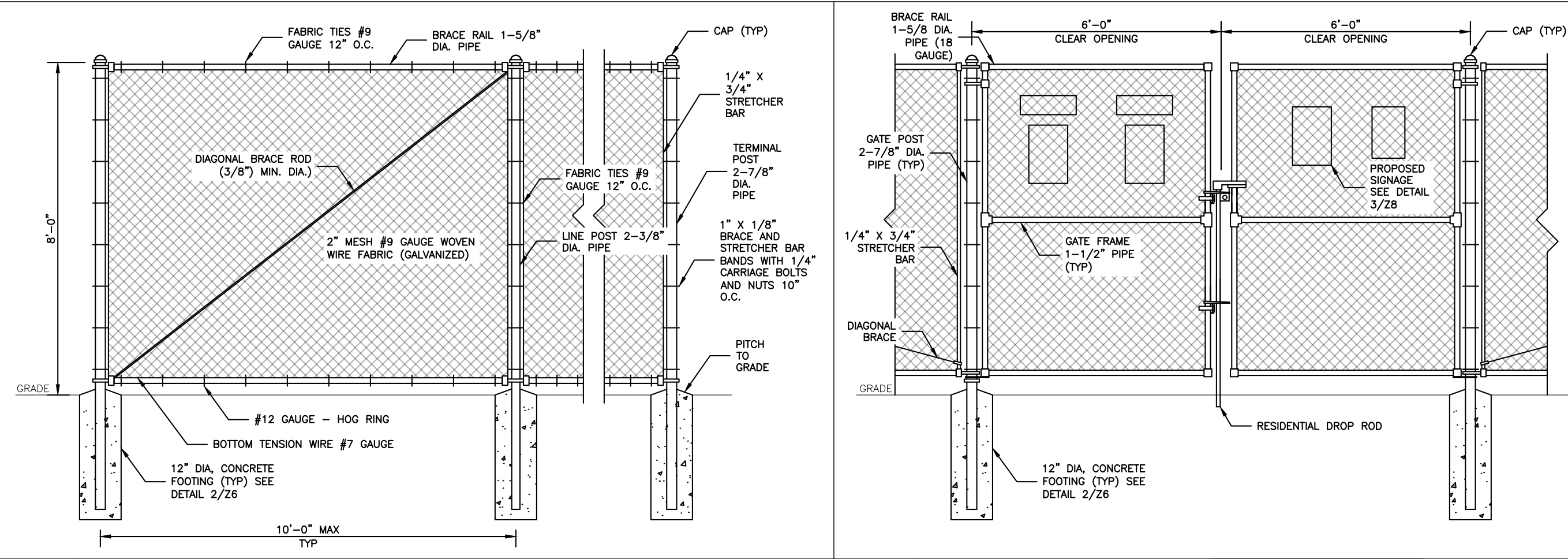
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DETAILS

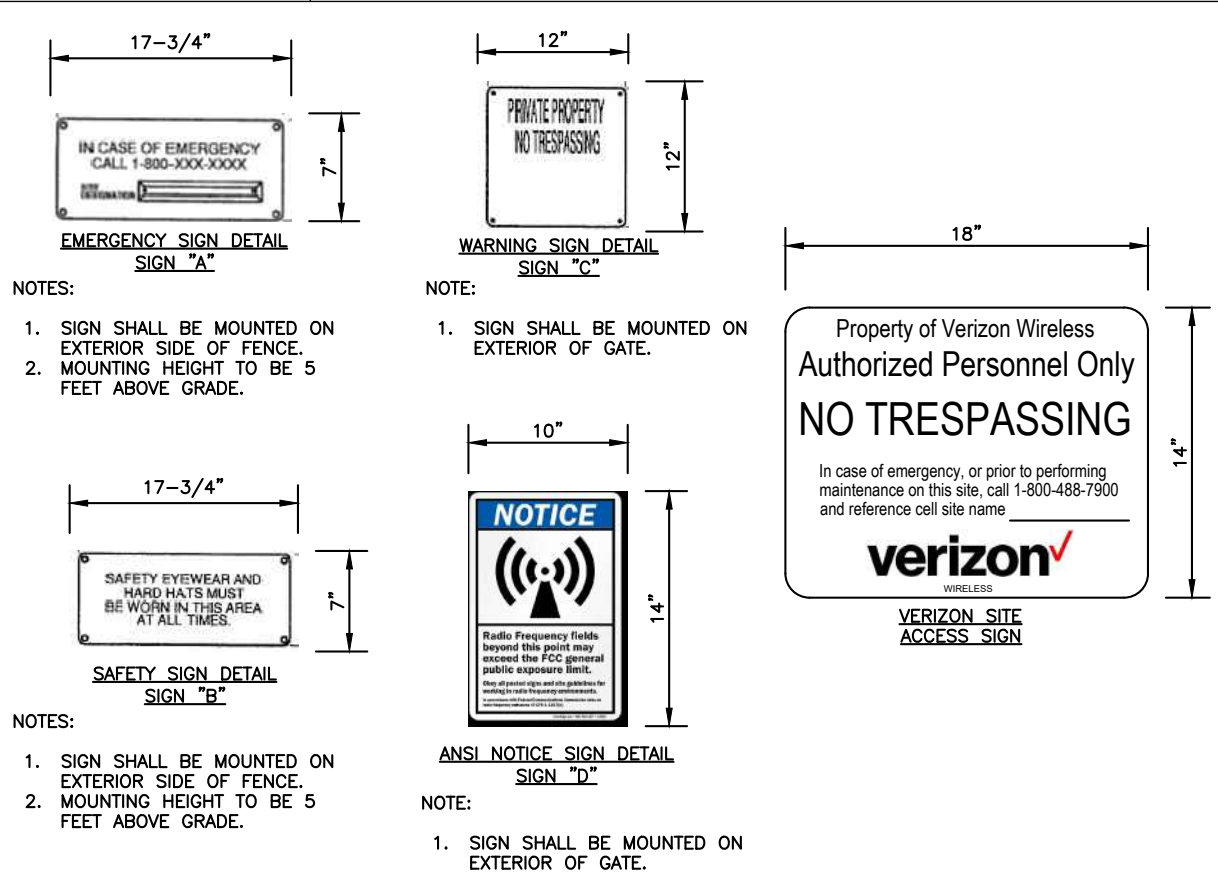
SHEET NUMBER

27

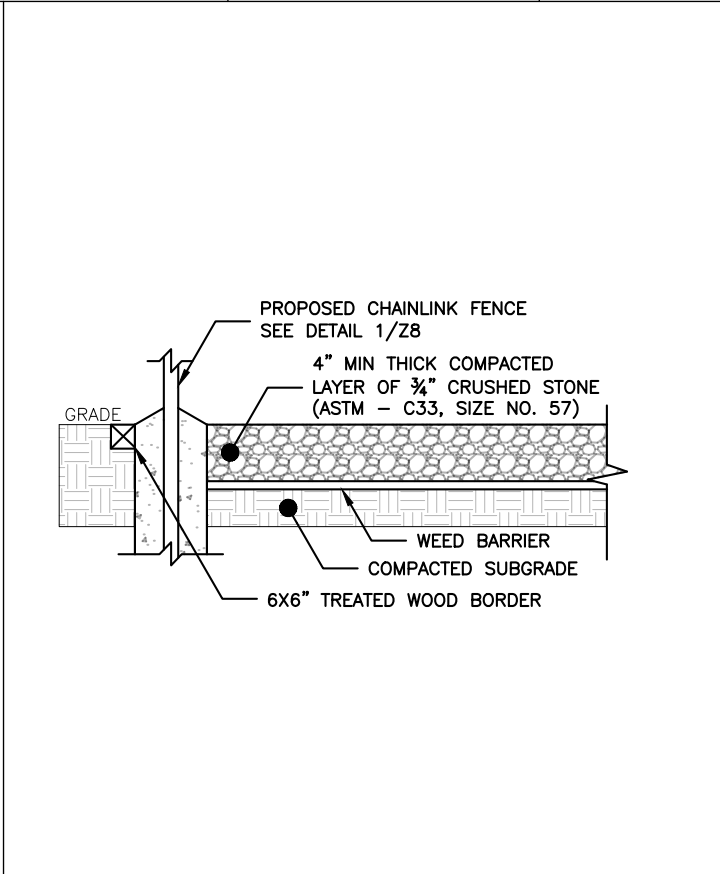
Page 107



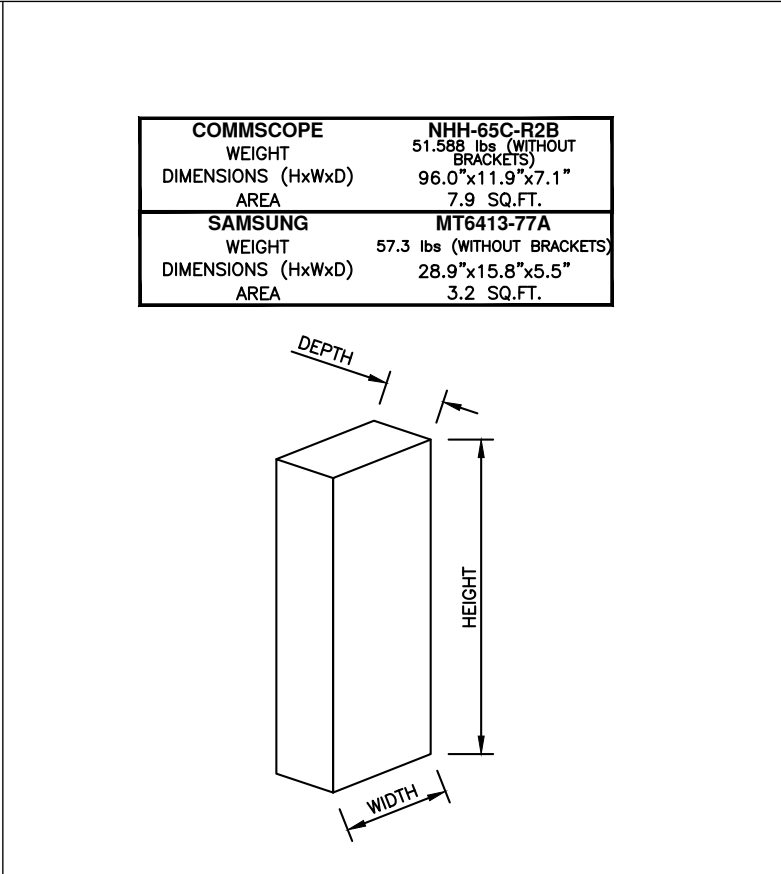
1	CHAINLINK FENCE DETAIL	2	DUAL GATE DETAIL
11x17 SCALE: NTS	22x34 SCALE: NTS	11x17 SCALE: NTS	22x34 SCALE: NTS



3	SIGNAGE DETAILS
11x17 SCALE: NTS	22x34 SCALE: NTS



4	GRAVEL DETAIL
11x17 SCALE: NTS	22x34 SCALE: NTS



5	ANTENNA SPECIFICATION(S)
11x17 SCALE: NTS	22x34 SCALE: NTS

CELLCO PARTNERSHIP
d/b/a

verizon
WIRELESS

ONE VERIZON WAY
BASKING RIDGE, NJ 07920

SDG
SCHERER DESIGN GROUP

100 Corporate Drive
Suite 202
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SUBMITTALS			
REV	DATE	DESCRIPTION	BY
0	06/22/26	ISSUED FOR ZONING	EB

ZONING DOCUMENTS

SITE NAME:
PHI MODENA

SITE ADDRESS:
6 IMS DRIVE
COATESVILLE, PA 19320

PARCEL ID: 47-4-68.2
ZONE: O-1

SDG PROJECT #: 24VPA007

SCALE: AS NOTED DATE: 06/16/26

DRAWN BY: CHECKED BY:

TAS KB

DRAWING TITLE

DETAILS

SHEET NUMBER

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign WQQA472	File Number 0009790961
Radio Service AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date 02-17-2022	Effective Date 02-17-2022	Expiration Date 11-29-2036	Print Date 02-18-2022
Market Number BEA012	Channel Block C	Sub-Market Designator 8	
Market Name Philadelphia-Wilmington-Atl. C			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQQA472

File Number: 0009790961

Print Date: 02-18-2022

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: AIRTOUCH CELLULAR

ATTN: REGULATORY
AIRTOUCH CELLULAR
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign KNLH201	File Number 0007717095
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0006146468

Grant Date 06-02-2017	Effective Date 06-02-2017	Expiration Date 06-27-2027	Print Date 06-06-2017
Market Number BTA346	Channel Block F	Sub-Market Designator 0	
Market Name Philadelphia, PA-Wilmington, D			
1st Build-out Date 05-30-2004	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

Special Condition for AU/name change (6/4/2016): Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: AIRTOUCH CELLULAR

Call Sign: KNLH201

File Number: 0007717095

Print Date: 06-06-2017

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign WQJQ689	File Number
Radio Service WU - 700 MHz Upper Band (Block C)	

FCC Registration Number (FRN): 0003290673

Grant Date 09-11-2019	Effective Date 07-15-2020	Expiration Date 06-13-2029	Print Date
Market Number REA001	Channel Block C	Sub-Market Designator 0	
Market Name Northeast			
1st Build-out Date 06-13-2013	2nd Build-out Date 06-13-2019	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

This authorization is conditioned upon compliance with section 27.16 of the Commission's rules

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQJQ689

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign KNLH443	File Number 0007716982
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0003290673

Grant Date 06-02-2017	Effective Date 06-02-2017	Expiration Date 06-27-2027	Print Date 06-06-2017
Market Number BTA346	Channel Block E	Sub-Market Designator 0	
Market Name Philadelphia, PA-Wilmington, D			
1st Build-out Date 06-27-2002	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

This authorization is subject to the condition that the remaining balance of the winning bid amount will be paid in accordance with Part 1 of the Commission's rules, 47 C.F.R. Part 1.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: CELLCO PARTNERSHIP

Call Sign: KNLH443

File Number: 0007716982

Print Date: 06-06-2017

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign WQGA908	File Number 0009773328
Radio Service AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date 12-21-2021	Effective Date 12-21-2021	Expiration Date 11-29-2036	Print Date 12-21-2021
Market Number BEA012	Channel Block B	Sub-Market Designator 7	
Market Name Philadelphia-Wilmington-Atl. C			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQGA908

File Number: 0009773328

Print Date: 12-21-2021

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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PO Box 165
Fairview Village, PA 19409
Phone: 610.304.2024
www.dBmEng.com



September 14, 2026
John Szilezy
Verizon Wireless
512 East Township Line Road
Blue Bell, PA 19422

Subject: Radio Frequency Design Analysis
"PHI MODENA"
6 IMS DRIVE
COATESVILLE, PA
Latitude: 39.964675° N
Longitude: 75.841753° W

Mr. Szilezy:

I have received and executed the request that I perform an independent evaluation and design review for the Verizon Wireless telecommunications facility proposed at the above referenced address. The intention of this study is to provide an objective, professional opinion regarding the proposed facilities from a Radio Frequency design perspective. Specifically, how the site complements the existing network and what service objectives it fulfills. As a registered Professional Engineer, I am bound by a code of ethics to hold paramount the safety, health, and welfare of the public. All statements and calculations offered herein are made in an objective and truthful manner pursuant to that code.

Summary of Findings

In my professional opinion, the proposed facility is extremely well suited to provide enhanced wireless service in the northwestern portions of East Fallowfield Township and surrounding areas that suffer from unreliable service. Currently, the nearby Verizon Wireless facilities do not provide adequate capacity for the targeted geography resulting in service issues. The proposed facility is the only feasible alternative that will satisfy the design objective for affected areas. The design, location, and proposed antenna height is the least intrusive means of providing adequate service for Verizon Wireless subscribers in the targeted geography. The proposed antenna height is the absolute minimum acceptable to achieve a high percentage of the site's design goals.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew M. Petersohn", is written over a faint circular background.

Andrew M. Petersohn, P.E.
Registered Professional Engineer
Pennsylvania license number 073239



Existing Verizon Wireless Service

Currently, Verizon has six (6) on-air sites in the area immediately surrounding the proposed facility. These sites would be the first-tier neighbors for the proposed facility. The specifics and locations of these sites are detailed below:

Name	Structure Type	Antenna Centerline (ft)	Street Address
SADSBURY	Monopole	175	20 Compass Road
COATESVILLE-2	Monopole	154	517 Colfax Street
PHI-KING RANCH	Lattice Tower	128	775 Fairview Road
COATESVILLE HD	Self-Support	158	786 Oak St
PARKESBURG HD	Lattice Tower	230	Glen Run Road @ Smoker Farm
WAGONTOWN	Monopole	150	416 West Kings Highway

Network Capacity

The Verizon Wireless facilities currently serving the geography surrounding the proposed facility are approaching their data capacity upper-limit ☐ ceiling☐ Spurred on by smart-phones, tablets, data cards, and the various applications and content available, an explosion of data use over the past few years has left providers, equipment manufacturers, and the FCC looking for solutions and radio spectrum to address the demand. As illustrated below, Ericsson has recently predicted¹ a three (3) fold increase in global mobile network data traffic between 2023 and 2028. Because Verizon Wireless can only broadcast and receive in the bands for which they are licensed, there is a finite amount of data throughput that can be supported even using the most modern equipment offered by base-station manufacturers. The traffic demand in the area has already begun to overrun the available resources particularly during peak times of day. Without proper action, the data growth trend will result in a significant degradation in customer experience including services that affect public safety.

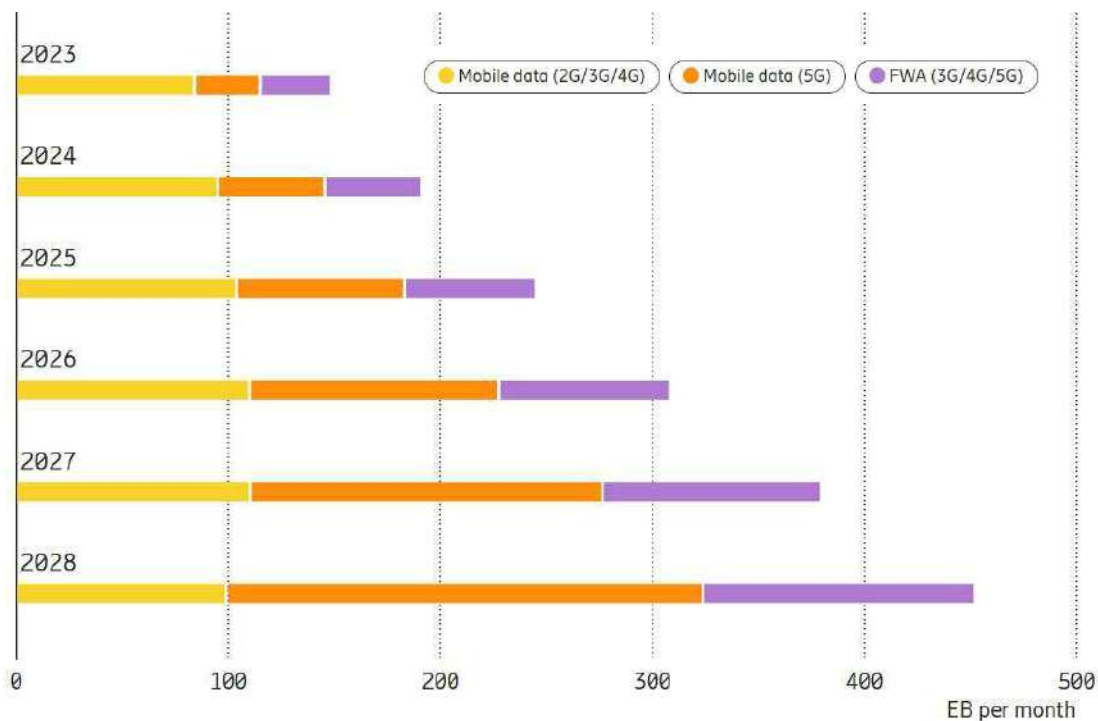


Figure 3 - Global Mobile Network Data Traffic

¹ [Mobile data traffic forecast](#) ☐ [Mobility Report - Ericsson](#)

Existing Verizon Wireless Capacity

The best-server coverage footprint areas from the above on-air facilities are illustrated below in figure 1. The areas in which the proposed facility is designed to provide capacity offload include the residential, commercial, and recreational uses currently underserved by the Verizon facilities from too great a distance to be effective. The facility will alleviate congestion emanating from subscribers being served by the surrounding sites pointing into the areas much closer to the proposed site; particularly the westerly facing sector of the □Coatesville□site and southerly facing sector of the □Coatesville 2□facility (highlighted red below).

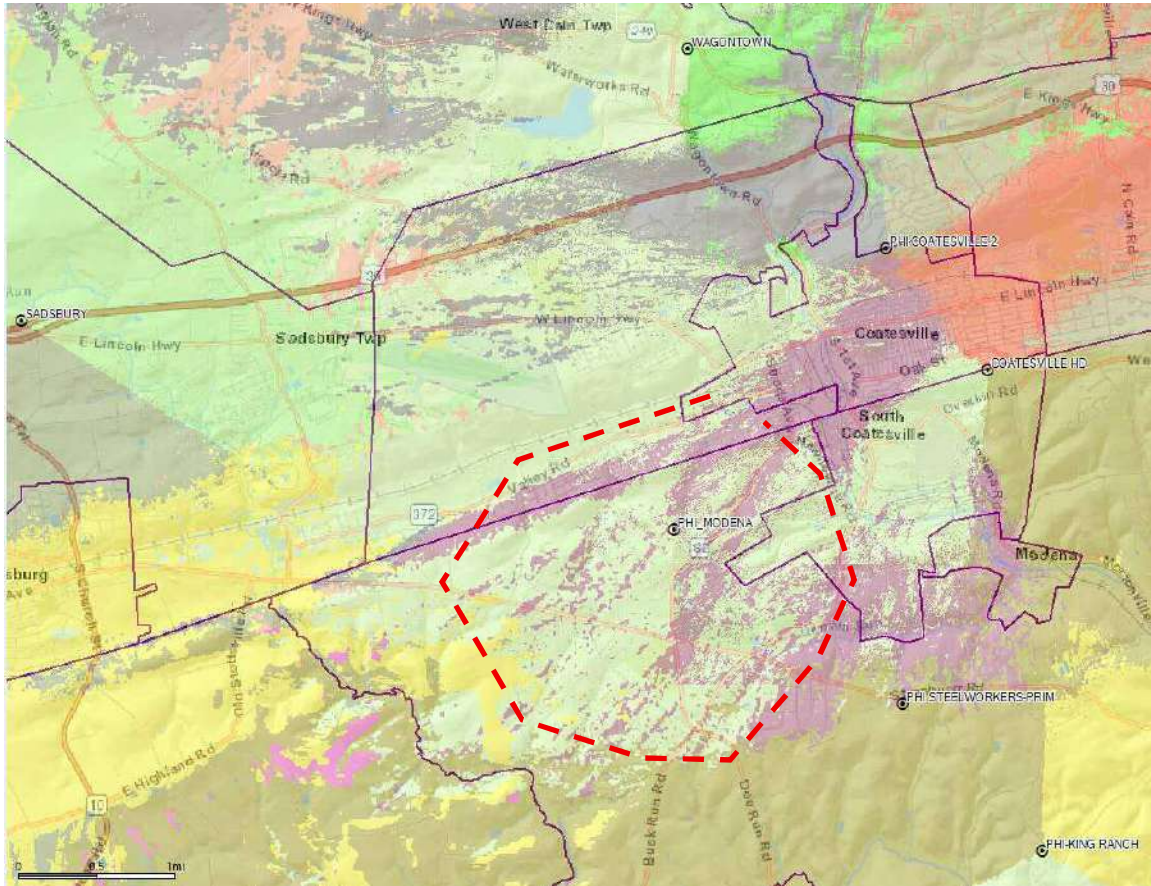


Figure 1 – Existing Best Server Coverage

Proposed Verizon Wireless Capacity Upgrade

Experience dictates that to effectively provide adequate service in a capacity starved area, a telecommunications facility must be located as close to the subscriber density as possible. Following this tenet ensures the two most important design criteria for this environment are met: First, that there is signal dominance in the congested area and second that there is adequate signal strength to penetrate the often-dense building materials typically found in an area of high subscriber density. As illustrated by the proposed site's dominant service area (figure 2 below), the new facility will provide effective capacity offload while providing in-building coverage to the general area. Verizon Wireless mobile devices in the newly shaded coverage area will be served by the proposed facility when engaged in data-activity allowing the reduction of the data traffic load on the nearby sites. Any decrease in the height of the proposed facility will decrease its offload area and diminish the effectiveness of the proposed site.

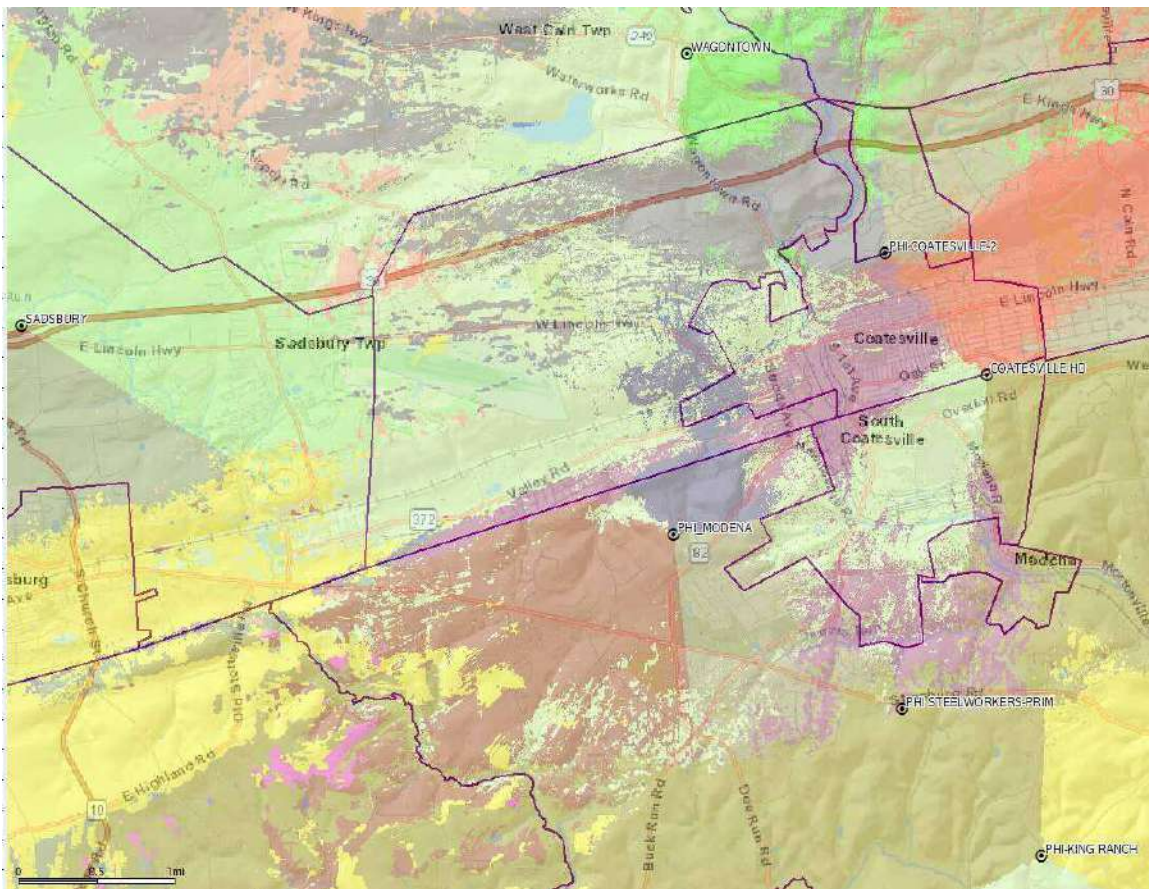


Figure 2 – Proposed Best Server Coverage

Anticipated Verizon Wireless Capacity Upgrade

Beyond the subject proposed site, Verizon has construction underway and is planning to activate a facility they refer to as “Steelworkers” on the existing SBA tower located at the East Fallowfield Township Building, 2264 Strasburg Road in Coatesville in late 2026. This facility will provide capacity offload and server dominance along and around Strasburg Road in areas south of Coatesville where the “Coatesville 2” facility is currently overreaching to serve Verizon’s subscribers as illustrated in Figure 3 below. This is a service area and objective separate and apart from that of the proposed “Modena” facility. Both facilities are required to offload the anticipated customer demand and provide adequate service to the Verizon subscriber base.

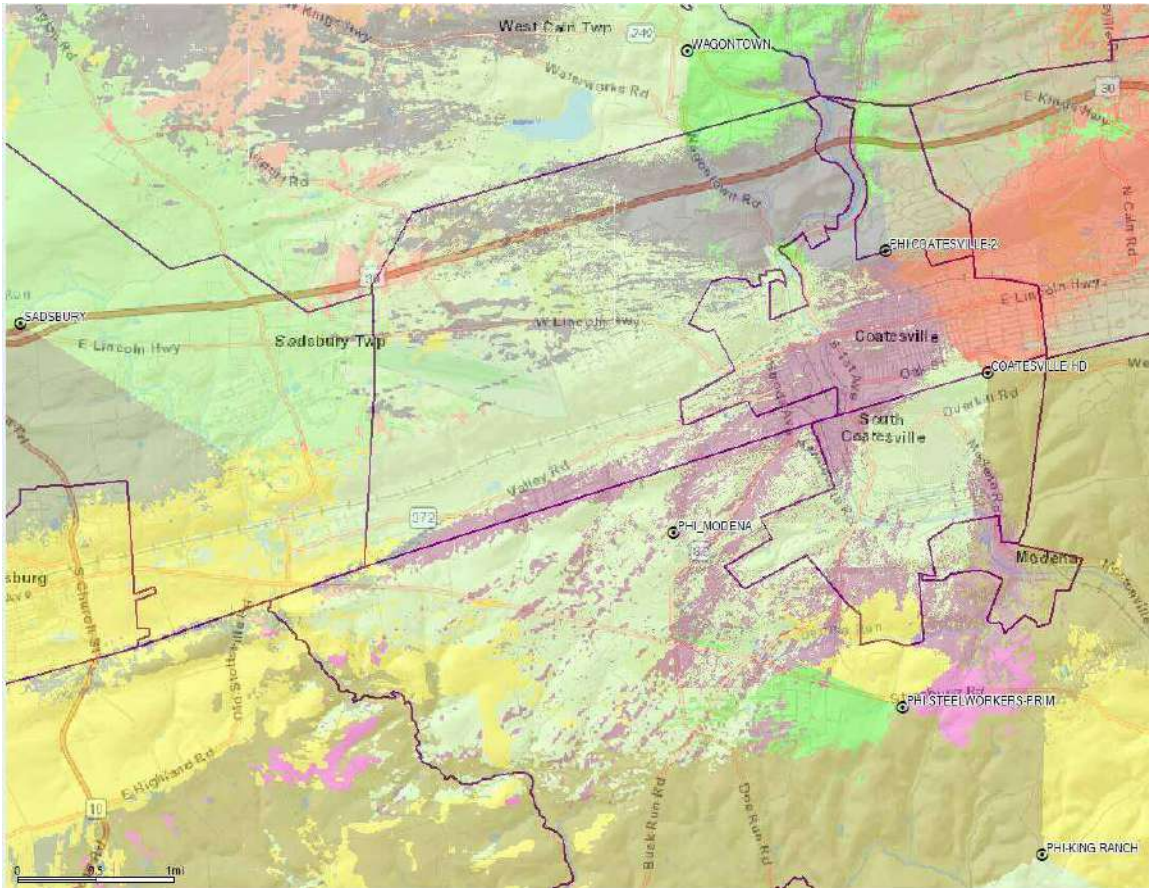


Figure 3 – Anticipated Best Server Coverage with “Steelworkers”

Planned Verizon Wireless Capacity Upgrade

Figure 4, below, illustrates the planned best server coverage with both Steelworkers and Modena activated. Careful optimization through the integration process will help balance subscriber loading for the existing and new facilities but, as pictured, the new sites will have separate and distinct areas of dominant server footprint which is critical to efficient design.

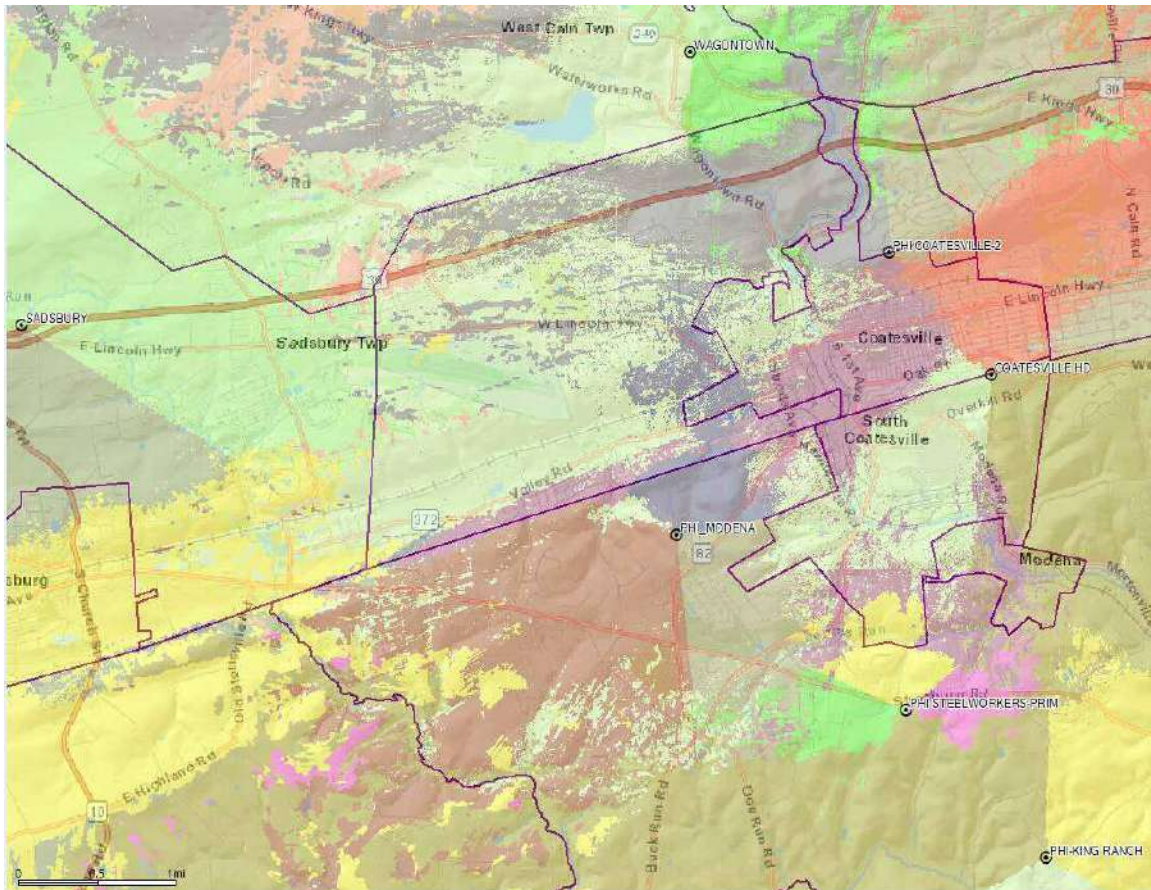


Figure 4 – Planned Best Server Coverage with “Modena” and “Steelworkers”

Reliable Service

The term "reliable" is used to describe areas where a Verizon Wireless subscriber has the ability to place, receive, and maintain a phone call. Additionally, the concept of reliable service extends beyond just voice communication; access to the data network with a high probability of success and adequate throughput is now a pre-requisite to reliable service. Reliable service provided from a facility is affected by many factors including surrounding topography, clutter types, foliage, and subscriber loading during the site's hour of heaviest use, its "busy hour." Because the network must maintain reliability under all conditions, these factors are taken into consideration when designing a new facility. Furthermore, under the "materially inhibit" standard, the FCC has made clear that wireless providers are entitled to improve existing wireless services to an area they deem insufficient to meet their customer's capacity demands for robust services.

Wireless Substitution

According to the CDC² 78.0% of adults and 86.9% of children lived in wireless-only households during the second half of 2024. The increase in the prevalence of adults living in wireless-only households is a continuation of the increasing trend that has been seen over time. Demographic subgroups with the highest percentages of wireless-only adults include adults aged 25-29 (88.9%) and 35-44 (88.3%), and adults renting their homes (88.1%). As wireless substitution continues to spread, availability of in-building wireless service, both data and voice, becomes increasingly important.

Emergency Services Implications

Wireless devices are widely used by municipal emergency services for voice and data services including those that impact public safety. Additionally enhanced 911 (E911) services, which allow a mobile caller to be located by the dispatch center, are dependent on an adequate service level to provide help in an emergency. It is estimated that approximately 80% of 911 calls originate from mobile devices³. In the service challenged areas, an unreliable level of wireless service could, in many cases, negatively affect the ability of an individual in need of emergency services who is dialing 911.

² <https://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless202506.pdf>

³ <https://www.nena.org/page/911Statistics>

Alternate Candidate Discussion

It is Verizon Wireless policy and overwhelming preference to utilize existing, tall structures as antenna support platforms when their location, available attachment height, and structural capacity are congruent with Verizon's network requirements. This is because the co-location process is almost always less expensive, faster to market, and less involved from a permitting perspective than the construction of a new tower structure. In this case, there were no existing tall structures within the area of technical need that would satisfy the Verizon Wireless design objectives. The only proximate tall structures, other than the existing Verizon first-tier of neighboring sites, are the line of utility structures roughly 200 feet northwest of the proposed facility. At 80 feet, these structures are much too short to provide the capacity offload required. Further, utility structures are not compatible with modern 4G and 5G radio architecture both from a maintenance and operational perspective so colocation on them is no longer tenable.

Technical Parameters of Consideration

The above calculations were based on the equipment configuration information furnished by representatives of Verizon Wireless. Specifically, for this installation, Verizon Wireless plans to add nine (9) new panel-style antennas at an antenna centerline height of 140' above grade. The antennas will be organized in three (3) arrays of three (3) antennas per array with sector azimuths evenly spaced in the horizontal plane with respect to true north. Transmitting through these antennas will be four (4) LTE transmit paths in the 700 MHz band (per sector) at a cumulative maximum of 160 watts, up to thirty-two (32) 5G NR transmit paths in the 1900 MHz band (per sector) at a cumulative maximum of 132 watts, up to four (4) 5G NR transmit paths in the 850 MHz band (per sector) at a cumulative maximum of 160 watts, up to thirty-two (32) LTE transmit paths in the 2100 MHz (AWS) band (per sector) at a cumulative maximum of 164 watts, up to thirty-two (32) LTE transmit paths in the 2100 MHz (AWS-3) band (per sector) at a cumulative maximum of 110 watts, and up to sixty-four (64) 5G NR transmit paths in the 3700 MHz band (per sector) at a cumulative maximum of 320 watts radio power.

DECLARATION OF ENGINEER

Andrew M. Petersohn, P.E., hereby states that he is a graduate telecommunications consulting engineer possessing Master and Bachelor Degrees in Electrical Engineering from Lehigh University (2005 and 1999, respectively). His corporation, dBm Engineering, P.C., has been retained by representatives of Verizon Wireless to perform a radio frequency design analysis for a proposed telecommunications facility.

Mr. Petersohn also asserts that the calculations and/or measurements described in this report were made personally and in a truthful and objective manner. Mr. Petersohn is a Registered Professional Engineer licensed in Pennsylvania, Delaware, Maryland, Virginia, New York, Florida and New Jersey. He has over two decades of engineering experience in the field of wireless communications. Mr. Petersohn is an active member of the National Society of Professional Engineers (NSPE) and the Pennsylvania Society of Professional Engineers (PSPE). Mr. Petersohn further states that all facts and statements contained in the foregoing document are true and accurate to the best of his knowledge. He believes, under penalty of perjury, the foregoing to be correct.



Andrew M. Petersohn, P.E.
Registered Professional Engineer
Pennsylvania license number 073239



Executed this the 14th day of September, 2026.

East Fallowfield Township Planning Commission
Monthly Report to the Board of Supervisors

Month & Year:	September/October 2026
Meeting Date(s):	09/21/26, 10/05/26 and 10/19/26
Meeting Attendees:	Planning Commission members
Report submitted by:	Chair Guido Giuntini
BOS Liaison:	Supervisor Stoff

1. Meetings and Activities: Summarize meetings held, Planning Commission attendance, presentations reviewed, planning/ordinance topics discussed or other Commission activities.

Discussed data center ordinance Interviewed alternate PC member
--

2. Applications / Plans Reviewed:

Conditional Use Application for Verizon at 6 Ims Drive (approved with conditions: submission of a NEPA Report, SHPO Concurrence, and FAA Approval)
--

3. Ordinance / Planning Matters: Identify any zoning, subdivision and land development, comprehensive plan, or other planning matters considered.

Draft data center

4. Recommendations to the Board of Supervisors:

None:	☐
Recommendations:	Consider data center ordinance (including PC comments) Appoint Karen Beasley as alternate PC member

5. Upcoming Matters / Next Month's Priorities:

Discuss draft solar ordinance



East Fallowfield Township Boards / Commissions Application

Name: Karen Beasley

Date: 10/12/2026

Address:

Email Address:

Telephone:

Occupation:

Financial Controller

Years as Township Resident:

10

Background/Interests:

Graduate of Millersville University, BS in Business/Accounting. I have worked in finance for over 25 years and as a Controller for 10 years. I have worked in the healthcare, sportswear and Audio Visual industry. I have lived in the Valley Township/East Fallowfield area since 2016. Prior to that my family and I resided in Chester Springs. My interest include hiking, kayaking and all Philadelphia sports teams.

Please check the boards / commissions that you are interested in:

Parks and Recreation Committee

Historic Commission

Planning Commission

Environmental Advisory Committee (EAC)

Zoning Hearing Board

Municipal Building Committee

Agricultural Security Commission

These boards and commissions typically meet once or twice each month. Quorums are required to conduct business, making regular attendance essential. Can the other members count on you to attend meetings consistently?

Yes:

No:

Seasonally:

from

to

Why would you like to be on the board(s) / commission(s) you have selected? (Please use reverse side if necessary)

See attached

Concerns for the Township, if any:

Economic growth, Property values and aging housing.

Please attach resume or letter of interest

Understanding that you are seeking Alternate members, I would like to be on this board because it would give me a chance to help shape the future of my community. Gives me an opportunity to give back to the community that I live in. Hoping that my board membership and the decisions that I am a part of will help improve the lives of others. My goal is to contribute and influence local growth and development and ensure growth aligns with community values.

Karen Beasley

Karen Beasley

East Fallowfield, PA | (610) 396-1996 | karen@beasleyconsulting.com

CONTROLLER | TRANSFORMATIONAL STRATEGIST

Solutions-oriented financial leader with 20+ years of progressive experience spanning accounting, finance, and operations across healthcare, audiovisual production, and manufacturing environments. Trusted member of executive leadership team, providing strategic financial direction, data-driven insight, and operational alignment to influence key business decisions. Recognized for process improvement, cross-departmental collaboration, and mentorship of high-performing teams. Demonstrated success modernizing systems, automating reporting, and implementing financial controls that improve efficiency, accuracy, and performance.

Career Highlights

- Spearheaded integration of inventory management into QuickBooks, automating invoicing and reducing manual hours while eliminating costly discrepancies.
- Developed and implemented financial dashboards highlighting industry KPIs, improving visibility for executive decision-making.
- Automated expense reporting process, improving accuracy and saving significant administrative time across accounting team.
- Partnered with leadership to drive cost-benefit analysis for major equipment decisions in the AV industry, directly influencing capital allocation and profitability.
- Served as direct report to CEO and active member of the Executive Leadership Team (ELT), shaping long-term financial and strategic direction.

Areas of Expertise

Financial Planning & Analysis | Budgeting & Variance Analysis | Process Automation & Efficiency Improvement | Executive Leadership & Mentorship | Strategic Planning & Decision Support | GAAP Compliance & Audit Readiness | HR Operations & Policy Administration | Vendor & Contract Management | Inventory Integration & Cost Control | Software Implementation | Financial Reporting & Dashboard Creation | Payroll & Benefits Administration | Team Development & Coaching

Professional Experience

ADVANCED STAGING PRODUCTIONS

WEST CHESTER, PA

Controller

2022 - Present

- Deliver executive-level financial leadership for premier audiovisual and event production company, overseeing all accounting, reporting, and strategic financial initiatives
- Serve as key member of ELT and trusted advisor to CEO and President, offering valuable insight to influence decision-making
- Manage full-cycle accounting operations, including invoicing, A/R, A/P, reconciliations, and month- and quarter-end closings
- Oversee preparation of accurate, timely financial statements and ensure compliance with state and federal tax regulations
- Drive strategic decision-making by evaluating performance metrics, conduct margin analysis, and identify cost-saving opportunities, bridge gap between accounting & strategy with actionable insights.
- Pilot integration of inventory tracking into QuickBooks, eliminating data silos and improving invoicing accuracy
- Create real-time financial dashboards, visualizing profitability, expense trends, and industry KPIs for executive review
- Drive process improvements and automation initiatives that reduce manual workload and enhance reporting precision
- Supervise and mentor accounting staff of 5, fostering collaboration, accountability, and professional growth

BERKS COMMUNITY HEALTH CENTER

READING, PA

Controller

2020 - 2022

- Directed all financial operations for multi-site healthcare organization, ensuring integrity, compliance, and efficiency across all accounting and reporting functions
- Generated monthly feasibility analyses for capital projects, acquisitions, and divestitures
- Maintained cost accounting by service line and delivered comprehensive variance analyses to executive leadership
- Empowered CFO in annual budget preparation and audit readiness, maintaining minimal post-audit adjustments
- Liaised with external auditors and funding agencies to guarantee transparent and accurate reporting
- Pioneered payroll, benefit accounting, and general ledger maintenance for workforce spanning multiple facilities
- Supervised billing manager, PSR supervisors, and call center staff to preserve operational accuracy and performance

GWR MEDICAL INC.

CHADDS FORD, PA

Assistant Controller

2018 - 2020

- Enabled financial leadership and business growth through strategic reporting, compliance oversight, and process refinement

- Produced and allocated financial statements and developed growth targets aligned with company strategy
- Conducted performance analyses, monitored cash flow, and advised the CFO on cost management and expansion planning
- Reinforced internal controls and audit compliance by preparing budgets and tax-related research reports
- Streamlined financial reporting processes, improving transparency and accuracy across departments

AES SPORTSWEAR, INC./UTILICHOICE INT'L

EXTON, PA

Senior Accountant

2005 - 2018

- Managed accounting operations, financial reporting, and compliance for two growing organizations
- Consolidated financial statements and prepared end-of-month and year-end reports
- Oversaw bank reconciliations, sales tax filings, gross margin reporting, and cash management
- Coordinated with leadership in analyzing fiscal performance and executing compliance initiatives

Additional Experience

BRANDYWINE SENIOR CARE, INC. | *Director of Reimbursement*

GENESIS HEALTH VENTURES | *Reimbursement Analyst*

Education

MILLERSVILLE UNIVERSITY | *Bachelor of Science in Business Administration & Accounting*

Professional Affiliations & Memberships

MEA CFO/COO ROUND TABLE DISCUSSION | *Member*

AI in FINANCE

LEADERSHIP INSPIRATION FOR TODAY & TOMORROW (LIFTT) | *Member*



Year to Date Stats

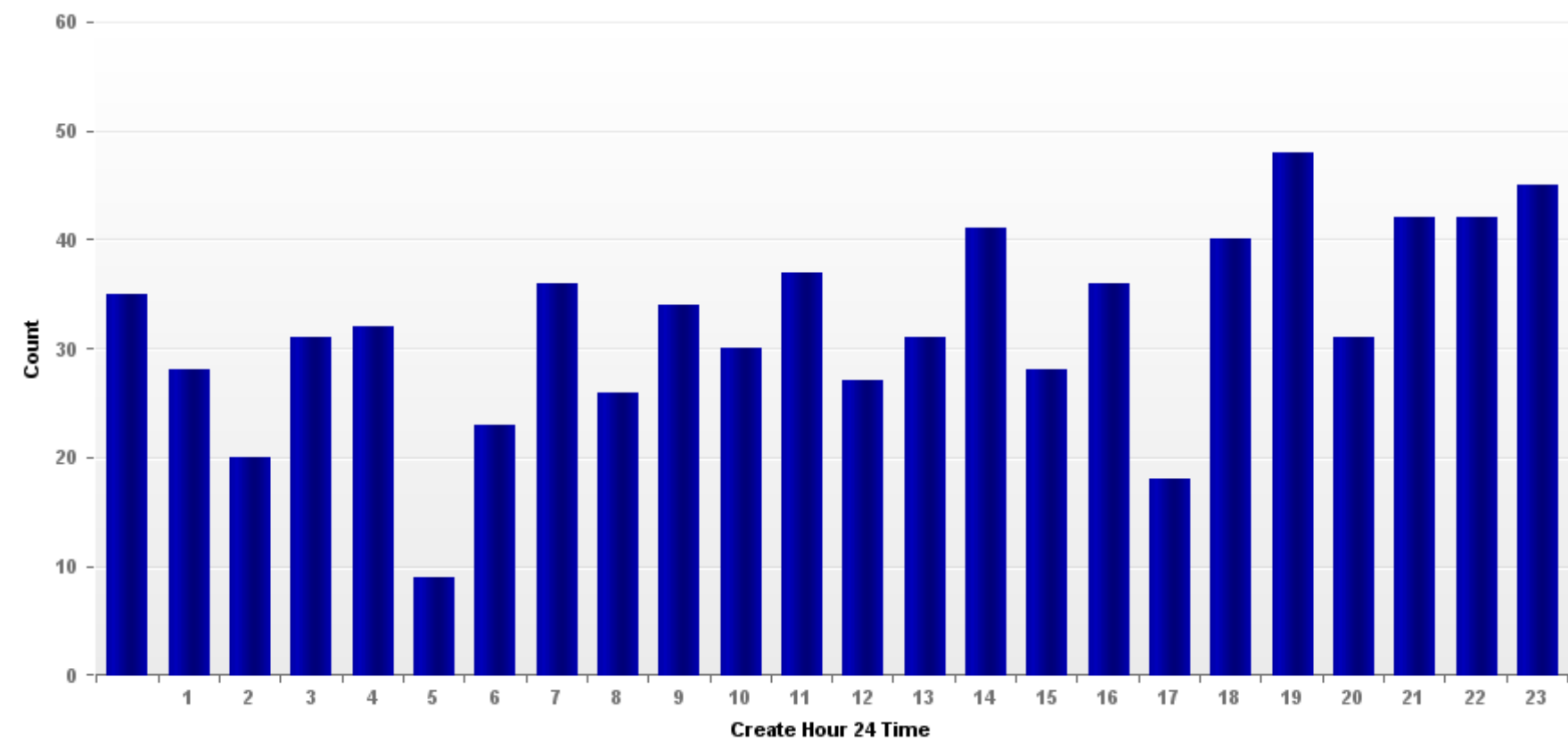
Month	Count
JANUARY	604
FEBRUARY	563
MARCH	633
APRIL	606
MAY	640
JUNE	673
JULY	635
AUGUST	690
SEPTEMBER	770
OCTOBER	3
Year to Date Total:	5,817

TOP Event SubType to Date	Count to Date
PATROL CHECK - OUTSIDE AREAS	2,258
BUSINESS CHECK	806
TRAFFIC STOP	489
REPORT	321
PHONE ASSIGNMENT	203
TRAFFIC-GENERAL/HAZARDS (PD)	136
MISCELLANEOUS POLICE NATURE	135
SCHOOL CHECK	131
ANIMAL COMPLAINT	101
FOR POLICE DEPT.INFORMATION	99
FALL / LIFT ASSIST - BLS	78
SUSPICIOUS CONDITION(S)(JO/IP)	73



Monthly Event Count by Hour of the Day

Date Range:	SEPTEMBER
Total Events:	770



Chester County Department of Emergency Services

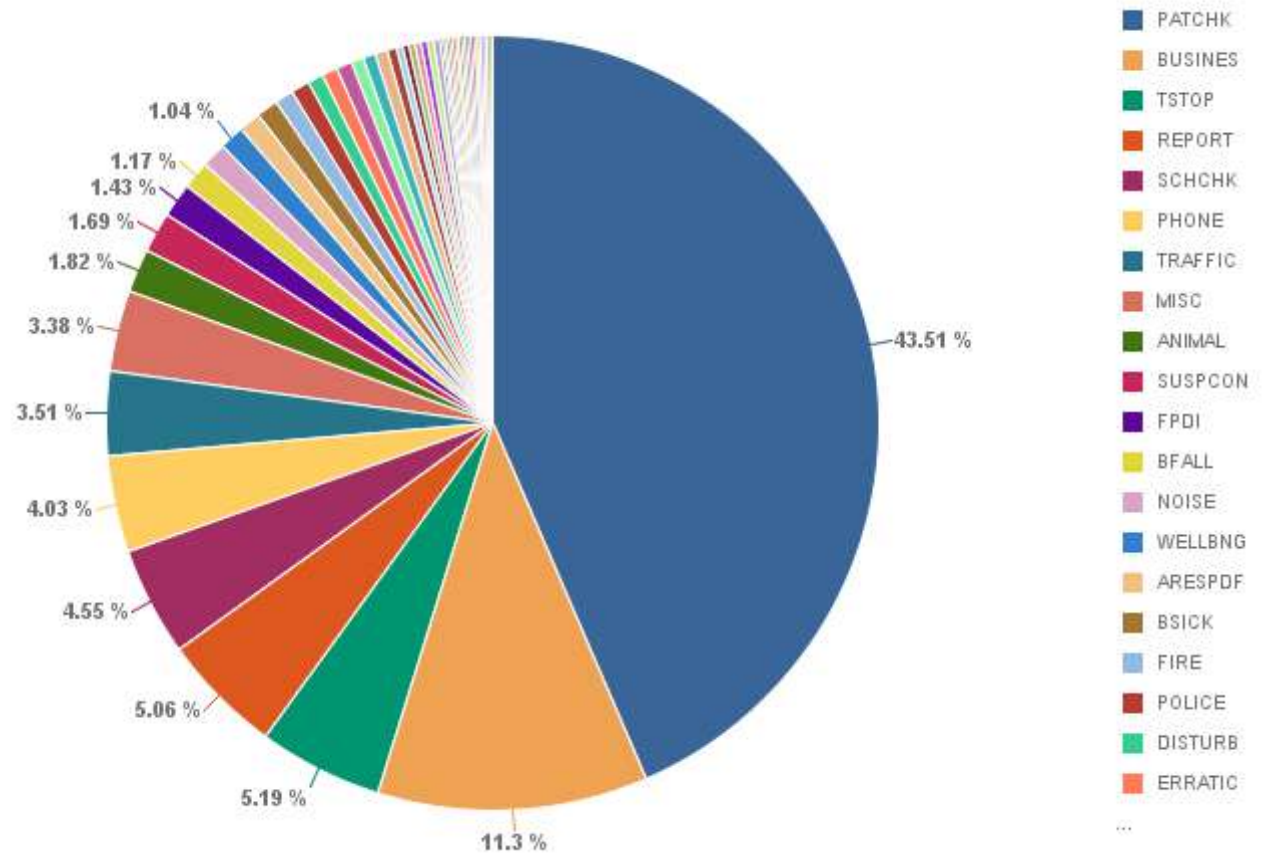
East Fallowfield Police Department



Monthly Event Count by All Sub Types

Date Range: SEPTEMBER
Total Events: 770

Event Type	Type	Count
POLICE	PATCHK	335
POLICE	BUSINES	87
POLICE	TSTOP	40
POLICE	REPORT	39
POLICE	SCHCHK	35
POLICE	PHONE	31
POLICE	TRAFFIC	27
POLICE	MISC	26
POLICE	ANIMAL	14
POLICE	SUSPCON	13
POLICE	FPDI	11
POLICE	NOISE	8
POLICE	WELLBNG	8
POLICE	DISTURB	5
POLICE	DOMESTI	4





Monthly Event Count by All Sub Types

Event Type	Event Sub Types	Count
POLICE	PATROL CHECK - OUTSIDE AREAS	335
POLICE	BUSINESS CHECK	87
POLICE	TRAFFIC STOP	40
POLICE	REPORT	39
POLICE	SCHOOL CHECK	35
POLICE	PHONE ASSIGNMENT	31
POLICE	TRAFFIC-GENERAL/HAZARDS (PD)	27
POLICE	MISCELLANEOUS POLICE NATURE	26
POLICE	ANIMAL COMPLAINT	14
POLICE	SUSPICIOUS CONDITION(S)(JO/IP)	13
POLICE	FOR POLICE DEPT.INFORMATION	11
MEDICAL	FALL / LIFT ASSIST - BLS	9
POLICE	NOISE COMPLAINT (JO/IP)	8
POLICE	WELL-BEING CHECK	8
MEDICAL	RESPIRATORY DIFFICULTY - ALS	7
MEDICAL	SICK PERSON - BLS	7
ALARM	FIRE	6
ALARM	POLICE	6
ACCIDENT	PROPERTY DAMAGE	5
POLICE	DISTURBANCE (JO/IP)	5

Run Date: 10/01/2026 08:32:01 AM

Last DW Refresh Date: 10/01/2026 01:30:00 AM



Monthly Event Count by All Sub Types

Event Type	Event Sub Types	Count
POLICE	ERRATIC DRIVER (JO/IP)	5
MEDICAL	HEART PROBLEMS - ALS	4
POLICE	ASSIST OTHER PD	4
POLICE	DOMESTIC (JO/IP)	4
POLICE	KEYS - LOCKED (VEH,HSE,ETC)	3
MEDICAL	ASSAULT W/ INJ (JO/IP) - BLS	2
MEDICAL	EMOTIONAL DISORDER - BLS	2
MEDICAL	HEMORRHAGING - ALS	2
MEDICAL	INJURED PERSON - BLS	2
MEDICAL	OVERDOSE - BLS	2
POLICE	ESCORT - PERSON/MONEY	2
POLICE	REPOSSESSION	2
ACCIDENT	BLS	1
ALARM	MEDICAL - BLS	1
FIRE	BURNING COMPLAINT	1
FIRE	FIRE POLICE REQUEST	1
FIRE	HOUSE	1
MEDICAL	ALLERGC/MED REACTION - ALS	1
MEDICAL	BACK PAIN - BLS	1
MEDICAL	CARDIAC/RESP ARREST - ALS	1

Run Date: 10/01/2026 08:32:01 AM

Last DW Refresh Date: 10/01/2026 01:30:00 AM



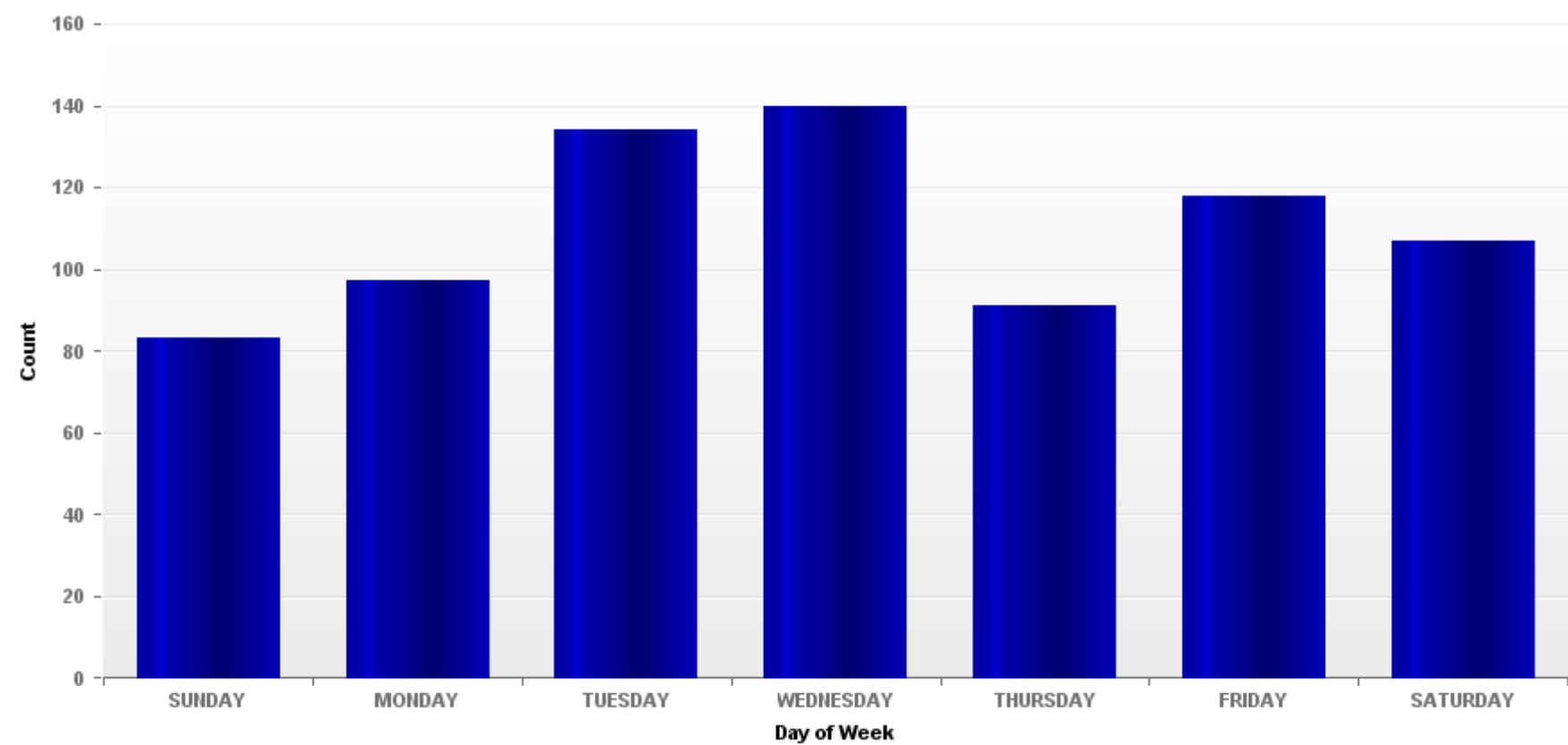
Monthly Event Count by All Sub Types

Event Type	Event Sub Types	Count
MEDICAL	UNCONSCIOUS PERSON - ALS	1
POLICE	911 HANG UP	1
POLICE	CRIM/MISCHIEF (JO/IP)	1
POLICE	EMERGENCY RADIO ID ACTIVATION	1
POLICE	HOUSE CHECK	1
POLICE	MISSING PERSON	1
POLICE	PARKING COMPLAINT	1
POLICE	PFA SERVICE/VIOLATION	1
POLICE	SUBJECT STOP	1



Monthly Event Count by Day of Week

Date Range:	SEPTEMBER
Total Events:	770

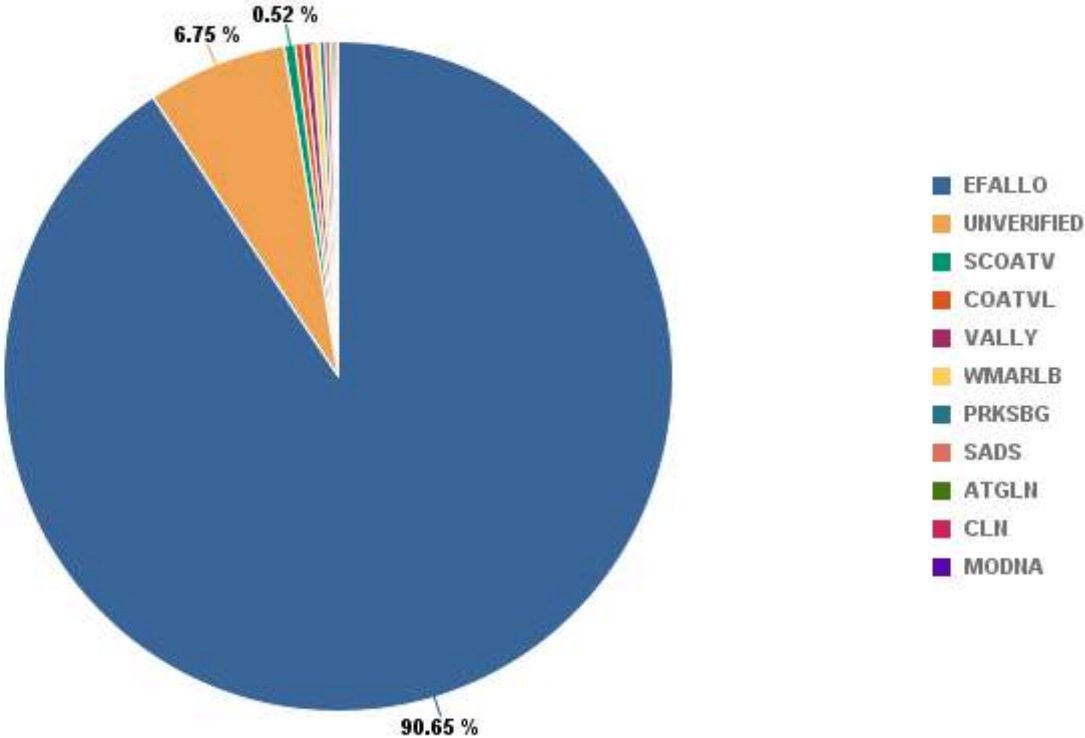




Monthly Event Count by Municipality

Date Range:	SEPTEMBER
Total Events:	770

Event City	Count
EFALLO	698
UNVERIFIED	52
SCOATV	4
COATVL	3
VALLY	3
WMARLB	3
PRKSBG	2
SADS	2
ATGLN	1
CLN	1
MODNA	1
Total:	770





EAST FALLOWFIELD TOWNSHIP POLICE DEPARTMENT

POLICIES AND PROCEDURES

Subject:

Legal Process

Number of Pages:

7

Issue Date:

10/28/2026

Expiration Date:

Until Amended or Rescinded

Distribution List:

All Sworn Personnel

Authorized By:

Chief Chad
Osborn

Signature:

PURPOSE: The purpose of this policy is to maintain guidelines and procedures for the service of, attempted service of, maintenance and documentation of legal processes both civil and criminal, issued by Chester County District Courts, or other courts of record by officers of the East Fallowfield Township Police Department.

POLICY: It is the policy of the East Fallowfield Township Police Department to serve, maintain and document all legal processes in accordance with the commonwealth code, established rules of criminal procedure, and applicable rules of judicial procedure. All personnel shall adhere to the provisions of this policy.

DEFINITIONS:

Fugitive – An individual who is wanted for a crime, convicted of a crime, or has fled from another jurisdiction to avoid prosecution, incarceration, or due process of law.

Protection from abuse order (PFA) – A court order, which provides legal protection for a person seeking to avoid harm from an abusive relationship

PROCEDURE:**I. GENERAL INFORMATION REGARDING LEGAL PROCESS****A. Civil and/or criminal process documents:**

1. When receiving any document such as a criminal warrant or civil process requiring service or execution, the investigating officer shall record at a minimum the following elements in the department's records management system (RMS):

a. **Date issued by the authorizing authority and date received by the Department;**

b. Type of legal process; whether criminal or civil;

- c. Nature of document whether a warrant, protection from abuse order, etc.;
- d. Source of document; court of issuance;
- e. Name of the plaintiff/complainant or name of defendant/respondent;
- f. Officer assigned for service;
- g. Date of assignment;
- h. Court docket number, warrant number, or another identifying number; and
- i. Date service is due or date of service when served;
- j. The date that the warrant is returned to the Court of Issuance, in cases where the warrant is recalled.

2. Following receipt of any legal process document, due diligence of any attempts to locate the person named and/or attempts to serve the process shall be recorded in RMS in accordance with section III of this policy.

B. Subpoenas, hearing notices, and similarly do not require recording the above information. Subpoenas, hearing notices, etc., shall be recorded in RMS.

II. EXECUTION OR ATTEMPTED EXECUTION OF LEGAL PROCESS

A. A record of the execution or attempted service of legal process documents shall be maintained and include at least the minimum following elements in RMS:

- 1. Date and time service was executed or attempted;
- 2. Name of the officer(s) executing/attempting service;
- 3. Name of the person on whom legal process was served/executed;
- 4. Method of the service and/or reason for non-service such as '*person not home*', '*no such address*', etc.
- 5. Address of service or attempted service.

III. SERVICE OF CIVIL PROCESS DOCUMENTS

A. Generally, officers are responsible for serving or assisting in the service of only the following civil processes:

- 1. Protection from abuse orders (PFA) – PFAs will be served on defendants living within this department's jurisdiction under the following circumstances:

- a. Emergency PFAs issued by a Chester County Magisterial District Judge;
 - b. When requested to serve or assist in the serving PFAs normally handled by the Chester County Sheriff's Office.
 - c. All out of county PFAs shall have the presumption of validity in this Commonwealth and officers shall make arrests for such violations in the same manner as set for violations of protection orders issued within this Commonwealth.
 - 1) Officers shall rely upon any copy of out of county PFAs, which have been presented to the officer by any source.
 - 2) When serving out of county PFAs, the PFA must first be certified by Chester County's Prothonotary or the state system.
2. Child custody orders:
- a. Officers **will not serve** child custody orders but may be requested to assist the Chester County Sheriff's Office.
 - b. Police officers may become involved in child custody orders when it is necessary to arrest a person actively attempting to remove a child from a court-appointed custodian, pursuant to section 2904 of the crimes code as it relates to interference with the custody of children.
3. Eviction orders:
- a. Officers **will not serve** eviction orders but may be requested to assist the Chester County Sheriff's Office or Pennsylvania State Constables.
 - b. Landlords, tenant organizations, a district attorney, or the attorney general if requested by the district attorney, may bring such civil actions.
 - c. Any person who knowingly violates an order issued under the *Model Expedited Eviction of Drug Traffickers Act* or who knowingly interferes with, obstructs, impairs, or prevents any law enforcement officer from enforcing or executing any order issued under this act shall be subject to criminal contempt.
4. The Chester County Sheriff's Office and the Pennsylvania State Constables control all other civil processes in support of the judicial function.

- B. When required, the service of all civil processes for civil arrest or writs requiring the seizure of real or personal property authorized by statute and this general order shall be executed only by sworn police officers of this department.

IV. PROPERTY ACQUIRED THROUGH CIVIL PROCESS

A. Civil process seizures:

1. Under normal circumstances the Chester County Sheriff's Office is responsible for the seizure of civil property by law and/or by court order.
2. In limited circumstances, when this department is directed to seize property by law or court order, all property seized will be handled in accordance with this department's general order on property and evidence control.

B. Asset forfeiture:

1. Property acquired by the Department through asset forfeiture proceedings and/or through the civil process function shall be accounted for in Department records and disposed of pursuant to legal authority, in accordance with the Evidence and Property Control Policy.
2. When seizing currency or other property under asset forfeiture laws, all cash or property seized will be handled in accordance with the policies and procedures of the Chester County District Attorney's Office and this department's policy on property and evidence control.

V. CRIMINAL PROCESS

A. General provisions for criminal arrest warrants:

1. A warrant of arrest may be executed at any place within the Commonwealth of Pennsylvania.
2. When a defendant has been arrested with a warrant within the judicial district of issuance, the defendant shall be afforded a preliminary arraignment without unnecessary delay.
3. When a defendant has been arrested with a warrant outside the judicial district of issuance, the defendant shall be taken without unnecessary delay to the proper issuing authority where the arrest occurred. If the defendant has signed a waiver as per Rule 517 of the *Rules of Criminal Procedure*, the defendant shall be afforded a preliminary arraignment without unnecessary delay. If the defendant has not signed a waiver, the defendant shall appear for the purpose of posting bail.
4. A defendant may be taken for preliminary arraignment to a site using advanced communication technology without regard to the boundary of any magisterial district.

5. If a served warrant had been entered into CLEAN or NCIC by any employee of this department, the entry shall be cleared at the time of service. If the warrant was entered by an outside agency, this department shall place a 'locate' against the entry in CLEAN or NCIC once the warrant and extradition have been confirmed.

B. The following *Pennsylvania Rules of Criminal* procedure apply to criminal process:

1. Rule 131 – officers shall initiate traffic and criminal cases in the proper magisterial district.
2. Rule 400 – officers can institute proceedings in summary cases by:
 - a. Issuing or filing a citation;
 - b. Filing a complaint;
 - c. Arresting without a warrant when authorized by law.
3. Rule 457 – the Magisterial District Judge may permit officers to withdraw one or more charges in summary cases at any time before the completion of the summary trial or acceptance of a guilty plea.
4. Rule 502 – officers can institute proceedings in criminal cases by:
 - a. Filing a written criminal complaint requesting summons or warrant of arrest.
 - b. A warrantless arrest is authorized when:
 - 1) The offense is a felony or misdemeanor committed in the presence of the officer making the arrest;
 - 2) Based upon probable cause when the offense is a felony;
 - 3) Based upon probable cause when the offense is a misdemeanor not committed in the presence of the officer making the arrest, but such arrest without a warrant is specifically authorized by statute.
5. Rule 519 – when a defendant has been arrested without a warrant in a court case, a complaint shall be filed against the defendant and the defendant shall be afforded a preliminary arraignment by the proper issuing authority without unnecessary delay, except:
 1. The arresting officer shall promptly release from custody a defendant who has been arrested without a warrant, rather than taking the

defendant before the issuing authority, when the following conditions have been met:

- a. The most serious offense charged is a misdemeanor of the second degree or a misdemeanor of the first degree in cases arising under *75 Pa.C.S. 3802*;
- b. The defendant poses no threat of immediate physical harm to any other person or to himself or herself; and
- c. The arresting officer has reasonable grounds to believe that the defendant will appear as required.
- d. When a defendant is released pursuant to paragraph B.5

(above), a complaint shall be filed against the defendant within 5 days of the defendant's release. Thereafter, officers shall issue a summons, not a warrant of arrest, and shall proceed as provided in Rule 510.

2. When a preliminary arraignment is conducted by advanced communication technology pursuant to Rule 540(A), the defendant shall be taken to an advanced communication technology site that, in the judgment of the arresting officer, is most convenient to the place of arrest without regard to the boundary of any magisterial district or judicial district.

C. Only sworn law enforcement officers are permitted to execute arrest warrants.

1. Warrant arrests shall be in accordance with the procedures located in the *Pennsylvania Rules of Criminal Procedure Title 234* and relevant statutes identified in these rules.
2. Unless impracticable, the ranking on-duty supervisor shall utilize a *Risk Assessment – Critical Incidents and Warrant Service Form* to assess the risk and determine whether or not ERT assistance is required.
3. The ranking on-duty police supervisor will determine the number of officers required when serving warrants. Officers shall wear body armor when engaging in pre-planned warrant arrests deemed to be high-risk.
4. When executing a warrant service outside of the jurisdiction of the department, the supervisor or senior officer shall notify and seek permission from the police department responsible for the area where service is being attempted.
5. When an outside agency is requesting permission from this department to serve a warrant in the jurisdiction of the department, the duty supervisor should grant such permission after reviewing the warrant.

- D.** Pursuant to *Rule 431*, when a defendant is arrested with a summary warrant, the police officer shall cause the defendant to be taken without unnecessary delay before the proper issuing authority or turned over the constables as per Chester County protocol.
- E.** Fugitives from justice – when an officer encounters a subject wanted from another US state, he/she shall:
1. Confirm the warrant and extradition with the out-of-state agency.
 2. A hit confirmation confirming that the warrant is active, and extradition is desired shall accompany any verbal confirmation. A fax of the out-of-state warrant will also be requested.
 3. A criminal complaint will be prepared charging the fugitive with *42 Pa. C.S. 9134*. This charge will be on a separate criminal complaint from all other charges involved. An affidavit of probable cause will accompany the criminal complaint.
 4. The fugitive will be processed, to include at a minimum, completing an arrest report, photographs, and fingerprints.
 5. The fugitive will be taken, without delay, before the issuing authority or on-call magisterial district judge for a preliminary arraignment.
- F.** Warrant service for juveniles:
1. Normally service of a summary warrant on a juvenile offender will occur only during office hours of the magisterial district judge.
 2. If it is during office hours of the magisterial district judge, attempt to contact the parent or legal guardian and transport the juvenile to the magisterial district judge for disposition.
 3. If it is after hours for the magisterial district judge, contact the parent or legal guardian and advise him/her to contact the magisterial district judge in reference to the warrant.
 4. Before releasing the juvenile obtain current phone number, address, school attending if applicable, and place of employment if applicable.
 5. If contact is made with a juvenile for whom there is an active misdemeanor or felony warrant, contact the juvenile probation office.



EAST FALLOWFIELD TOWNSHIP POLICE DEPARTMENT

POLICIES AND PROCEDURES

Subject: Authorized Weapons and Ammunition		Number of Pages: 14
Issue Date: 10/28/2026	Expiration Date: Until Amended or Rescinded	Distribution List: All Sworn Personnel
Authorized By: Chief Chad Osborn		Signature: 

PURPOSE The purpose of this policy is to ensure the proper use, handling, and security of weapons issued to or carried by officers of this department. This includes providing guidelines for review, inspection, and prior approval of all weapons intended for use while on-duty and firearms carried under the authority of an officer's employment while off-duty.

POLICY It is the policy of this department to specify the weapons which will be issued to or authorized for use by members and to establish and implement programs and procedures to ensure the proficient, responsible, and safe use of those weapons.

DEFINITIONS

Authorized Firearm: A firearm that has been approved by the Chief of Police or his/her designee for use by sworn law enforcement personnel. This includes primary service handguns, secondary weapons, off-duty weapons, and shotguns and rifles used for law enforcement purposes.

Authorized Ammunition: The ammunition that has been approved by the Chief of Police or his/her designee for use by sworn law enforcement personnel.

Conducted Energy Weapon (CEW): A less-lethal weapon that uses propelled wires and/or contact points to conduct energy to a remote target, thereby controlling and overriding the central nervous system of the body.

Department Armorer: A member of the department, appointed by the Chief of Police, having the responsibility for the maintenance and repair of all firearms that are used by the department. A department armorer shall have completed the

required course of training by the firearm manufacturer for the weapon(s) that they are required to maintain and repair.

Primary Service Handgun: The firearm authorized by this agency to be carried as part of the service uniform and related equipment for sworn members or the authorized firearm to be carried by plain-clothes members.

Firearms Qualification: Firearm proficiency course which meets the requirements established by MPOETC.

Firearms Instructor: A weapons instructor with experience in conducting an approved weapons course, appointed by the Chief of Police, and having responsibility for all weapons and weapons training.

Secondary Weapon: A non-department-owned handgun or rifle which is authorized by the Chief of Police or their designee to be carried by officers while on duty.

PROCEDURE

I. General

- A.** Any weapon, whether owned by this department or owned personally by an officer, and all ammunition used in those weapons, must be approved and authorized by the Chief of Police or their designee. This applies to any weapon carried on-duty or carried off-duty as a result of authority granted to officers as a result of their employment. This does not apply to weapons carried and used for recreational purposes or carried under other legal guidelines such as a concealed carry permit.
- B.** Officers carrying any non-department-owned firearms under the authority of their employment must register their weapons with the department and receive approval from the Chief of Police.
- C.** Officers are prohibited from modifying or altering any department-owned weapons without the written approval of the Chief of Police or their designee.
- D.** When carrying department-owned weapons off-duty, officers must utilize department-issued ammunition.
- E.** Officers are not permitted to carry a department-owned weapon as part of any other employment without written authorization from the Chief of Police.
- F.** All weapons and ammunition authorized by this department are listed in Appendix A of this policy.

- G.** Officers are prohibited from carrying a department-owned weapon, or a personally owned weapon carried under the authority of their position, while under the influence of alcohol or any prescription drugs which have the capacity to affect the officer's mental or physical capability. Officers who are conducting investigations that may necessitate a violation of this requirement must receive written pre-authorization from the Chief of Police or their designee.

 - 1. Any officer who is taking medication that can affect their mental or physical capability must notify their supervisor immediately.
- H.** Any off-duty incident involving a firearm must be immediately reported to an on-duty supervisor and to the law enforcement agency having jurisdiction where the incident occurred. The supervisor receiving notification shall immediately notify the Chief of Police. The Chief of Police may open an internal affairs case file for further investigation of these incidents.

 - 1. For this requirement, an off-duty incident does not include target practice, hunting, or other recreational activity. Any other intentional discharge or any unintentional discharge must be reported.
- I.** In accordance with the provisions of [18 USC 44 § 926b](#) (also known as the Law *Enforcement Officers Safety Act* or HR 218), all officers are permitted to carry a concealed firearm in any US state or commonwealth. While on personal business, officers are ordinary citizens who have the right to carry a concealed weapon. [18 USC 44 § 926b](#) does not provide personnel with law enforcement powers or immunities outside their jurisdictions.

II. Required Training

- A.** All officers must receive initial training and be able to demonstrate satisfactory skill and proficiency on any weapons they will be authorized to utilize before approval is granted to carry those on-duty or off-duty. This applies to firearms, less-lethal weapon systems, and empty-hand/defensive tactics.
- B.** All officers authorized to carry weapons shall receive annual in-service training on the following policies:

 - 1. Response to Resistance which includes deadly force and de-escalation;
 - 2. Duty to Intervene.
- C.** Officers must successfully complete an authorized firearms qualification course annually for all firearms they are authorized to use.

- D. All officers authorized to carry less-lethal weapons must receive annual in-service training on each weapon system they are authorized to use.
- E. All officers shall receive annual in-service training on the following skills:
 - 1. Empty-hand control;
 - 2. Arrests (including post-arrest positioning); and
 - 3. Defensive techniques.
- F. All department weapons and tactics training courses shall be evaluated by an instructor certified to provide training on the particular weapon system or tactic being taught.
- G. Each training or qualification course shall be documented for each authorized weapon system. This documentation shall include:
 - 1. The officer completing the training;
 - 2. Date and location of the training;
 - 3. Satisfactory or unsatisfactory performance of the skill or knowledge; and
 - 4. Name of the instructor who presented the training and evaluated the officer.
- H. Any officer who fails to meet the established skill or knowledge level for a particular weapon system or skill shall be referred for remedial training. Remedial training shall be stipulated by the Chief of Police or their designee but in general shall entail:
 - 1. Documentation of the initial failure;
 - 2. The course of remedial instruction by a certified instructor; and
 - 3. Retesting of skills or knowledge which demonstrates the officer's ability to meet the department's testing standards.

III. Department Issued Weapons and Authorized Ammunitions

- A. Officers shall not modify, alter, or enhance any department-owned weapon without written permission from the Chief of Police or their designee. This includes the addition of grips, sights, lasers, or magazine extensions.
- B. All department-owned weapons and all personally owned weapons authorized for official on-duty or off-duty use shall be inspected and

approved before issuance or authorization by a certified weapons instructor or agency armorer. Each authorized weapon shall be reinspected at least annually, and each inspection and approval shall be documented in the Department's Weapons Inventory and Inspection Tracker or other approved recordkeeping system.

1. For issued firearms, the annual inspection may be completed during firearms qualification.
2. Shared, stored, and other department-authorized lethal and less-lethal weapon systems shall be inspected during the Department's designated annual inspection period.
3. Each inspection record shall identify the weapon, inspection date, inspector, inspector credential or certification, condition, approval decision, and any corrective action required.
4. Any weapon that fails inspection shall be removed from service until repaired, reinspected, and approved for return to service.

C. Department-issued weapons and authorized backup weapons are the only weapons to be carried on duty.

1. A list of authorized weapons shall be maintained by this department (see appendix A)
2. A list of authorized ammunition shall be maintained by this department (see appendix A). These are the only munitions permitted to be used in department-owned weapons. Officers carrying personally owned weapons under the authority of their employment must comply with the ammunition stipulations included in appendix A.

D. When carrying a weapon on duty, not in uniform, officers shall display their badge in a prominent location on their person and carry photographic identification (department-issued ID or MPOETC card).

1. If officers are working a plainclothes assignment, their badge and identification may be concealed but be carried in a manner easily presentable to identify them as law enforcement.
2. If an assignment requires an officer to carry a weapon but the possession of a badge or identification could present a safety risk, written permission shall be obtained from the Chief of Police or their designee to operate without identification.

a) Due to the risk of such assignments, the department shall ensure the officer has proper training and that safety protocols are in place to mitigate risk to the officer. Assignments of this

nature shall be deconflicted with other law enforcement agencies who may be operating similar investigations.

IV. Officer Owned Firearms

- A.** Nothing in this policy is intended to restrict the rights of officers who are carrying a firearm under the rights afforded them through state or federal regulations (e.g. hunting, concealed carry, open carry).
- B.** Officers carrying a firearm under the authority granted through their employment are required to follow the guidelines for use of deadly force as provided in the Response to Resistance policy.
- C.** Officers are permitted to register and qualify with two personally owned handguns to carry these weapons under the authority granted through their employment. Any other weapon will be carried only under the authority granted by a carry permit or other legal means.
 - 1.** Officers shall complete the Off-Duty/Back-Up Personal Weapon Registration Form for all firearms they are seeking authorization for.
- D.** Firearms must meet the specifications listed in Appendix A.
- E.** Prior to every qualification, the officer must present the firearm to the department armorer or firearms instructor for evaluation. The armorer or instructor will ensure the firearm meets the specifications of the department, the firearm is functional and safe, and note any modifications to the weapon.
- F.** Once a firearm is evaluated and approved, an officer may not modify the weapon outside of standard cleaning and maintenance.
 - 1.** If an officer chooses to modify a firearm after it has been registered and evaluated, the officer must present this weapon to the department armorer or firearms instructor for additional evaluation. If the armorer or instructor believes the modification changes the operating characteristics of the firearm, the officer shall be required to complete an additional documented firearms qualification course before being authorized to carry the firearm under the authority of the officer's employment. If additional qualifications are not required, the modification shall be noted on the current Off-Duty/Back-Up Personal Weapon Registration Form.

V. Secondary Weapons

- A.** Officers may request permission from the Chief of Police to utilize a personally owned firearm while on duty by completing an

Off-Duty/Back-Up Personal Weapon Registration Form.

- B.** The following weapon types may be authorized:
 - 1. Rifles;
 - 2. Handguns.
- C.** Each authorized Secondary Weapon must meet the department specifications listed in Appendix A.
- D.** In addition to the requirements listed in the Officer Owned Firearms Section of this policy, officers must demonstrate the same level of proficiency with their Secondary Weapons as required by department-owned firearms.
- E.** Handguns carried as a Secondary Weapon (i.e. backup guns), must be carried in a concealed and secure holster. The officer is required to ensure the security and retention of the weapon during all aspects of their job duties.
- F.** Department-issued or authorized ammunition must be used while utilizing Secondary Weapons on-duty.

VI. Department Authorized Less-Lethal Weapons

- A.** Only department-issued less-lethal weapons may be utilized on duty.
- B.** All less-lethal weapon systems must be used in accordance with manufacturer recommendations and department training.
- C.** Officers who are trained and certified are authorized the following less lethal weapons to subdue any person or persons who overtly demonstrates the intention to resist arrest or to physically injure themselves or others:
 - 1. OC - may only be used to restrain, control, immobilize, incapacitate, or subdue a person who overtly refuses to comply with legal commands. OC spray may be used when verbal commands and empty-hand control are ineffective or these tactics would place an officer or another at risk for injury. OC spray is intended to temporarily incapacitate a person or animal. Officers attempting to perform an official duty and meeting resistance are authorized to use OC spray. Officers shall use OC spray in accordance with the department's "Response to Resistance" policy and the following guidelines:
 - a) Oleoresin Capsicum is the only authorized aerosol incapacitation agent approved for use by officers of this Department.

- b) Only officers who have completed a department-approved training course may carry and use OC spray.
 - c) Officers shall not utilize OC on subjects known, or suspected to have a pepper allergy.
 - d) When utilizing OC spray and time allows, officers shall announce "Spray" or "OC" to warn other officers.
 - e) The officer should create distance between themselves and the subject and allow time for the spray to take effect.
 - f) When deploying OC at an individual or animal, it should be directed from the canister into the facial area; i.e., the eyes, nose, and mouth of the subject intended to be neutralized.
 - g) When OC is deployed in an outside environment, officers will avoid spraying upwind whenever possible to avoid disabling themselves or other officers.
 - h) After using OC spray, the subject shall be restrained and transported to a post-exposure cleansing site. Post-exposure cleansing shall be accomplished by use of methods outlined in departmental training. If a person exposed to OC spray requests medical assistance, the person shall be transported to a medical facility for examination as soon as possible.
 - i) Canisters of OC that have been depressurized by any application shall be given to a supervisor who will secure the canister and arrange for the issuance of a new canister to the officer(s).
2. Baton - The Expandable Baton shall only be used to subdue a combative person and shall only be used to strike those portions of the human anatomy that are designated in certification training, (i.e., the arms, legs, and lower abdominal region). The baton is not to be used to restrain or immobilize a person, nor is it to be used in conjunction with any come-along maneuvers.
- a) Baton strikes outside of prescribed areas shall only be utilized when deadly force is permissible.
3. CEW - The Taser shall be used to restrain, control, immobilize, incapacitate, or subdue a person who overtly refuses to comply with legal commands. A taser may be used when verbal commands and empty-hand control are ineffective or these tactics would place an officer or another at risk for injury. A CEW is intended to temporarily

incapacitate a person or animal. Officers attempting to perform an official duty and meeting resistance are authorized to use a department-issued CEW. Officers shall use the CEW in accordance with the department's "Response to Resistance" policy and the following guidelines.

- a)** Officers shall carry the CEW on their non-dominant side in a cross-draw manner.
- b)** When utilizing CEW on a subject, an officer must allow the subject time to comply with verbal commands following deployment.
- c)** A CEW will not be utilized in the following situations:
 - (1)** The subject is in an elevated position and will be at risk for injury from falling;
 - (2)** The subject is in water or may fall into water;
 - (3)** Subject or area contains explosives or flammable material;
 - (4)** The subject is known or suspected to be pregnant;
 - (5)** The subject is a small child, elderly, or infirm;
 - (6)** The subject is sickly or has a low body-mass index (BMI).
- d)** It is not recommended to utilize a CEW for more than three (3) cycles. Officers shall consider the following:
 - (1)** Cuffing a subject while restrained by CEW.
 - (2)** Utilizing other force options.
 - (3)** Officers must be able to clearly justify each activation or continuous activation.
- e)** The targeting of the CEW shall be in compliance with manufacturer recommendations.
 - (1)** When possible, an officer shall avoid intentionally targeting the CEW on sensitive areas of the body such as the head, eyes, throat, chest/breast, groin, or known pre-existing injury area without legal justification.

- (2) When using the CEW in a drive-stun manner, officers shall avoid targeting the neck, groin, or spine. It is recommended that drive-stuns be targeted to the forearms and outside the upper legs.
 - f) A CEW may be used on aggressive animals to protect the officer or another subject. The CEW may only momentarily incapacitate or stun the animal. If the animal does not flee after the deployment, the officer will need to determine how to restrain the animal or separate those in danger.
 - g) The CEW stores various critical information regarding the weapon's use. Following any activation is a use of force situation, the officer utilizing the CEW shall:
 - (1) Notify their supervisor of the CEW's use;
 - (2) Document the CEW number utilized in the Incident Report.
 - h) Only department personnel certified as CEW instructors are authorized to download information from tasers.
4. **Beanbag Shotguns** - The Beanbag Shotgun is only authorized to be deployed by officers who have been trained and whose certification is current. Beanbag Shotguns shall only be used to subdue a combative person or an armed subject threatening harm to themselves or others. Officers should only target those portions of the human anatomy that are designated in certification training.
- a) Targeting impact areas outside of prescribed areas shall only be utilized when deadly force is permissible.
 - b) When deploying a Beanbag Shotgun, a second officer shall be identified to act as lethal cover for the officer deploying the Beanbag Shotgun.
 - c) When possible, all officers on the scene should be advised that a Beanbag Shotgun has been deployed at the incident, and when possible, all officers should be advised prior to the use of the Beanbag Shotgun to reduce the risk of sympathetic fire from other officers.
 - d) Impact from a Beanbag round may only temporarily stun a subject; officers should ensure there is a plan of action for immediately after deployment to subdue the person as soon as possible.

- D. Officers who have not completed training and received subsequent authorization are not permitted to carry or use those less-lethal weapons systems.
- E. Less-lethal weapons are not to be modified, altered, or enhanced. Any changes must be approved by the Chief of Police and conducted by an instructor authorized on that weapon system.
 - 1. This does not pertain to normal cleaning and maintenance of weapons.
 - 2. If a deficiency or system failure is discovered, the weapon system shall be placed out of service and the department armorer or weapons instructor shall be notified.

VII. Maintenance and Recording Keeping of Weapons and Training

- A. All officers shall be responsible for general cleaning and maintenance of their issued firearms to ensure they are in proper working condition. If any discrepancies are noted, they shall immediately notify their supervisor and a department armorer or firearms instructor.
- B. The Chief of Police or their designee shall maintain a current Weapons Inventory and Inspection Tracker for every department-owned weapon and every personally owned weapon authorized for official on-duty or off-duty use. This shall include but is not limited to:
 - 1. Weapon description and serial number;
 - 2. Officer the weapon is issued to;
 - 3. Any approved modification.
- C. Weapons that are not issued to an individual officer shall be listed by their storage location.
- D. Weapons that are removed from service shall also be removed from the inventory.
- E. The department shall maintain a repair and maintenance log for all department-owned weapons.
- F. Department firearms instructors shall inspect each weapon during firearms qualifications.
 - 1. Weapons not issued to an officer and all less-lethal systems shall be inspected by the department armorer or instructor at least annually.

- G.** Weapons that are found to be deficient or in need of repair shall be provided to the department armorer or manufacturer authorized armorer.
- H.** Following repair, department-owned weapons shall be reviewed, inspected, and approved by an armorer or qualified weapons instructor prior to returning to service.
- I.** Any weapon which is not capable of safe function and not repairable shall be retired from service.
- J.** Records of all training courses, firearms, less-lethal, and qualifications, shall be completed and forwarded to the Chief of Police or their designee.
- K.** All Off-Duty Qualifications Forms shall be forwarded to the Chief of Police or their designee once the weapon is inspected and the officer has completed the qualification course.
- L.** All weapon and training records shall be kept by this department for 20 years.

AUTHORIZED WEAPONS AND AMMUNITION - APPENDIX A

Duty Firearms

Make	Model	Caliber
Glock	45	9 mm
Glock	X43	9 mm

Other Duty Firearms

Type	Make	Model	Caliber
Patrol Rifle	Colt	M16-A1	.223 cal / 5.56 mm
Patrol Rifle	Springfield Armory Saint	AR-15	.223 cal / 5.56 mm
Shotgun	Mossberg	590A1	12 Gauge
Shotgun	AROSS	S.A. (Varmint)	.410 G

Personally Owned Patrol Rifles

Patrol Rifle	N/A	AR-15	.223 cal / 5.56 mm
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Less Lethal Weapons / Munitions

Brand/Make	Type
Monadnock or ASP	Expandable straight baton
AXON (Taser)	Taser 7 Electronic Control Device
Combined Tactical Systems	Super Sock 12 Gauge Bean Bag

Duty Ammunition

Brand	Type	Caliber
Federal	147 Gr FMJ (Training)	9 mm
Federal	147 Gr HST JHP (Duty)	9 mm

Federal	55 Gr FMJ (Training)	.223 cal / 5.56 mm
Federal	55 Gr Hi Shok SP (Duty)	.223 cal / 5.56 mm
Federal	168 BTHP	7.62 mm

***Due to ammunition shortages caused by the United States military commitment, alternate manufacturers may be considered, but only upon approval by the Chief of Police or his/her designee.**

Off Duty Ammunition:

All off duty ammunition must conform to the following specifications:

1. Commercially manufactured new in the United States or Canada
2. .32 caliber 65 grain to .45 caliber 230 grain
3. Cannot be modified to increase lethality
4. FMJ, HST, JHP, or equivalent
5. Armor piercing rounds are prohibited



EAST FALLOWFIELD TOWNSHIP POLICE DEPARTMENT

POLICIES AND PROCEDURES

Subject:

Response to Resistance

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All Sworn Personnel

Authorized By:

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PURPOSE

This policy outlines the response guidance for all sworn members of the East Fallowfield Township Police Department who encounter resistance from a subject. Response to resistance is a term that encompasses all uses of force, threats of force, and de-escalation techniques an officer may utilize to achieve a lawful objective which is countered by a resisting, combative, or otherwise non-cooperative subject(s).

POLICY

The East Fallowfield Township Police Department recognizes and respects the value of all human life and dignity without prejudice against anyone. The preservation of all human life should guide any law enforcement action. Where necessary to use force in response to resistance, the force should be objectively reasonable, proportional, and necessary in defense of an officer, another, or in pursuit of a lawful objective. Many incidents involving the use of force may be eliminated or mitigated by thoughtful, clear, continuous, and calm communications when possible. In every encounter with a person, officers should strive to thoughtfully communicate as a reasonably prudent officer would and to use force only when all reasonable efforts to communicate without the use of force are unsuccessful or impracticable.

When force is required, officers shall not use greater force than is reasonably necessary to overcome the resistance encountered or reasonably necessary to protect a life. Given that no policy can realistically predict every possible situation an officer may encounter, officers are entrusted to use well-reasoned discretion in determining the appropriate response to resistance in each incident.

An Officer shall use de-escalation techniques and other alternatives to higher levels of force consistent with their training whenever possible and appropriate before resorting to force and to reduce the need for force. Whenever possible, and when such delay will not compromise the safety of the officer or another, and will not result in the destruction of evidence, escape of a suspect, or commission of a serious crime, an officer shall allow an individual time and opportunity to submit to verbal commands before force is used.

All officers shall have a Duty to Intervene. Any officer present and observing another officer using force that is clearly beyond what is objectively reasonable under the circumstances, or suspects that another employee is about to use unnecessary force, shall safely intervene to prevent the use of such force. The intervention shall be reported to a supervisor. If necessary, the officer shall summon and/or administer medical attention in accordance with his/her capability and training.

DEFINITIONS

Active Resistance Without Assault: Actions by a subject to prevent an officer's lawful objective, defeat an officer's intent to restrain or arrest, or flee. By definition, actions that are not likely to cause injury and do not amount to an assault.

Airway Restraint: A control technique including **Choke Holds and/or pressure on the torso (See "Positional Asphyxia," below)** which restricts a subject's airflow to their lungs by constricting their airway. **Airway Restraints and Choke Holds are prohibited unless deadly force is authorized.** (PLEAC 1.3.10 g)

Assaultive Resistance: The use of physical force by a subject against an officer with the intent of injuring or preventing an officer's lawful objective through an assault.

Conducted Energy Weapon (CEW): A less-lethal weapon that uses propelled wires and/or contact points to conduct energy to a remote target, thereby controlling and overriding the central nervous system of the body.

Deadly Force: Any use of force that creates a substantial risk of causing death or serious bodily injury.

De-Escalation: Actions or communications, both verbal and non-verbal, during a potential force encounter in an attempt to stabilize the situation and reduce the immediacy of the threat so that more time, options, and/or resources can be called upon to resolve the situation without the use of force or with a reduction in force necessary.

Forcible Felony: Although not defined by Pennsylvania statute, the term Forcible felony includes the crimes of murder, voluntary manslaughter, rape, robbery, kidnapping, involuntary deviate sexual intercourse, arson endangering persons, aggravated assault causing serious bodily injury, or any other felony which involves the use or threat of physical force or violence against any individual.

Less-Lethal Force: Force, which is not likely to cause death or great bodily harm.

Objectively Reasonable: The determination that the necessity for using force and the level of force used is based upon the officer's evaluation of the situation considering the totality of the circumstances known to the officer at the time the force is used and upon what a reasonably prudent officer would use under the same or similar situations.

Oleoresin Capsicum (OC): A chemical compound consisting of pepper extract or synthetics that temporarily causes involuntary closing of the eyes, respiratory distress, an acute burning sensation on exposed skin, and loss of motor control when sprayed about the face of a person or animal.

Passive Resistance: A refusal by a subject to take any action to comply with an officer's commands or authority. An example: when a subject becomes "dead weight."

Positional Asphyxia: A form of mechanical asphyxia that occurs when a person is immobilized in a position that impairs adequate pulmonary ventilation (breathing) and thus, results in respiratory failure.

Occurs most commonly in use of force situations when a subject is left prone for an extended period or additional weight is placed on their torso.

Reasonable Belief: The facts or circumstances the officer knows or should know, that are such as to cause an ordinary and prudent person to act or think in a similar way under similar circumstances.

Serious Bodily Injury: Bodily injury which creates a substantial risk of death or which causes serious, permanent disfigurement, or protracted loss or impairment of the function of any bodily member or organ.

State Created Danger: A legal claim that an officer's action(s) created a situation that resulted in injury to another or renders them more vulnerable to injury from another source than he or she would have been in the absence of the officer's action(s).

Totality of Circumstances: All the facts and circumstances of a particular incident including, but not limited to, the severity of the crime at issue, whether the subject poses an immediate threat to the safety of law enforcement officers or others, and whether the subject is actively resisting arrest or attempting to evade arrest by flight. Other factors that should be considered include, but are not limited to:

1. Officer-subject factors, such as age; sex; size; skill; strength; endurance; multiple subjects; multiple officers; and crowds, both hostile and friendly.
2. Special circumstances, such as the subject's proximity to a weapon; special knowledge of the subject; injury, exhaustion, or disability to the officer; ground fighting; imminent danger; alcohol or drug influence; environmental factors; resolution time; reactionary gap; and other available options for resolution (e.g., backup officers, Special Emergency Response Team).
3. Subject's level of resistance, psychological intimidation, verbal noncompliance, passive resistance, active resistance, active aggression, and aggravated active aggression (deadly force).

Vascular Restraint (Also known as Carotid Artery Restraint): A weaponless control technique designed to restrict a person's normal blood flow to the brain by constricting their carotid arteries with a chokehold or other manual pressure. **Vascular restraints or similar airway restraints are prohibited unless deadly force is authorized.**

PROCEDURE

I. General

- A. All sworn personnel of the East Fallowfield Township Police Department shall receive training at least annually, on this Response to Resistance Policy.
- B. Officers shall only utilize reasonable force to effectuate lawful objectives in conformance with the provisions of the Pennsylvania Crimes Code, other Pennsylvania statutory provisions, and applicable Pennsylvania and Federal Court decisions in accordance with this policy.
- C. A Use of Force is any physical or constructive action taken by an officer to control, restrain, or compel the movement or behavior of a subject in response to resistance or to enforce lawful authority. This includes:
 1. Physical force, such as takedowns, strikes, control holds, or restraint techniques applied to overcome active or sustained resistance.

2. The deployment of any weapon or less-lethal device, including OC spray, batons, conducted energy weapons (e.g., Taser), or less-lethal munitions.
3. Constructive force, including the intentional pointing of a firearm, Taser, or other weapon at a subject as a show of force, regardless of whether the weapon is discharged.

Note: Minor, reflexive, or momentary resistance, such as a subject briefly tensing or pulling away during handcuffing, is not considered a reportable use of force unless it escalates into a physical struggle or requires force beyond routine control.

- D. All uses of force, including constructive force, must be documented and reviewed in accordance with department policy and applicable law.

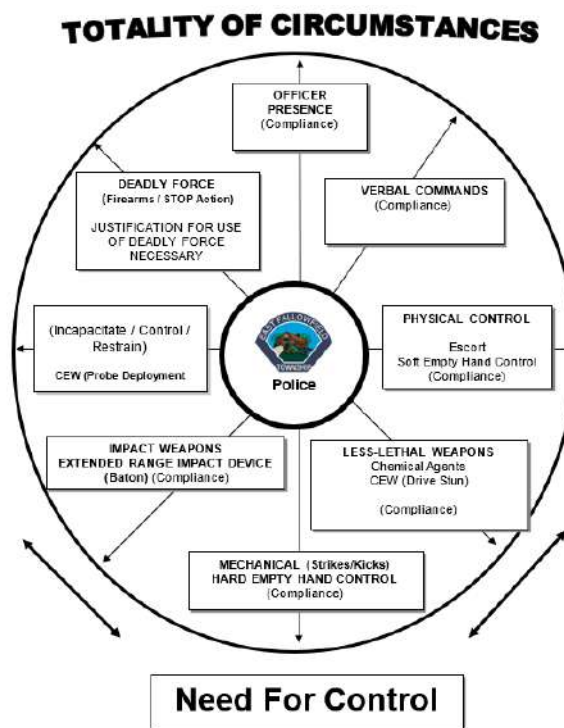
II. Subject Resistance Levels

- A. **Psychological Intimidation** - Non-verbal cues indicating the subject's attitude, appearance, and physical readiness. (Blank stare, clenching of the fist(s), tightening of jaw muscles, etc.) The subject may comply with verbal attempts at control but displays visual nonverbal cues that indicate potential physical resistance.
- B. **Verbal Non-Compliance** - Any verbal response indicating a subject's unwillingness to obey commands of detainment, arrest, or to stop unlawful or dangerous behavior.
- C. **Passive Resistance** - This is any type of resistance where the subject does not attempt to defeat the officer's attempt to touch or control him; but he still will not voluntarily comply with verbal and physical attempts of control. (e.g., dead weight, does not react to verbal commands, etc.)
- D. **Active Resistance Without Assault** - Any action by a subject that attempts to prevent an officer from gaining control of the subject (e.g., pulling away to defeat the escort position). It is not an attack on the officer, but a physical act designed to prevent the officer from gaining control.
- E. **Assaultive Resistance** - Physical actions/assaults against the officer with less than deadly force (e.g., advancing, challenging, pushing, punching, kicking, grabbing, wrestling, etc.). The subject may also be actively aggressive towards the officer or a third party (e.g., bystander, civilian).
- F. **Deadly Force Assault** - Any force used against an officer and/or another person that may result in serious bodily injury or the loss of human life. It is important to note that a subject's use of deadly force does not require the use of a weapon against the officer. Deadly force is any force that the officer reasonably believes could result in serious bodily injury or death.

III. Response to Resistance

- A. Officers are authorized to use a reasonable response to resistance, when necessary, in the performance of their duties, after consideration of the totality of the circumstances.

- B.** The Response to Resistance Array below is an illustration of Department-sanctioned force options available to Officers.
- C.** Each option is calculated to achieve control of an incident or situation by forcing the offender's compliance with Officer commands (compliance), restraining or temporarily incapacitating the offender (incapacitate/restrain), or through the use of deadly force to immediately stop the action (stop action).
- D.** To maintain the safety of both the officer and others, an officer might need to transition from one point on the continuum to another, without considering the options in between in a linear order.
- E.** The Response to Resistance Array is as follows:



F. Levels of Resistance

1. Officer Presence - The presence of a uniformed officer or a plain-clothed officer who has identified themselves as a police officer is a representation of authority. Through this authority, some situations may defuse or resolve.
2. Verbal Commands - Communicating commands to a subject instructing them to engage in or refrain from a specific action or non-action.
3. Physical Control - Soft empty-hand techniques such as grabs, holds, locks, come-along, etc. The object of this level of force option is to gain control and compliance

while minimizing the risk of injury to the officer, the person being placed in custody, or innocent bystanders.

4. Less-Lethal Weapons - When lower force options are ineffective or based on an officer's training and experience they believe that lower force levels will be ineffective, officers may utilize less-lethal technologies to gain control of a situation including:
 - a) *Chemical*. Officers may use chemical sprays to restrain an individual (e.g., pepper spray). Officers who have received training and are authorized may use projectiles embedded with chemicals in accordance with this policy.
 - b) *Conducted Energy Weapons (CEWs)*. Officers may use CEWs to immobilize an individual.
 - c) *Blunt impact*. Officers may use a baton to immobilize a combative person.
5. Hard Technique - Empty Hand Control - Techniques that redirect a subject to the ground, in a controlled manner, in order to limit his/her physical resistance and to facilitate the application of a restraint device. Empty Hand Strikes such as punches, kicks, blows, head butt, etc. Officers may use these striking techniques to defend themselves against unlawful assaults where higher levels of force are not necessary and lower levels of force would be inappropriate or have been ineffective.
6. Deadly Force - Officers shall only use deadly force when reasonable and justified to effectuate lawful objectives in conformance to the Pennsylvania Crimes Code, other Pennsylvania statutory provisions, and Pennsylvania and federal court decisions. See 18 Pa.C.S.A. § 508.

G. Parameters For The Use Of Deadly Force

1. An Officer is justified in using DEADLY FORCE only when he believes that deadly force is necessary to prevent death or serious bodily injury to himself or another person, or
2. When the officer reasonably believes **BOTH** of the following:
 - a) Such force is necessary to prevent the arrest from being defeated by resistance or escape; **AND**
 - b) The person to be arrested has committed or attempted a forcible felony or is attempting to escape and possesses a deadly weapon, or otherwise indicates that he/she will endanger human life or inflict serious bodily injury unless arrested without delay.
3. When feasible, the officer shall identify himself or herself as a law enforcement officer and warn of his or her intent to use deadly force.
4. An officer using deadly force against an aggressor must reasonably believe that the aggressor possesses the ability and opportunity to cause death or serious

bodily injury and that the threat is imminent. The officer must conclude that other reasonable alternatives do not exist.

5. Deadly force may not be used when it may pose an undue risk to innocent bystanders. To risk the life of innocent bystander for the purpose of apprehending a felon cannot be justified.

H. Restricted Actions

1. Officers are prohibited from firing warning shots at any time.
2. Officers are prohibited from shooting from a moving vehicle except as the ultimate measure of self-defense or defense of another and the use of deadly force is justified.
3. Officers shall not place themselves in a position where there is a high likelihood their life will be threatened by a subject in a vehicle.
4. Officers shall not use a CEW on a handcuffed individual unless the officer is able to articulate that the subject was actively resisting, and lesser levels of force were not effective or not a reasonable option.
5. The use of a CEW in a “drive stun” mode for pain compliance should not be used on persons with mental health issues who are known to be suffering from a mind-body disconnect. These individuals do not react to pain in the same manner as other individuals.
6. Officers using service batons as impact tools shall use them when it is necessary to incapacitate a subject and shall not strike a subject in the head except as a last resort when deadly force is justified.
7. Officers shall only use handcuffs as restraining devices for the purpose of officer safety and to prevent the escape of detainees. Handcuffs will not be used as a weapon unless the use of deadly force is justified. Handcuffs are always to be double locked when restraining and transporting persons.
8. Officers shall not carry service batons, handcuffs or chemical agent canisters issued by the Department while off-duty, except for department training sessions.

I. The use of firearms is permitted to destroy an animal under the following conditions:

1. The animal is presenting a threat to the officer or another.
2. The animal is injured and destruction of the animal is required to prevent further suffering.
3. The use of a firearm under these conditions must be documented in an Incident Report.

IV. Guidelines on Applications of Force

- A. Officers will use only the force necessary to accomplish lawful objectives.
- B. Officers are expected to employ only a degree of force that is objectively reasonable to gain control and compliance of subjects or defend themselves or others from harm.
- C. Officers shall consider, officers shall consider the totality of the circumstances when determining the appropriate level of force in response to resistance.
- D. The level of response listed in this policy shall not be construed as a required application order. Each incident will call for a specific response which will be justified by the events known and reasonably perceived by the officer.
- E. Officers must re-evaluate each incident continually to ensure they are utilizing the appropriate level of response based on the circumstances and the subject's response. Officers shall reduce or increase their response based on the circumstances at the time of application.
- F. When officers utilize multiple applications of force during one incident, especially when that force is repeatedly the same method (e.g. CEW activations), officers must recognize the need to develop an alternate plan to control and secure the subject. This can include but is not limited to:
 - 1. Requesting more officers to control the situation;
 - 2. Trying an alternative use of force method;
 - 3. Requesting an officer with additional training;
 - 4. Utilizing de-escalation techniques.

V. Parameters For Use Of Non-Lethal Force

- A. Where lethal force is not authorized, officers shall use only that level of force on the force continuum that is reasonably necessary to de-escalate the incident and bring it under control.
- B. Department officers are only authorized to use Department- approved less lethal force techniques and issued equipment for resolution of incidents as follows:
 - 1. To protect themselves or another from physical harm,
 - 2. To restrain or subdue a resistant individual, or
 - 3. To safely and effectively bring an unlawful situation under control.

VI. De-Escalation

- A. De-escalation techniques seek to minimize the likelihood to use force during an incident, increase the likelihood of voluntary compliance, and/or lessen the amount of force that may be needed.

- B. Unless any delay in the application of force will create a danger to an officer or another person, officers are required to utilize de-escalation techniques prior to applying force in an incident.
- C. De-escalation may include, but is not limited to, any of the following options:
 - 1. Verbal and non-verbal communications;
 - 2. Creating space between the subject and officer;
 - 3. Delaying, when such delay does not increase the risk of flight or harm;
 - 4. Securing the scene to contain the subject; and/or
 - 5. Practicing procedural justice techniques.
- D. These techniques can be broken down into four main points:
 - 1. Listening;
 - 2. Fairness;
 - 3. Respectful of the subject;
 - 4. Trustworthiness.
- E. When time and circumstances reasonably permit, officers shall consider whether a subject's lack of compliance is a deliberate attempt to resist or an inability to comply based on factors including, but not limited to:
 - 1. Medical conditions;
 - 2. Behavior health disability;
 - 3. Developmental disability;
 - 4. Physical limitation;
 - 5. Language barrier;
 - 6. Drug interaction; and/or
 - 7. Behavioral health crisis.
- F. If an officer identifies one of the factors enumerated in section D, above, they should consider additional options such as requesting EMS, accessing mental health resources, language line, and additional officers with additional resources (e.g. less-lethal shotguns, barricades, negotiators). Identification of these factors **DOES NOT** preclude the use of force when necessary.

VII. Duty to Intervene

- A. All officers have an affirmative duty to intercede and prevent fellow officers from subjecting a citizen to excessive force and may be held liable for their failure to do so if they observe the use of excessive force and have sufficient time to act to prevent or end the excessive force.
- B. The duty to intervene applies regardless of rank, assignment, or department. Officers must intervene no matter the circumstances.
- C. Officers who observe excessive force but do not have sufficient time to stop the act must commit to the following actions:
 - 1. Separate the officer applying force;
 - 2. Render aid to the subject if needed;
 - 3. Notify a supervisor immediately;
 - 4. Document the incident.

VIII. Providing Medical Aid / Care Following a Use of Force

- A. Once a situation is controlled and the subject is restrained, officers shall utilize their training to evaluate the subject for signs of injury or medical concerns.
- B. Emergency Medical Services (EMS) shall be called immediately in any of the following situations:
 - 1. The subject has an obvious injury requiring medical treatment;
 - 2. Subject requests EMS;
 - 3. It is apparent the subject is suffering from a medical condition that is not manageable through basic first aid treatment;
 - 4. Subject received strikes from a baton or projectile;
 - 5. Police Canine apprehension involving a bite.
- C. In any incident where a subject is detained, they shall not be placed in a prone position for an extended period of time (lying face down). This position is known to increase the risk of positional asphyxia. If the subject is combative to a point where this is the only option, officers must call for backup immediately to help manage the situation and must continually monitor the subject. Asphyxia can occur suddenly and the subject may not exhibit any signs prior to death. Officers must be mindful of placing additional weight on the torso of a subject in the position, this can increase the potential of asphyxia.
- D. While the supine position (lying on their back), is regarded as safer than prone, this is still not recommended. Whenever possible, subjects should be placed on their sides if lying down, or allowed to remain seated.

- E. Extra consideration should be given to any subject who is suspected of or known to be under the influence of cocaine, amphetamines, barbiturates, PCP, opiates, heroin, or high levels of alcohol. Even without the indicators provided in Section VII.B of this policy, officers should consider notifying EMS to examine the subject due to the potential of a medical event following a use of force on a subject under the influence of these substances.
- F. Subjects who have been exposed to oleoresin capsicum (OC) shall be decontaminated in accordance with manufacturer training guidelines. Extra considerations should be given under the following circumstances:
 - 1. When the subject complains of, or the officer observes indications of, itching, hives, difficulty swallowing, facial swelling (particularly around the eyes, lips, or nose), or when the subject advises they have a known allergy to any variety of pepper.
 - 2. When a subject continues to have difficulty breathing 30 minutes after exposure.
- G. Subjects who have been exposed to a probe deployment of a conducted energy weapon (CEW) shall be secured and the probes shall be removed per manufacturer training.
 - 1. When probes are lodged in sensitive areas such as the face, groin, or female's breast, officers shall transport the subject to the hospital for removal by medical personnel. The attached wire can be removed prior to transport.
- H. Any injury noted during this time shall be photographed for documentation. If a subject complains of injury, yet no injury is visible, the area the subject indicates as affected shall be photographed as well

IX. Reporting, Documenting, and Review of Incidents Involving Force

- A. The following officer actions, occurring during the performance of the officer's duties or while exercising lawful authority, require completion of an agency-approved Response to Resistance Report and review of the incident by the Chief Executive Officer or designee:
 - 1. An officer uses force, or is alleged to have used force, as defined in Section I.C of this policy, including physical force, constructive force, or the use, deployment, or discharge of any lethal or less-lethal weapon or device, other than for routine training or animal disposal;
 - 2. An officer takes any action that results in, or is alleged to have resulted in, injury to another person; or
 - 3. An officer applies weaponless physical force.
- B. Officers involved in these incidents shall complete a department incident report and a department Use of Force Report. The report will be submitted to the officer's direct supervisor to review. This requirement will apply even if the incident occurs in another jurisdiction and the officer was assisting another agency.
 - 1. Officers shall complete a separate Use of Force Report for each subject upon which force was used.

2. If multiple officers utilized force on the same subject, each officer will complete a separate Use of Force Report documenting their actions in the incident.
3. These reports shall be completed prior to the officer concluding their shift.

a) If an officer is incapacitated, the officer's direct supervisor will complete the form based on the facts known and indicate that the officer will complete the form as soon as they are able.

C. When reviewing a Use of Force incident, supervisors shall utilize all available information including but not limited to:

1. Incident Report;
2. Use of Force Report;
3. Witness Statements, if obtained;
4. Supplemental Reports by other officers; and/or
5. Any video or audio recordings of the event.

D. Following a comprehensive review, the supervisor will make a determination regarding the use of force in the incident. The supervisor will determine if the officer's actions were:

1. Consistent with law and policy; or
2. Not consistent with law and/or policy

E. This use of force review will be forwarded through the chain of command to the Chief of Police or their designee. Based on the findings, the Chief of Police or their designee will determine whether:

1. Department policies and procedures were adhered to; and
2. Training and equipment provided to officers are adequate.

F. Officers who are found not to be in compliance with this policy may be subject to:

1. Remedial training; and/or
2. Internal investigation; and/or
3. Disciplinary action.

G. Use of Force Reports will be maintained by the Chief of Police for a period of no less than 20 years. Copies may be attached to incident reports.

X. Response for Incidents Resulting in Death or Serious Bodily Injury or Officer Involved Shooting

- A. The first priority in any incident involving injury is to render aid and ensure rapid EMS response.
- B. A supervisor shall respond immediately and ensure notification is made to the Chief of Police.
- C. Upon arrival, the supervisor shall assume command of the scene and ensure security and preservation of evidence and witnesses. Any weapons found on the scene shall remain in their original location and condition unless a safety concern prohibits leaving the weapon.
- D. In the event there is a death as a result of a use of force incident, the officer shall be transported back to the station and assigned a peer support officer. The involved officer shall be instructed not to discuss the incident except as necessary to ensure the safety of the public or other officers.
 - 1. Supervisors and investigators shall only ask minimal questions directed at determining the general nature of the incident including whether or not they may be other suspects or victims.
 - 2. The officer shall be advised that detailed questions will be asked at a later time.
 - 3. In the case of a firearm discharge, the supervisor or a department member assigned by the Chief of Police, shall secure the officer's weapon and immediately provide them with a replacement weapon unless prohibited by circumstances or when advised against by the District Attorney or their representative.
- E. Officers shall be given the means and opportunity to notify their family but advised to provide only limited information as an investigation into the incident will be required.
- F. Any officer whose actions resulted in the death or serious bodily injury to another person shall be reassigned to an administrative position or paid leave as determined by the Chief of Police.
 - 1. During this time, the Chief of Police shall ensure that a full investigation is conducted regarding the officer's actions. This investigation may be delayed if a criminal investigation.
- G. When an officer's actions result in the death of a subject, in addition to the requirements above, that officer must also undergo a psychological evaluation that shall be conducted by a licensed psychologist of the department's choosing, within thirty (30) days of the incident. ([PA Act 59](#))
 - 1. The Department shall be responsible for the expense of the evaluation.
 - 2. The law enforcement agency shall notify the Commission within 5 calendar days, whenever the evaluation, diagnosis, or treatment of the officer results in the officer being unable to perform the full duties of a law enforcement officer.



EAST FALLOWFIELD TOWNSHIP POLICE DEPARTMENT

POLICIES AND PROCEDURES

Subject:
Artificial Intelligence

Number of Pages:
5

Issue Date:
10/27/2026

Expiration Date:
Until Amended or Rescinded

Distribution List:
All Sworn Personnel

Authorized By:
Chief Chad Osborn

Signature: 

PURPOSE

The purpose of this policy is to establish guidelines governing the use of Artificial Intelligence (AI) within the Department. As AI technologies continue to develop and become more accessible, this policy is intended to ensure their use does not compromise the security, integrity, or confidentiality of Criminal Justice Information (CJI), Criminal History Record Information (CHRI), or other sensitive information.

POLICY

It is the policy of the Department that the use of Artificial Intelligence (AI) in connection with official duties shall be limited and controlled. The Department recognizes that the use of AI presents potential risks to the security and handling of Department information, and therefore its use must be consistent with the Department's responsibility to protect sensitive information and maintain the integrity of law enforcement records and operations. Personnel shall not use AI systems for Department-related purposes except as authorized by this policy.

DEFINITIONS

Artificial Intelligence (AI): Any software or system capable of performing tasks that would normally require human intelligence, including but not limited to generating text, images, audio, or data analysis based on user input.

Criminal History Record Information (CHRI): A subset of criminal justice information consisting of identifiable descriptions and notations of arrests, detentions, indictments, or other formal criminal charges, and their dispositions.

Criminal Justice Information (CJI): Information obtained from or through criminal justice systems, including but not limited to data derived from CJIS systems, law enforcement records, and information related to criminal investigations.

Department-Approved System: Any software, platform, or technology that has been reviewed and authorized by the Department for official use.

Generative AI: A type of artificial intelligence that creates new content, such as written reports, responses, images, or other media, based on prompts or data provided by a user.

PROCEDURE

I. Department-Approved Systems

- A.** The Department utilizes technology systems that incorporate Artificial Intelligence (AI) to support law enforcement and administrative functions. These systems are reviewed, procured, and authorized by the Department and are subject to established oversight, security controls, and legal requirements.
- B.** Department-approved systems that incorporate AI may be used in accordance with their intended purpose. Such systems may include, but are not limited to, platforms used for functions such as license plate recognition, facial recognition, transcription, redaction, or other analytical tools authorized by the Department.
- C.** Personnel shall use only Department-approved, CJIS-certified systems when utilizing Artificial Intelligence (AI) in connection with law enforcement functions, investigative activity, or the handling of Criminal Justice Information (CJI), Criminal History Record Information (CHRI), or other sensitive or protected information.
- D.** Access to any Department-approved, CJIS-certified AI system used to enter criminal justice data or create documents or communications containing criminal justice data shall be restricted to authorized law-enforcement personnel.
- E.** Personnel shall not enter criminal justice data into any AI system, or use such systems to craft documents or communications that may contain criminal justice data, except through approved, CJIS-certified systems. This includes, but is not limited to, drafting or authoring reports, arrest warrants, search warrants, affidavits, background investigations, and any documents that may contain private, protected, or confidential information.
- F.** Personnel shall not use non-approved AI systems in any manner that involves investigative activity, law enforcement decision-making, or the handling of CJI, CHRI, or other sensitive Department information.
- G.** Any information or output generated through an Artificial Intelligence (AI) system shall be treated as an investigative or administrative tool only. AI-generated information shall not be relied upon as the sole basis for investigative conclusions, enforcement action, or other Department decisions. Personnel are responsible for independently verifying all information and for the accuracy, completeness, and legality of any work product or action taken.

II. Prohibited Uses

A. The Department recognizes that Artificial Intelligence (AI) is increasingly integrated into commonly used technology platforms and may be present in tools routinely used by personnel. This policy is not intended to prohibit incidental or passive use of such technology; however, the following uses of AI systems that are not approved by the Department are prohibited when such use involves law enforcement functions, investigative activity, or the handling of Department information.

B. Reports, Records, and Case-Related Documentation

1. Personnel shall not use non-Department-approved AI systems to create, draft, edit, or summarize reports, records, or other documentation where the content reflects investigative facts, findings, analysis, or conclusions related to law enforcement activity. This includes, but is not limited to:

- a)** Police reports and supplemental reports;
- b)** Arrest warrants, search warrants, and affidavits;
- c)** Probable cause statements or investigative summaries;
- d)** Use of force reports, field interviews, or similar documentation;
- e)** Any report or document intended to establish facts or support enforcement action.

C. Use of AI-Generated Content

1. Criminal and Court-Related Matters

- a)** Personnel shall not use non-Department-approved AI systems to create, draft, edit, or summarize any report, case file, discovery material, evidentiary submission, or other record that is part of a criminal investigation or may be used in court proceedings.

2. Internal and Administrative Matters

- a)** AI shall not be used in connection with internal or administrative documentation, including internal investigations, for limited purposes such as improving grammar, formatting, or organization.
- b)** Personnel shall not use AI to generate or alter case facts, investigative content, findings, or conclusions. All content must be independently reviewed and verified and shall remain the work of the reporting member.

D. Statements and Narrative Integrity

1. Personnel shall not use AI to generate, alter, or “clean up” statements or narratives on behalf of victims, witnesses, complainants, or other involved parties.

E. Investigative Use and Analysis

1. Personnel shall not use AI through non-Department-approved systems to conduct or support investigative analysis, case development, or decision-making. This includes generating suspect profiles, investigative theories, timelines, or recommendations related to enforcement action.

F. Data Entry and Information Exposure

1. Personnel shall not upload, input, analyze, or otherwise process Department data, including Criminal Justice Information (CJI), Criminal History Record Information (CHRI), personally identifiable information (PII), or investigative material, through any non-Department-approved AI system.

G. Translation and Interpretation

1. Personnel shall not rely on translations or interpretations generated by non-Department-approved AI systems for interviews, interrogations, or documentation involving non-English speakers without appropriate verification or the use of qualified translation services.

H. Automated Decision-Making

1. Personnel shall not use AI to automate or replace decision-making processes related to enforcement action, investigative conclusions, or personnel matters.

III. Permitted Uses

- A. Personnel may use Artificial Intelligence (AI) tools through non-Department-approved systems in limited contexts that do not involve Criminal Justice Information (CJI), Criminal History Record Information (CHRI), investigative activity, or other sensitive Department information.
- B. Permitted uses may include drafting or refining internal communications, memoranda, training materials, or other administrative content that is not related to a criminal investigation or official case documentation.
- C. Any AI-assisted content shall be reviewed and revised by the user prior to use, and personnel remain responsible for the accuracy and integrity of all work products.
- D. When uncertainty exists regarding appropriate use, personnel shall consult a supervisor.

IV. Training

- A. Personnel shall receive initial training on the use of Artificial Intelligence (AI) as it relates to this policy. Training shall be provided in a manner determined by the Department and shall include, at a minimum:
 1. The proper use of Department-approved, CJIS-certified systems, where applicable;
 2. The restrictions on entering criminal justice data into AI systems and the prohibition on using non-approved systems for such purposes;

3. The security risks associated with the use of non-approved or non-CJIS-certified AI systems, including the potential for unauthorized access, disclosure, or retention of information;
 4. The limitations of AI-generated content and the requirement that personnel independently verify all information; and
 5. The requirement that personnel remain responsible for the accuracy, integrity, and legality of any work product or action taken.
- B.** Personnel authorized to use Department-approved systems that incorporate AI shall receive training specific to those systems prior to use.

V. Violations

- A.** Any misuse of Artificial Intelligence (AI), use of non-Department-approved systems in violation of this policy, or failure to comply with the requirements outlined herein is prohibited.
- B.** Violations of this policy may result in disciplinary action, up to and including termination, consistent with applicable law, collective bargaining agreements, and Department procedures.



EAST FALLOWFIELD TOWNSHIP

2264 Strasburg Road
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BOARD OF SUPERVISORS

Wilson T. Lambert, Chairman
Robert Sparr, Vice-Chairman
Al Wright
Katja DiRado
Deborah Stoff

TOWNSHIP MANAGER

Scott M. Swichar

October 27, 2026

Joseph Devlin
[REDACTED]

RE: Conditional Offer of Employment

Dear Mr. Devlin,

Congratulations! I am pleased to advise you that the Board of Supervisors voted to extend you a conditional offer of employment as a part-time police officer at its public meeting on October 27, 2026. This employment offer is conditioned upon satisfactory results from a background investigation pursuant to the requirements of Act 57, 44 Pa. C.S.A. § 7301 et seq., as set forth herein.

The background investigation will include:

1. A review of employment information as defined by Act 57;
2. A criminal history check that includes submission of your fingerprints to the State Police Central Repository and the Federal Bureau of Investigation;
3. A check of your credit history;
4. Personal interviews with at least three people who have personal knowledge about you, but are not related to you nor a member of your household;
5. Interviews of your prior employers dating back to the past five years;
6. Employment information from each previous law enforcement employer;
7. A check of your driving history; and
8. Verification of your eligibility to lawfully possess a firearm.



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TOWNSHIP MANAGER

Scott M. Swichar

To facilitate this background check, kindly execute and return the following forms pursuant to the requirements of Act 57, 44 Pa. C.S.A. § 7301, et seq., and the Fair Credit Reporting Act that authorizes the release of employment information and consumer report information to East Fallowfield Township:

1. Authorization and Release Form (LE-002);
2. Waiver Form, including valid notarization (LE-003);
3. FCRA Background Check Release Form

Pursuant to the Fair Credit Reporting Act, I also enclose a Notice to Applicant Regarding Consumer Reports.

Upon successful completion of the required background check, you will be advised of a start date.

If the terms of the conditional offer are acceptable to you, kindly sign, date and return a copy of this letter in the space below on or before the close of business Friday, October 30, 2026. Should you not accept this conditional offer of employment by the foregoing date, the offer will be deemed rejected. Thank you for your attention to the matter and I look forward to hearing from you.

Very truly yours,

Scott M. Swichar, Manager

I have read this letter and accept the Conditional Offer based upon the terms stated herein.

Signature: _____

Date: _____

Joseph Devlin

East Fallowfield Township

Road Department Monthly Report

September 2026

Activity	Hours	Year to Date
Sign Repair	9	91
Yard Waste Pick up	141	633
Road Maintenance	30	215.5
Brooks Crossing TWP Grass	2	82
Gutter Work	7	167
Road Clean Up	36	290.25
Tree work	23	102.5
Storm Drain Maint.	45	455
Road Inspection	5	64.5
Mowing Twp Roadsides	14	190
Parks	133	910.5
Plowing & Salting	0	156
Police Maint.	8	106.5
Equipment Maint.	103	1032.3
Office Admin.& PA 1 Call	21	86
Holiday	32	224
Vacation	40	265
Sick	0	187.5
Personal	0	37
Overtime	9	340.3
Building Maint.	30	413
Trash & Recycling	16	250
Other	9	223.5
Total Hours	713	6,534
Submitted By, Justin Gathercole		

Vehicle Mileage Records

Roads Dept

Mileage

Month: September. 2026

Start

End

Total

2006 F-250 Pickup						150,275	150,329	54
2026 F250 Pickup						4000	4505	505
2023 F-350 Utility Body						19,183	20,006	823
2017 F-350 Pickup						45,837	45,957	120
2023 F-550 Dump						5,798	6,030	232
2019 F-650 Dump						9660	9660	0
2020 F-750 Brush body						11221	11434	213
2016 Freightliner Dump						14,882	14,894	12
2011 Freightliner Dump						19,955	19,989	34
2005 Freightliner Dump						37,699	37,708	9
2006 Freightliner Dump						29,547	29,563	16
2022 Backhoe						729	742	13
2005 Loader						3,096	3,098	2
2018 Case skid steer						649	651	2
2003 TN 70 Tractor						2,701	2,709	8
2005 TL 100 Tractor						2,586	2,597	11