

**CLEAN ENERGY  
COMMUNITY**

Over 7% of West Vincent Township residents have now switched to cleaner sources of electricity. The Township now meets the criteria to be a Clean Energy Community. Let's not stop there. To find out how to sign up go to: [www.smartpower.org](http://www.smartpower.org).

# WEST VINCENT TOWNSHIP

## OPEN SPACE FUNDS SAVE VALUABLE LAND

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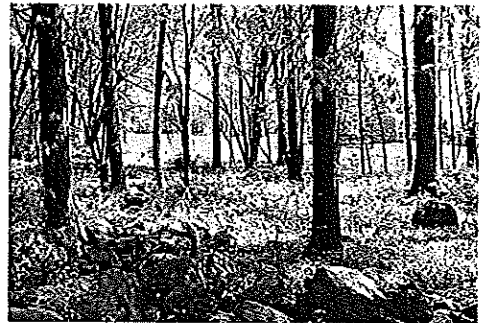
The Open Space Referendum of 2006 provided the Township with funds to continue its highly successful program of preserving land in the Township. The Township has been able to accomplish the following:

Purchase of 74 Transferable Development Rights from 5 parcels covering 165 acres.

Fund the prior purchase of 52 TDR's from one major parcel (87 acres) under agreement with the funds from the 2003 Open Space Referendum.

The Township has signed agreements on 2 more parcels and is now working with the French and Pickering Creeks Conservation Trust to provide matching funds to allow for the purchase of a conservation

easement. It is also considering providing reimbursement for the cost of another conservation easement on a separate parcel. If concluded an additional 75 acres will be preserved. The Township continues to seek additional open space funds from developers and continues to work with a number of residents to preserve additional parcels from development. If you have any questions or are considering preserving your property, please contact Jim Wendelgass, the Township Manager at 610-458-1601 or Pam Brown, the Chairperson of the Townships Open Space Committee at 610-469-9858.



The Township wants to thank all landowners in the program to save their land from development. In addition, two landowners, Pete Rodgers and Barbara Watkins and Mr. & Mrs. Kenneth Witek have graciously donated the TDR's from their land to the West Vincent Land Trust.

## VOTING DISTRICT LINES CHANGE

Chester County has re-drawn the two voting districts in the Township. Cards have been sent by the County to residents to inform them of the location if their polling place has been changed. If residents have questions, please call Voter Services at 610-344-6410. No changes need to be made to your voter registration. The Township has posted a map of the new voting districts at the Township Building and on the website at [www.westvincentwp.org](http://www.westvincentwp.org).

## HOUSE NUMBERS CAN SAVE A LIFE!

Help us find you! Please have your street address clearly marked on your property for Emergency Responders and Police. Many residents have already purchased green reflective marker signs from Ludwigs Corner Fire Company. The cost is only \$15.00 and it could save a life – possibly yours! The order form can be located on our web site or by contacting Ludwigs Corner Fire Company.



**VERIZON FIOS TV**

Verizon, which signed a franchise agreement in 2007 to provide video service over its fiber optic network in West Vincent, has started to offer video services to residents of the Township.

To find out more call

Verizon at 888-438-3467.

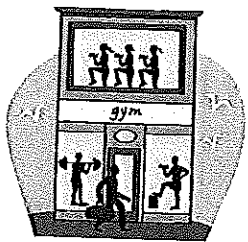


## TOWNSHIP SETTLES WITH HANKIN



**Age Restricted Condominiums will be constructed.**

**Hankin will build Lexington Boulevard between Birchrun Road to within about 200 feet of Route 100 at no cost to the Township.**



**A YMCA is possible at the corner of Lexington Blvd. and Birchrun Rd.**

West Vincent Township and West Vincent Associates, Ltd., an affiliate of the Hankin Group ("Hankin"), have reached a settlement of their outstanding disputes on a variety of topics. The Board voted to approve the proposed settlement after a public meeting/hearing at the Township Building on December 17<sup>th</sup>.

The settlement is the result of months of negotiations and the resulting settlement is reflected in a series of agreements. The following is a summary of the terms of the proposed settlement:

- The Weatherstone wastewater treatment facility will be immediately turned over to the Township, and it will continue to serve the Weatherstone development. It will also serve the new elementary school being built off Route 401 and the DNB Parcel. Honoring its original agreement with the Township, Hankin will not be allowed to recover the cost of the construction of that plant, or any related financing, from the users of that facility.
- Hankin will pay \$60,000 in outstanding fees to the Township and allow the Township to keep in excess of \$63,000 it collected from Hankin's letter of credit. Hankin agrees to pay for future costs associated with the building of these projects. Hankin has also agreed to pay all engineering fees associated with the review of these plans during the settlement process.
- Instead of a "life care" community consisting of condominium units on the Bruner and Zarichniak parcels and an assisted living facility on Lex-

ington Boulevard with age restricted condominiums on the Zarichniak and Bruner parcels, the assisted living building has been eliminated and Hankin will build age restricted condominiums only, to be built on the Bruner parcel only. The historic Zarichniak house and barn complex will be preserved.

- Hankin will pay \$1.3 million to the Township, of which \$1.1 million will be used to purchase the development rights required by the Township zoning ordinance to increase the density on the Bruner parcel to the number of units Hankin proposes for the site. That money will be used by the Township to preserve additional open space in the Township.
  - The remaining \$200,000 will be donated by the Township to the Ludwigs Corner Fire Company to assist the fire company in providing services to the community.
  - Hankin will be able to build *one* of two alternative designs on the DNB Parcel. One permits a pharmacy and a fast food restaurant compliant with Township zoning ordinances. The other permits commercial space with apartments above.
  - Hankin will build Lexington Boulevard between Birchrun Road to within about 200 feet of Route 100 at no cost to the Township.
  - The plan for the Weatherstone commercial area will be amended to allow additional square footage for a YMCA at the southwest corner of Lexington Boulevard and Birchrun Road, allow for phased construction of buildings, roads and other improvements, and allow apartments to be built on the upper floors of commercial and office buildings. If the YMCA is not built, the square footage associated with it can not be used for other purposes.
  - Hankin will build a new waste water treatment plant to serve the age-restricted condominiums, and the treated wastewater will be disposed of in underground drip fields on the Zarichniak parcel and on two parcels owned by the Township at Route 100 and Horseshoe Trail. That new system will be dedicated to the Township immediately after it is constructed. Hankin will subsidize the cost of operating that plant until it reaches a certain capacity level. Hankin will pay the Township \$220,000 for the use of the Township-owned property and pay all costs associated with the construction, permitting and review of these facilities.
  - The Weatherstone open space areas B and C will be dedicated immediately to the Township and there will be no additional sewage treatment or disposal in the open space.
  - The Township and Hankin agree to a method of resolving any future disputes between them.
- Hankin agrees to dismiss with prejudice all litigation brought against the Township, its Supervisors, officials and attorneys.

# CHIEF'S CORNER

610-458-3205

Police Chief Michael Swininger  
e-mail: [policedeparment@westvincenttwp.org](mailto:policedeparment@westvincenttwp.org).

## Storm Warning!

All year we have safety hazards caused by the weather. Winter ice, snow, and freezing road surfaces bring extra hazards.

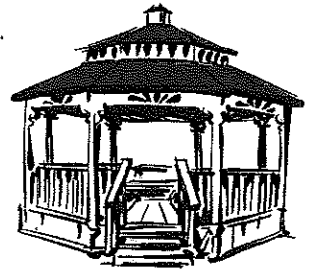
- When the storms come, slow down. You can't always see the slippery patches until it is too late to avoid them and your vehicle may not respond as you expect it to. Driving slowly on bad roads helps you maintain control.
- You may be driving an SUV or other vehicle with good road clearance and traction, but those features do not necessarily aid you when braking. Remember to allow for a greater stopping distance when driving on ice and snow.
- Ice storms and heavy snows and winds can cause downed power lines. Please report them; stay away from them, and DON'T try to move them.

From time to time the police may set up a barricade to protect drivers from a bad stretch of road, or other hazard like high water, a fallen tree, or a damaged bridge. Please don't drive around or move the barriers or signs; they will be removed as soon as the hazard has eliminated.

And, please, if you see a hazard or an accident, report it to us so we can respond to try to keep the roads safe for everyone.

## Identity Theft!

Your Police Department has been gathering information and resources to help you avoid, and if necessary respond to, theft of your personal or credit information. We will soon be publishing much of the information on our website. In the meantime, feel free to call if you have any questions. Also, if you suspect that an unauthorized person is using your identity or credit information, please report it to us. An important step in catching the person and protecting you from further financial liability is to file a report with your local police. We can help. Please call or write if there are topics you'd like to have us address or if you have questions or concerns where we may help.



The Sixth Annual  
Community Day will  
be on

**Saturday**

**May 10, 2008**

**10:00 AM-3:00 PM**

in the Township Park at St. Matthews Road and Route 401. The festivities will mark the first use of the Township Gazebo at a Community Day. The gazebo will have electric and will provide shelter for the acts and bands at Community Day. The gazebo was built with recreational impact fees negotiated by the Township Supervisors with Toll Bros. See you there!

## NEW SNOW ORDINANCE

The Township is adopting a new ordinance governing snow removal in the Township. The Township is responsible for those roads in the Township which have been dedicated to the Township. Penn DOT is responsible for State roads.

The new ordinance prohibits parking on Township roads during snow storms. This will allow the Township and

its contractors to properly plow and salt roads. If vehicles are parked on the roads, they are subject to towing and imposition of fines.

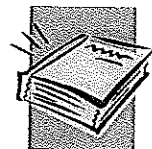
In addition, residents are required to clean sidewalks within 24 hours of the end of a snow event.

The changes will not require the Township to declare a snow emergency to prohibit parking. They also address the fact that newer developments have sidewalks and alleys, which are the responsibility of residents or homeowner's associations.

## ZONING ORDINANCE CONSOLIDATION

The Planning Commission and Township staff has been working on creating a consolidated Zoning Ordinance for the Township. It incorporates more recent changes into the 2003 Zoning Ordinance. Smaller changes are also being made to address shared parking in commercial area, preservation of specimen trees, and accessory dwellings. The consolidated ordinance should be completed and available in the Township office by mid 2008.

**The new ordinance prohibits parking on Township roads during snow storms.**



**The Zoning Book is available at the Township Building**

**WEST VINCENT  
TOWNSHIP**

729 ST. MATTHEWS ROAD  
CHESTER SPRINGS, PA 19425

Phone: 610-458-1601  
Fax: 610-458-1603  
E-mail: [office@westvincentwp.org](mailto:office@westvincentwp.org)

**ROUTE 100 SAFETY**

As part of the campaign to reduce fatal accidents and other vehicle crashes in Route 100, additional improvements have been made. The roadway has been resurfaced to provide increased traction for vehicles. Rumble strips have been cut and the road re-striped. The road has been designated as a "safety corridor". All fines for traffic infractions along this portion of Route 100 have been doubled. For your sake, the safety of your family and passengers and fellow motorists, please observe extra care, obey speed limits, and drive defensively.

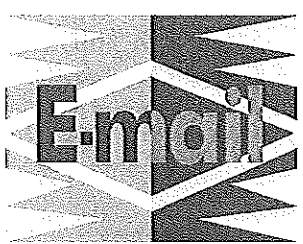
US POSTAGE  
PAID  
Bulk Rate  
Birchrunville, PA  
19421  
Permit #8

**COLLECTION OF E-MAILS FOR  
DISTRIBUTION OF TOWNSHIP INFO**

If you would like to sign up to receive West Vincent Township information via e-mail, now is the time to do so. Please fill in the information below to choose what you are interested in and mail it back to the Township, drop it off to the office during regular office hours or if you prefer, e-mail your requests to [office@westvincentwp.org](mailto:office@westvincentwp.org).

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

- Please send us the following via e-mail (check as many as you desire)
- |   |  |
|---|--|
| <input type="checkbox"/> Board of Supervisor Agenda     | <input type="checkbox"/> Planning Commission Minutes |
| <input type="checkbox"/> Board of Supervisor Minutes    | <input type="checkbox"/> Notices of Special Meetings |
| <input type="checkbox"/> Open Space Minutes             | <input type="checkbox"/> Newsletter                  |
| <input type="checkbox"/> Environmental Advisory Minutes |  |



Send us your e-mail  
address today!