

East Pikeland Township

TOWNSHIP ADMINISTRATION  
2022 ANNUAL REPORT

**Fund Balances as of 12/31/22:**

General Fund (01)	\$ 633,798
Open Space Fund Balance (04)	\$ 5,851,724
Park & Recreation (05)	\$ 26,996
Capital Reserve (18)	\$ 3,385,111
Highway Aid (35)	\$ 104,463
Developer's Escrow (40)	\$ 872,492
Police Pension Fund (60)	\$ 3,394,520
<b>TOTAL</b>	<b>\$ 14,269,104</b>

*As compared to 2021 total fund balance of \$13,637,827*

**2022 Personnel Status**

- Administration – 4 FT
- Public Works – 4 FT (includes Land Steward)
- Police Department – 11 FT Officers; 1PT; 1 PT admin
  - 2 resignations in 2022 (Wilson and Edes)
  - 2 new hires in 2022 (Fifer & Juisti)

**Accomplishments in 2022:**

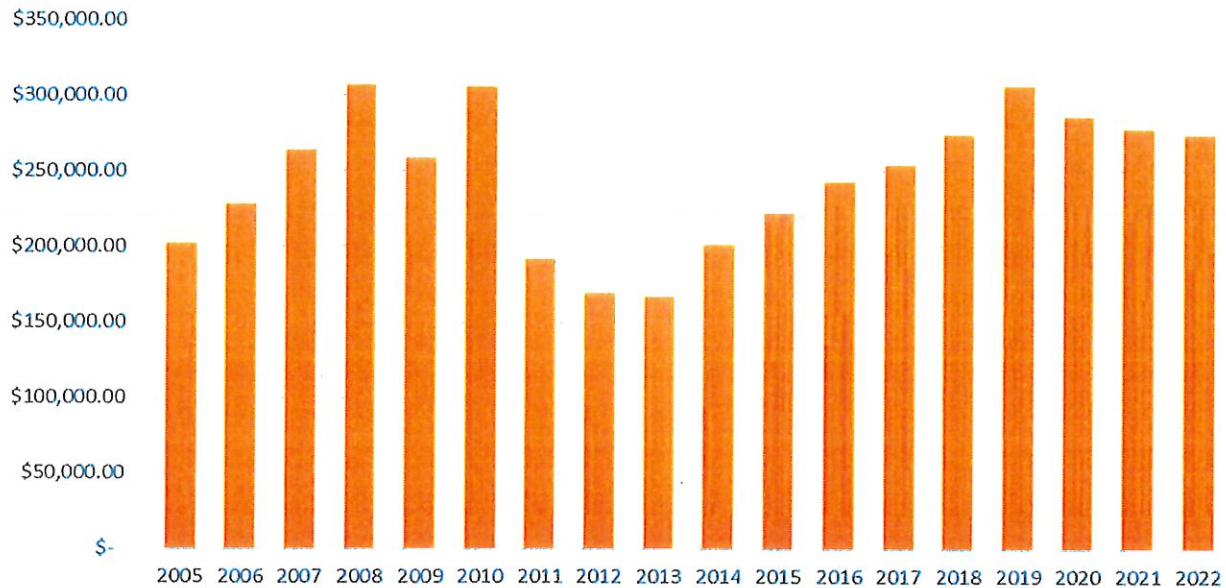
- MS4 / Stormwater Activities:
  - Year 19 annual requirements: inspections, monitoring, education, reporting.
  - Worked with LTL on Pollution Reduction Plan requirements.
  - Worked with Gannett Fleming on Comprehensive Stormwater Plan
  - Homeowner mailings: Pool maintenance and BMP education
  - Updated Stormwater Ordinance based on Chester County Act 167 plan
  - Stormwater repair projects
    - Galicia at Midway
    - E. Seven Stars at S. Rapps Dam
    - Kimbel Drive
    - Western Road
    - Pickering Road
- Historic Projects:
  - Summer Kitchen on Mowere Road – site design and architectural plans completed.
  - Addressed Demolition by Neglect issues successfully on 2 properties
  - Applied for American Battlefield Protection Program grant - *denied*
- Ordinances enacted:
  - No. 193 – Expanding size of Planning Commission
  - No. 194 – Police Contract DROP Amendment

- Zoning, Land Use and Development Disasters
    - Workplace Investigations: Do's and Don'ts
    - Municipal Fiscal Planning
  - American Rescue Plan Town Hall
  - State & Local Fiscal Recovery Fund Briefing
  - The Township Official in 2022: Your role in meeting the challenges
  - What your Public Works Director Wants You to Know
  - Stormwater Retrofits
  - Chester Co. Stormwater Ordinance Update
  - Creative Public Engagement Strategies to get Diverse Input
  - Leveraging Trails for Local Benefits
  - Backyard Stream Repair
  - Making Inter-Municipal Stormwater Management Work for You
  - Stormwater Management Practices for Residential Property Owners
  - PSATS Regional Forum – various topics
  - Schuylkill River Restoration Fund – Riparian Buffer project tour
- Mark Donovan, Planning & Zoning Official
    - Zoning, Land Use, and Development Disasters
    - Zoning Officer 101 (3-part series)
    - PSATS Southeast Regional Forum
    - The Latest on Short Term Rentals
    - PAAZO Fall Seminar
    - Legislative and Caselaw Update
    - Legal Aspects of Code Enforcement
- Michelle Rubin, Community Resources Coordinator
    - Volunteer Retention 101
    - Schuylkill River Restoration Fund – Riparian Buffer project tour
    - Grant Workshops – Electric Vehicles, DCNR
- Matt Gisondi
    - Developing a Prioritized Program of Stormwater Facility Maintenance
    - Stormwater Maintenance for Landscape Professionals
    - Pesticide Applicator Licensing
    - Pesticide Category 11: Right-of-Way Certification

## **Projects Planned for 2023:**

- Transportation Projects
  - Complete Phase 2 Sidewalk construction project on Schuylkill Road
  - Rapps Dam Covered Bridge – protection plan.
    - Resolve with PennDOT who will finance project
- Township Building
  - Create plan for potential building expansion
  - Repair and repave parking lot utilizing sustainable parking lot provisions, including stormwater management
  - Incorporate recommendations from Clean Energy Transition Plan
- MS4 program
  - Comprehensive Stormwater Plan – working with Gannett Fleming to complete.
  - Implement Pollution Reduction Plan projects
    - Apply for grants for proposed PRP projects
  - Outfall inspections by Public Works crew
  - Create BMP Maintenance Manual for homeowners
  - Hold BMP maintenance workshop for homeowners
- Historic Projects
  - Summer Kitchen Farm Park –prepare bid specs, out to bid, construction
  - Interpretive sign project in Kimberton Village. (Seek grants to fund)
  - Archaeological Survey - Phase 2 of Continental Powder Works. Seeking American Battlefield Protection Plan grant to fund project.
  - Historic Walking Tour featuring Yeager’s Farm
- Kimberton Village
  - Implement aspects of Walkable Kimberton Plan based on private land development projects in the Village.
- Act 537//Sewage Planning
  - Continue to interact with VFSA to resolve sewer capacity issues
  - Sewer extension projects on Meadow Lane and Snyder Ave (dependent upon grant funding)
- Land Stewardship Plan
  - Matt to work with Natural Lands to create a township-owned land maintenance plan. (dependent on grant funding)
- Park Development
  - Ridge Road Park
    - Bid specs to be completed.
    - Park construction completed by year-end
  - Hidden River Park & Preserve
    - Phases 1 and 1B Park Development plans, permits and bid specs completed by URDC
  - Kimberton Park
    - Re-paving walking paths

## EMPLOYEE HEALTHCARE COSTS



- One of the highest expense categories for any employer is healthcare benefits to employees. In 2011 East Pikeland Township moved from a traditional PPO plan (Preferred Provider Organization) to a high-deductible Health Reimbursement Arrangement (HRA) plan. That first year we were able to reduce healthcare costs by 37%.
- The chart above shows that the total 2022 healthcare expenses for East Pikeland Township are still below the peak year of 2010 when we moved to a high-deductible plan.
- While healthcare premiums have risen a small percent each year, the township has been able to control costs with the HRA plan while adding additional employees to the plan. The 2023 premiums are a 6.3% increase over 2022.

**2022 ZONING REPORT**  
**Prepared by Mark Donovan, Planning & Zoning Official**

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**Administrative**

- Correspond with property owners, realtors, and developers about zoning regulations, land use, permit requirements, complaints, and various other township-related matters.
- Planning Commission support
  - prepare agendas and minutes
  - attend monthly meetings
- Update township resident mailing list with new contact information
- Right-to-Know request research
- Process applications for various permits and hearings, summarized below

**Zoning Permits Issued**

66 zoning permits issued for sheds, decks, patios, signs, driveway extensions, transient retail, change of use/tenant, business registry. See attachment for details.

**Grading Permits & Stormwater Management Plans**

Process applications, correspond with the township engineer, prepare O&M agreements, record documents, maintain spreadsheets and reports.

YEAR INSTALLED	PROPERTY LOCATION	UPI	TYPE OF PROJECT
GR-2022-01	356 Billet St.	26-3-724	Tiered Patio
GR-2022-02	603 Waterfall Way	26-3E-220	Pool
GR-2022-03	423 St. Ann's Circle	26-2M-41.36	Pool
GR-2022-03 (rev)	423 St. Ann's Circle	26-2M-41.36	Pool
GR-2022-04	2244 Kimberton Road	26-2-219	Pool
GR-2022-05	900 Ferrous Street	26-3-673	Patio
GR-2022-06	303 Fawn Lane	26-1-64.54	Pool
GR-2022-07	313 Slag Street	26-3-721	Deck & Patio
GR-2022-08	108 Carbon Street	26-3-8.6	Deck & Patio
GR-2022-09	4 Winslow Drive	26-1-24.1C	Covered Porch
GR-2022-10	155 Steel Street	26-3-8.42	Patio
GR-2022-11	227 Cast Iron Way	26-3-756	Patio
GR-2022-12	904 Rebecca Drive	26-2H-60	Pool

**Conditional Uses**

Hearing No.	Applicant	Tax Parcel	Proposed Use	Result	No. of Hearings
C-1-2022	Singing Dog Vanilla	26-2-241.3	Repackaging of vanilla products for resale	Granted	1

**2022 ZONING REPORT**  
**Prepared by Mark Donovan, Planning & Zoning Official**

**Zoning Hearing Board**

Process applications, schedule hearings, prepare legal notices and mailings, correspond with ZHB solicitor and members, post property, maintain administrative files, appear before the ZHB on behalf of the township as required.

<b>Hearing No.</b>	<b>Applicant</b>	<b>Tax Parcel</b>	<b>Reason for Hearing</b>	<b>Result</b>	<b>No. of Hearings</b>
2021-11	Sandra Cooper	26-1-93	Variance, Section 1805.2, 502.2.C6, 502.2.C7; Special Exception, Section 1806	Denied	2
2022-01	Hernan Castro	26-1-16	Appeal Zoning Officer's Determination	Denied	2
2022-02	American Heritage Federal Credit Union	26-3-33, 36.9	Variance, Section 1008.6.C, 1706.1, 1706.5, 1706.11, 1002.5, 1008.3.F.1	Granted	2
2022-03	Matt & Kristy Irons	26-3A-58	Variance, Section 702.G.2	Granted	1
2022-04	Erin Mahoney & Sarah Heidelberg	26-2-50	Variance, Sections 702.E.2, 702.G.2	Granted	1
2022-05	Interstate Shelter All	26-3-12	Variance, Section 1906.3	Withdrawn	0
2022-06	Daniel Janusz	26-3-659	Variance, Section 803.4.A.5	Denied	1
2022-07	Vincent Pultorak	26-3A-52	Special Exception - Sections 1808, 1001.1, 1001.2	Granted	1
2022-08	Allan Ray	26-2-163.2	Special Exception, Section 1803	Granted	1
2022-09	Liudoslava Shtohryn	26-4-111	Variance, Section 502.2.C.(3)	Granted	1
2022-10	Peter Thompson	26-3A-40	Special Exception, Sections 701.2.D., 1803	Denied	1
2022-11	Bruce MacLelland, Jr.	26-4-39	Special Exception, Section 1610	Granted	2
2022-12	Steven Penzone	26-1-36.1	Variance, Sections 502.2.C.(6), 502.2.C.(7), 2103.2	Granted	1
2022-13	Mark Hughes	26-2-12	Variance, Section 1805.2	Withdrawn	0
<b>TOTAL NUMBER OF APPEALS HEARD IN 2022</b>					<b>13</b>