



TOWNSHIP of WESTWHITELAND  
DEPARTMENT of PLANNING & ZONING

John R. Weller, AICP, *Director*  
Patrick Gorman, AICP, *Township Planner*



## 2025 ANNUAL REPORT

---

### SUMMARY of ACTIVITY

The Township granted final approval to seven plans in 2025, as more fully described on page 4, resulting in a total of 325 new dwelling units. Non-residential projects included a commercial use, an addition to Exton Elementary school, and improvements to Exton Park.

There were fewer applications to the Planning Commission than in 2023 and 2024, but the number of applications to the Zoning Hearing Board remained high. Significant development projects included:

- The approval of the **Valley Creek Homes** active adult community on a 100-acre tract along Swedesford Rd. abutting East Whiteland Township. This one project accounted for nearly all of the residential development approved in 2025: with 96 single-family homes, 98 twins, and 123 townhouse units, the community will provide a total of 317 new dwelling units. The project includes a community center with a swimming pool and features the renovation of the historic Pickwick mansion, although the mansion lot will be sold separately and not included as part of the active adult community. Following approval, the project was acquired by Toll Brothers and was re-named Regency at Valley Creek.
- **ARD Exton Square, LLC**, a subsidiary of Abrams Realty and Development of Elkins Park, submitted a Master Plan for the redevelopment of the Exton Square shopping center in February. The Plan was reviewed by the Planning and Historical Commissions over a course of several months, with public meetings in March, July, August, and September. The final version of the Plan proposed a mixed-use town center with 718 residential units (both apartments and townhouses); new office and retail spaces, including a variety of restaurants; and public gathering areas. The Boscov's department store was to remain in its current location, and Main Line Health would be relocated to a new stand-alone building. The public hearing for the plan opened on September 24 and concluded on October 22. At the conclusion of the hearing, the Board voted unanimously to deny approval of the plan.
- On May 28, the Board granted final plan approval for a variety of improvements to **Exton Park**, including a 100-space parking lot with access from Church Farm La., a multi-modal trail, public restrooms, an outdoor performance space, and various recreational improvements, including a playground and courts for basketball, pickle ball, and tennis.

- On February 12, the Board approved an **amendment to the Town Center (TC) district** regulations in §325-13 of the Zoning Ordinance. Most significantly, the amendment limited residential density to six dwelling units per acre, based upon gross acreage of the tract being developed; the amendment also limited residential development in the district to apartment units only, and specifically allowed apartments in mixed-use buildings, but not on the ground floor. The long-standing provisions for life care and personal care facilities were specifically preserved.

We continued collaborating with Justin Smiley, Director of Capital and Special Projects, on updating the Township Comprehensive Plan. After the public survey concluded in 2025, the Comprehensive Plan Task Force and staff began developing the draft plan and held monthly meetings to review sections with the Task Force. In addition, an open public meeting was conducted to review the survey results. Work on the Plan continued into 2026, and we anticipate that it will be adopted in the late spring or early summer of 2026.

**PLANNING COMMISSION**

The Planning Commission met sixteen times in 2025. At their January 14 meeting, they elected Anita Nardone as Chair and Denise Jones as Vice-Chair. Andy Wright resigned from the Commission in November, and Ms. Nardone left the Commission at the end of the year. There were no new appointments to the Commission during 2025; Dan Cote, Denise Jones, Virginia Kerlake, and Todd Rouse served on the Commission for the entire year.

In 2025, the Planning Commission reviewed eleven applications: one conditional use application, one master plan application, six land development plans, and three sketch plans.

The chart below lists all projects reviewed by the Planning Commission in 2025 in alphabetical order. In the “Status” column, “Approved” indicates the date when the Commission passed a motion to recommend to the Board of Supervisors that the application or plan be approved, not the final action of the Board. The Commission did not recommend denial of any plans. Sketch plans are not considered official submissions but are provided for informal discussion; they are neither approved nor denied, so the chart shows only review dates.

#	Project Name	Type	Description	Status
1	ARD Exton Square, LLC	Master Plan	Redevelopment of the 75-acre Exton Square shopping mall site as a mixed-use project in a “town center” format, including preservation of the Boscov’s building along with new retail and office uses along with more than 700 dwelling units of various types.	Approved 8/19/25
2	Collegium Charter School - Athletic Fields	Land Development	Outdoor athletic fields, parking areas, and related facilities at 501-559 Clover Mill Rd. First approved in 2023, field changes were found to be sufficiently extensive to warrant a new review.	Under Review
3	Exton Elementary School	Sketch Plan	Replace temporary modular structures with a 4,380 sq.ft. addition to the existing school at 301 Hendricks Ave.	Reviewed 1/14/25
4	Exton Elementary School	Land Development	Same as above	Approved 4/1/25
5	Exton Market Realty	Land Development	Construction of an 18,383 sq.ft. retail building and a 2,913 sq.ft. restaurant with drive-thru service at 222 N. Pottstown Pk.	Under Review

6	Exton Park, Phase II	Land Development	Land development plan for various improvements to the Township-owned portion of Exton Park.	Approved 4/15/25
7	Green Fig Land, LLC	Land Development	Construction of stormwater management facilities at 215 Valley Creek Blvd. to serve an industrial development on the adjacent tract in East Whiteland. First approved in 2024, the East Whiteland portion was revised such that the stormwater facilities required significant revisions, warranting a new review.	Under Review
8	Hoadley Tract (Grove Meadow Developers, LLC)	Subdivision & Land Development	Lot consolidation of 1270-1274 Grove Rd. to create a 9.86-acre lot for subdivision for 8 lots for single-family homes to be served by a new extension of Memory La.	Approved 2/4/25
9	Kirkland Ave. Land Management, LLC	Subdivision & Land Development	Subdivision of 4.4-acre lot at 1375 Kirkland Ave. into 3 lots, one to accommodate the existing single-family dwelling and 2 for one single-family home each.	Approved 9/2/25
10	MacIntyre Subdivision	Sketch Plan	Subdivision of a 5.12-acre lot at 570 Colebrook Rd. using the lot averaging option to create 4 lots: 3 for new single-family homes, and 1 to accommodate the existing house ("Folly Cottage").	Reviewed 12/2/25
11	Mittal & Sons LLC	Sketch Plan	Proposed development of 2.94-acre lot (partially in Uwchlan Twp) at 500 N. Pottstown Pk. with a total of 8 townhouses, 4 in West Whiteland.	Reviewed 2/18/25
12	Shenkin Property (1358 Glen Echo Rd.)	Subdivision & Land Development	Subdivision of a 4-acre lot at 1358 Glen Echo Rd. into 5 lots, one to accommodate an existing dwelling and 4 for development with one single-family home each.	Under Review
13	Weston Property (Weston Partners II)	Conditional Use	Redevelopment of the 53-acre Weston Solutions campus at 1400 Weston Way with 49 new single-family homes using the cluster development option; also adaptive re-use of this historic Morstein Mansion.	Under Review
14	Whitford Mill Properties	Land Development	Construction of a 9,398 sq.ft. warehouse/storage building on a 2.63-acre lot at 411 Clover Mill Rd. in addition to 2 existing light industrial buildings	Under Review

The Commission also discussed the amendment to the Zoning Ordinance described above.

The preceding section is provided in part to meet the reporting requirement of §207(a) of Pennsylvania Act 247, the Municipalities Planning Code.

### HISTORICAL COMMISSION

The Historical Commission met ten times in 2025. At the reorganization meeting on January 13, Joe McCormick was elected Chair and Joshua Anderson was elected Vice-Chair. They, along with members Lee Ann Embrey, Jonathan Martin, and Sara DiPaolo, served on the Commission for the entire year. In January, the Township appointed a new Historic Preservation Consultant, Carol Quigley of Patterhn Ives, to advise the Commission.

The Commission advises the Board of Supervisors and the Zoning Hearing Board regarding subdivisions, land developments, conditional use applications, and variance applications involving properties that include or are within 300 feet of an identified historical resource. The Com-

mission also reviews applications for building, demolition, signs, and zoning permits for historic resources.

On October 27, the Commission recognized the 2023 and 2024 recipients of the Historic Preservation Awards for outstanding preservation and rehabilitation of historic resources:

- The 2023 awardee was the Autun mansion at Meadowcourt (Site No. 055.01), which is now a two-family residence owned by Mark and Susan Umile.
- The 2024 awardee was Colfelt House/John Bell Farm (Site No. 322.01), which is now the Cross Gables Estate special event venue owned by Joe and Theresa Conahan.

This event was also significant because it marked the 10th year of the awards.

### BOARD OF SUPERVISORS - PLANNING ACTIVITY

The Board of Supervisors has the authority to approve subdivision and land development plans and conditional use applications. The Board is advised by the Planning and Historical Commissions, various consultants, and Township staff. In 2025, the Board approved seven plans for subdivision and/or land development and denied one master plan application; there were no conditional use applications before the Board.

The following chart, in alphabetical order, lists all plans and applications considered by the Board in 2025. The “type” column indicates how the project was approved.

#	Project Name	Type	Description	Status
1	302-304 Commerce Dr.	Subdivision	Consolidation of 2 lots into one; no improvements proposed.	Approved 7/9/25
2	ARD Exton Square, LLC	Master Plan	Redevelopment of the 75-acre Exton Square shopping mall site as a mixed-use project in a “town center” format, including preservation of the Boscov’s building along with new retail and office uses along with more than 700 dwelling units of various types.	Denied 10/22/25
3	Exton Elementary School	Land Development	Replace temporary modular structures with a 4,380 sq.ft. addition to the existing school at 301 Hendricks Ave.	Approved 7/9/25
4	Exton Park, Phase II	Land Development	Land development plan for various improvements to the Township-owned portion of Exton Park.	Approved 5/28/25
5	Exton Pro Realty, LLC (Fred Beans Auto)	Land Development	Construction of a 9,600 sq. ft. addition to an existing building and a new 22,000 sq.ft. building for servicing automobiles and trucks at 206 S. Whitford Rd.	Approved 2/12/25
6	Hoadley Tract (Grove Meadow Developers, LLC)	Subdivision & Land Development	Lot consolidation of 1270-1274 Grove Rd. and re-subdivision for 8 lots for single-family homes to be served by a new extension of Memory La.	Approved 12/10/25
7	Kirkland Ave. Land Management, LLC	Subdivision & Land Development	Subdivision of 4.4-acre lot at 1375 Kirkland Ave. into 3 lots, one to accommodate the existing single-family dwelling and 2 for one single-family home each.	Approved 9/10/25
8	Valley Creek Homes	Land Development	Construction of an age-restricted, active adult community with up to 317 dwelling units of different types and various amenities at 301-305 Church Farm La.	Approved 3/26/25

## ZONING

The Zoning Hearing Board met fourteen times in 2025: twelve times for hearings and twice for special meetings. At their reorganization meeting on January 30, they re-elected Paul Clery as Chair and Guy McCandless as Vice-Chair. Mr. Clery and Mr. McCandless served for the full year, but Board member Libby Madarasz resigned from the at the end of the year, when she was appointed to the Board of Supervisors. Her position remained vacant for the remainder of the year. The official meeting time was moved from 7 p.m. to 6:30 p.m.

There were 21 applications to the Zoning Hearing Board for variance relief and one challenge to the validity of the Zoning Ordinance; there were no appeals from the determination of the Zoning Officer.

#	Applicant Name	Zoning District	Description	Status
1	Jay & Sheena Ahlmer	R-2, Residential	Relief from the impervious cover limit and steep slope regulations to allow a swimming pool and patio.	Approved 3/10/25
2	ARD Exton Square, LLC	TC, Town Center	Validity challenge to §323-13.C, §325-13.E(5)(d), and §325-13.E(5)(e) of the Zoning Ordinance.	Under Review
3	Anthony & Sylvan Pools	R-1, Residential	Relief from the impervious cover limit to allow a swimming pool.	Approved 5/29/25
4	Boy Scouts of America / KC Sign Co.	I-1, Industrial	Relief to allow the erection of a free-standing sign that includes an LED panel and exceeds the limits on sign height and sign area.	Approved 5/29/245
5	Caldwell & Brown Engineers / AQUA PA	R-3, Residential	Relief to allow construction within a FEMA-designated special flood hazard area.	Under Review
6	Eve DelSoldo	R-1, Residential	Relief from the limits on impervious and building cover, and from the minimum rear yard setback to allow a swimming pool, patio, and cabana.	Approved 4/25/24
7	Brian & Kristin Dunlap	R-1, Residential	Relief from the limits on impervious and building cover to allow a gazebo and patio, and from the minimum setback requirement to accommodate a new accessory structure.	Approved 11/20/225
8	Exton Market Realty	TC, Town Center	Relief from the impervious cover limit and other design standards to allow the construction of two commercial buildings; also relief to allow construction within a FEMA-designated special flood hazard area.	Approved 4/24/25
9	Stephen Ferrell	R-1, Residential	Relief from the minimum front yard setback and the limit on impervious cover to accommodate an addition to a dwelling.	Withdrawn
10	Kyle Freas	R-1, Residential	Relief from the limit on impervious cover to allow a swimming pool and patio	Approved 2/27/25
11	Kim Froio	R-1, Residential	Relief from the minimum side yard setback to allow a shed.	Approved 5/29/25
12	Orlando Hankins	R-1, Residential	Relief from the limit on building cover and the minimum front yard setback to allow additions to an existing dwelling.	Approved 9/29/25

13	Michelle Hertzog	R-1, Residential	Relief from the limits on impervious and building cover to allow an addition to an existing dwelling.	Approved 6/26/25
14	King Industrial Inc.	I-1, Industrial	Relief to allow the erection of a free-standing sign larger than the permitted maximum size in a rear yard.	Approved 8/26/25
15	Laborers' District Council of Metropolitan Philadelphia	O/R, Office Residential	Relief from size and height limits, location restrictions, and floodplain controls to allow a new freestanding sign.	Approved 1/30/25
16	Mittal & Sons, LLC	R-1, Residential & NC, Neighborhood Commercial	Use variance along with relief from the limits on impervious and building cover and building height; from the rear yard setback requirement; and to allow construction on steep slopes to accommodate the construction of 4 townhouse units.	Denied 6/26/25
17	Mittal & Sons LLC	R-1, Residential & NC, Neighborhood Commercial	Relief from the minimum lot size requirement and the limit on impervious cover to allow the construction of a single-family home on a new non-conforming lot.	Under Review
18	Betty Moore	R-1, Residential	Relief from the limits on impervious and building cover to allow an addition to an existing house on a non-conforming lot.	Approved 11/20/25
19	Rise Up	TC, Town Center	Use variance and relief from the height limit to allow a wireless communication facility taller than 120 ft.	Denied 2/27/25
20	Sammons	R-1, Residential	Relief from the limits on impervious and building cover, and from the minimum front and side yard setback requirements to allow the replacement of an existing deck with a larger deck and patio.	Approved 9/25/25
21	Sethi / Blue Haven Pools	R-1, Residential	Relief from the impervious cover limit and the minimum lot line setback to allow the construction of a pool and patio.	Under Review
22	Gaurang Shah	R-3, Residential	Relief from the limits on impervious and building cover and from the minimum rear yard setback to allow the replacement of an existing deck with a larger deck and patio.	Approved 12/17/25

### **STAFF and TRAINING**

Staff participated in a variety of conferences, webinars, and workshops during 2025, some of which provided credits needed to maintain AICP certification.

- Mr. Weller virtually attended a webinar presented by the Federal Emergency Management Agency (FEMA), “Audit Ready: Navigating Floodplain Audit Compliance,” on January 8.
- Mr. Weller attended the Western Main Line Greenway Workshop sponsored by The Bicycle Coalition. (Haverford / March 7)
- Mr. Gorman and Mr. Weller attended the Spring Breakfast Briefing on regional passenger rail initiatives in Chester County, presented by the Transportation Management Association of Chester County (TMACC). (Malvern / March 17)
- Mr. Gorman and Mr. Weller both attended the Penn State Leadership Course. (Exton / various dates, beginning March 18 and ending May 29)

- Mr. Weller attended the annual National Planning Conference of the American Planning Association (APA). (Denver, CO / March 29 - April 1)
- Mr. Gorman and Mr. Weller attended the TMACC Breakfast Briefing, “Where We Live, How We Move.” (Malvern / June 16)
- Mr. Gorman attended a presentation by the Philadelphia Business Journal, “Town Centers of Tomorrow.” (Uwchlan Twp. / September 16)
- Mr. Gorman and Mr. Weller attended the annual conference of the Pennsylvania Chapter of APA. (Harrisburg / October 12 - 13)
- Mr. Weller attended the Fall Planners Forum hosted by the Chester County Planning Commission. (Chester Springs / October 28)
- Mr. Weller was a speaker at the November breakfast meeting of the Chester County Commercial Industrial Investment Council. (Exton / November 19)