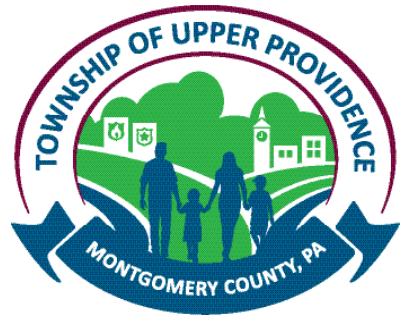


# TOWNSHIP OF UPPER PROVIDENCE

www.uprov-montco.org • FALL 2025 • Vol. 25, No. 3



Upper Providence Township  
Board of Supervisors News



## Understanding the Upper Providence Open Space Referendum

On July 21 the Upper Providence Township (UPT) Board of Supervisors voted to authorize an open space referendum to appear on the November 4, 2025 general election ballot. The full text of the referendum ordinance and ballot question is available on the UPT website. But in simple terms, the referendum asks voters to vote yes or no to authorize a dedicated open space tax. Its general intent is to protect UPT's remaining natural resources and scenic landscapes, to maintain existing parks and open spaces and to provide the financial means to enhance these amenities when opportunities arise from willing sellers to purchase additional open space, trail easements, development rights, and floodplain structures, to name a few.

### Why the Referendum Now?

In the past two decades, UPT has grown substantially, now being 95% developed. Over 2,000 approved residential units are pending development, which will impact our police, fire, emergency services, and schools. When a new

residential unit is proposed, officials often hear the question, why doesn't the town just purchase the property? This referendum will allow voters to decide if the Township should have the financial means to buy open space. "This is a win/win opportunity," said Board Vice Chair Kelly Stevens. "It will address whether UPT voters are satisfied with the current open space or want the Board to be more proactive in preserving it. We will respect the voters' decision either way."

### Engagement of Natural Lands

In preparing the open space ballot question, the UPT Board engaged Natural Lands (NL) for technical support. Natural Lands is a 501(c)(3) non-profit land conservation organization dedicated to saving open space, caring for nature, and connecting people to the outdoors in eastern Pennsylvania and southern New Jersey. Natural Lands owns and manages 43 nature preserves, totaling nearly 24,000 acres. They hold 494 conservation easements and other restrictions on another 28,000 acres. In addition to building and managing a system of protected lands, Natural Lands operates as a full-service conservation organization able to offer open space financing acquisition through open space referenda, establishment of criteria and priorities for open space acquisition programs and land transaction assistance. NL's expertise was instrumental in updating the Township's Open Space Opportunities Map, which highlights potential areas for preservation and can be viewed on the Township's website.

### Public Comment Opportunities

To ensure residents have ample opportunity to understand and inquire about the referendum, the (Cont. on Pg. 2)

### Join us for UPT Fall Fest 2025!

Join us for the UPT Fall Fest on Saturday, September 20, from 12:00 PM to 5:00 PM at Black Rock Park!

This family-friendly festival is one of our community's favorite traditions, bringing together exciting activities, tasty food, and plenty of seasonal fun. Kids will love pony rides, the petting zoo, bounce attractions, and tractor rides through the park. Families can browse vendor booths, enjoy a variety of delicious food options, and listen to great live music throughout the day. Be sure to dress in your best spooky attire for the always-popular Halloween costume contest! Celebrate the season with friends and neighbors—you won't want to miss this fall tradition.

Join Us for FALL FEST - UPT's Fun, Family Event!

UPPER PROVIDENCE TOWNSHIP

Saturday, September 20, 2025  
12p-5p @ Black Rock Park

UPT PARKS & RECREATION

UPT PUBLIC WORKS

UPPER PROVIDENCE TOWNSHIP POLICE DEPARTMENT

UPPER PROVIDENCE TOWNSHIP FIRE DEPARTMENT



# Administration

## Understanding the Referendum (cont.)

Township will be offering scheduled public information sessions. On September 15, during the Board of Supervisors meeting, the Township Manager will present a brief overview of the referendum and answer any questions from residents regarding the estimated tax impact and how the funds will be used. Similarly, at the October 15, 2025 Planning Commission Meeting, officials from the Natural Lands will provide an overview and have secured special speakers to discuss how the proceeds may be legally used for certain open space initiatives.

### What's the Tax Impact for the Average Resident?

We have fielded several residential inquiries on how this new levy will impact them personally. However, answering this accurately depends on knowing their household earned income and the assessed value of their home. The BOS adopted a blended tax formula recommended by the NL. If adopted it increases the Township's Earned Income Tax (EIT) from 1% to 1.06% and the Real Estate Tax (RET) from 2.75 mills to 3.25 mills. The reason for this mixed rate is to ensure that both property owners and workers pay a fair portion of the open space tax.

### Real Estate Tax Calculator

For perspective, the average assessed home in UPT is \$500,000. To calculate the open space tax, one would need to apply the following calculator:

Average Assessed Value	\$500,000
Proposed Tax Increase	.50 Mills
Calculation	$(\$500,000/1,000) \times .50$
Estimated Annual Tax Increase	\$250

### Earned Income Tax Calculator

For perspective, the average earned income in UPT is \$141,771. To calculate the open space tax, one would need to apply the following calculator:

Average Earned Income	\$141,771
Proposed Tax Increase	0.06 %
Calculation	\$141,771 x .0006
Estimated Annual Tax Increase	\$85

### How Can the Tax Be Used?

It is often thought that an open space levy can only be used to buy land, but this is incorrect. The NL and Township legal counsel have ensured the ballot question allows flexible use of these funds within state law. The funds may be used for any of the following:

- **Land Acquisition:** Buying land or conservation easements from willing sellers to safeguard natural areas, farms, and woodlands. Local funds are often combined with state and federal grants to increase the protected open space for each dollar spent.
- **Park and Trail Development:** Authorizing expenses necessary to plan for new public parks, extend the existing trail network and improve access to natural areas.
- **Habitat Restoration:** Funding projects to restore wetlands, streams, and other critical habitats.
- **Maintenance and Stewardship:** Ensuring the long-term care and management of preserved lands, including invasive species control and trail upkeep. Each year, up to 25% of the fund's accumulated balance from the tax authorized by referendum may be used to develop, improve, design, engineer, and maintain open space property.
- **Planning and Administration:** Covering the costs associated with identifying priority preservation areas, conducting appraisals, and managing the open space program.



Scan here for FAQs!

This special article aims to explain the purpose of the open space referendum, the associated tax impact, legal uses of the funds, and provide answers to frequently asked questions. Residents or taxpayers with further inquiries are encouraged to contact Township Administration at (610) 933-9179 or email at [admin@uprov-montco.org](mailto:admin@uprov-montco.org) with their questions or attend the public information briefings on September 15, 2025 and October 15, 2025.

## ROAD WORK REMINDER: Black Rock Road Closure Through December!

Motorists are advised of the following travel restriction: Now through Monday, December 1, Black Rock Road will be closed and detoured 24/7 between Upper Indian Head Road and Ashenfelter Road. During the closure, motorists will be directed to use Egypt Road, and Route 29 (Bridge Street/Collegeville Road).





## Planning

See the latest In Development Map from the planning department.

Parcels in Development or Under Construction as of July 21, 2025

- Minor Subdivision
- Final Plan Approved
- Final Plan Under Review
- Preliminary Plan Under Review
- Tentative Plan Under Review
- Tentative Plan Approved
- Under Construction
- Zoning Text Amendment Pending

Canterbury Meadows  
-30 Single Family Detached Homes

Hearthfield  
-54 Single Family Detached Homes  
(both sides of Rittenhouse Road)

Iroquois Drive  
-2-lot Subdivision

S. Lewis Rd. Townhouses  
-25 Townhouses

592 S. Menninot Road  
-Agritainment Uses

246 Hafner Road  
-Minor Subdivision

Parkhouse Senior Residential Community  
-585 Single Family Houses

Lovers Lane Subdivision  
-11 Single family Detached Homes

Amelia Street Townhomes  
-8 Townhomes

140 Whitaker Redevelopment  
-60 Townhomes

Hasson Road Subdivision  
-14 Single Family Detached Houses

## COMPOST SITE HOURS 2025

### Wednesday Hours

- March 12 - Sept. 30, 2025: 1:00 pm to 6:45 pm
- Oct. 1 - Oct. 28, 2025: 1:00 pm to 6:15 pm
- Oct. 29 - Nov. 4, 2025: 1:00 pm to 5:45 pm
- Nov. 5 - Dec. 31, 2025: 1:00 pm to 4:45 pm

Saturday Hours are 8:00 AM to 2:45 PM

### The Compost Site is CLOSED for the following holidays

- Wednesday, November 26, 2025
- Saturday, November 29, 2025
- Wednesday, December 24, 2025
- Wednesday, December 31, 2025



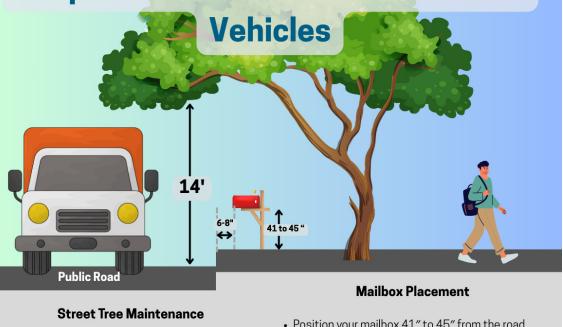
Follow us on Facebook ([www.facebook.com/upperprovidence](http://www.facebook.com/upperprovidence))



# Public Works

1286 Black Rock Road, Phoenixville, PA  
Compost Site: 1094 Longford Road, Phoenixville, PA

### Keep Streets Clear for Maintenance Vehicles



#### Street Tree Maintenance

Trees that overhang streets pose a hazard for maintenance trucks and plows. Street trees should be trimmed to at least 14 feet minimal clearance from the tree canopy to the street.

Should your street tree canopy pose a hazard, township maintenance crews may need to trim the tree.

- Position your mailbox 41" to 45" from the road surface to the bottom of the mailbox or point of mail entry.
- Place your mailbox 6" to 8" back from the curb. If you do not have a raised curb, contact your local postmaster for guidance.



## Celebrating Public Works Heroes in UPT:

Behind every well-kept trail, safe playground, and successful community event in Upper Providence Township is the dedicated team of the Public Works. Though their work often happens quietly, their impact is felt every day in our parks, facilities, and neighborhoods.

The Public Works team is divided into four key areas—parks/grounds, buildings, sewer, and roads—with each division playing an essential role in maintaining and supporting our community spaces. The parks and grounds crew

maintains 83 acres of field space, 33 acres of weekly mowed land, and 5.5 miles of trails, all while ensuring the health and safety of park trees. The buildings team cares for township facilities, including five buildings and three satellite restrooms, while managing routine checks and necessary repairs. The sewer team helps care for the wastewater management for the township, and the roads team assists in road maintenance and street cleaning.

From mowing, tree care, and playground inspections to trash collection and event setup, the work of Public Works allows residents to safely enjoy parks, trails, and the Community Center. Their support shines especially during large events like the Car Show, UP Music Fest, and Fall Fest, when every division—parks, buildings, sewer, and roads—comes together to ensure success.

Residents can play their part too: by keeping parks clean, picking up after pets, and respecting facilities, you help Public Works keep UPT beautiful. Their dedication ensures our parks and community spaces remain safe, welcoming, and ready for everyone to enjoy.



# Recreation



Visit [UPTREC.org](http://UPTREC.org) or call 610-933-9179 for more details!

## FALL INTO FUN THIS FALL WITH UPT PARKS AND REC!

**Join Us!**

THE SEPTEMBER ACTIVITY GUIDE IS HERE!

UPPER PROVIDENCE TOWNSHIP PARKS & RECREATION





### Pictures with Santa

Tuesday, December 2nd at 4:30 PM  
Upper Providence Township Fire House  
1315 Black Rock Road, Phoenixville, PA 19460

**SAVE THE DATE!**

WALKING WONDERLAND Light Show

November 21st through December 13th\*  
Arader Farm | Thurs, Fri, Sat | 5 - 8 p.m.

## Radio City Christmas Spectacular

December 9th • \$170 per person • 7:00am-8:00pm  
\*Times are subject to change

Kick off the Holiday Season and see the Radio City Christmas Spectacular with the famous Rockettes! Seats will be in the orchestra section. Roundtrip Motorcoach and free time after the 11am show in NYC is also included.



the guide online via scanning our QR code to the left or heading to [UPTREC.org](http://UPTREC.org)

SCAN HERE 

## Join the Community Center Today!

As the seasons change, there's no better time to focus on your health and wellness.

A membership at the Upper Providence Township Community Center gives you access to state-of-the-art fitness equipment, motivating group exercise classes, and personal training to keep you moving. Affordable membership options make it easy to stay active and reach your goals all year long! Visit our website for additional information: [UPTREC.org](http://UPTREC.org)

**INcredibly AFFORDABLE MEMBERSHIPS AVAILABLE!**

**Join the UPT Community Center TODAY!**


**UPT PARKS & RECREATION**

**FALL INTO A FITNESS ROUTINE WITH UPT!**

# Camp Black Rock & Preschool Camp 2025 Wrap Up

What a summer it's been at Camp Black Rock! This year, campers made unforgettable memories through games, arts and crafts, sports, nature exploration, and themed activity days. From water play to talent shows, each week was packed with laughter, friendship, and new adventures.

A huge thank you to our amazing staff for creating a safe, fun, and welcoming environment for every camper. And thank you to the families who joined us this summer — we loved spending it with you!

We're already looking forward to Summer 2026 and can't wait to see everyone back at Camp Black Rock!



## UP! Music Fest 2025 a Major Hit

What an unforgettable day at Anderson Farm Park! Thank you to everyone who came out to enjoy a full day of live music, delicious food trucks, refreshing drinks, and family fun.

From John Mullin kicking things off to The 29ers closing out the night, every performance brought incredible energy to the stage.

A special thank you to all of our talented performers, food and beverage vendors, and the many hands that made the event possible. Most of all, thank you to our community for showing up and making this year's Music Fest such a success. We can't wait to see you again next summer! Save the date for June 13, 2026!





# Police

## UPT PD Visits Preschool Camp

Officer Andrew Parkins from the Upper Providence Township Police Department had the pleasure of visiting the Mini Music Movers camp for Police and Community Helpers Day. He spoke with the campers about safety, answered their curious questions, and even joined them for some imaginative play in the toy kitchen.

It was a great opportunity to build trust and help the kids feel comfortable around police officers in a fun, relaxed setting. Activities included making traffic light snacks, playing Red Light Green Light, and rescuing stuffed animals from a parachute—all with a safety theme.

We're always grateful for moments like these to connect with our youngest community members!



## Thank you, Royersford Borough Police on National Night Out!

We had a wonderful time at your annual National Night Out celebration. Our Community Engagement Unit loved connecting with residents and community members on such a beautiful evening. We always look forward to being part of this great event!



## Subscribe to CrimeWatch



- New Forms for Residents on the UPT Police Crimewatch Site
- The Upper Providence Township Police Department partners with CrimeWatch, a website that empowers individuals, families and organizations to keep their communities safe.
- Visit the Upper Providence Township Police CrimeWatch website for information on incidents in the area as well as useful forms for residents. <https://montgomery.crimewatchpa.com/>



# Fire and Emergency Services

## 2025 DFES Emergency Services Academy an Major Success



The UPT Emergency Services Academy, hosted by UPT Parks and Rec, was a major success! Staff enhanced Cadets' understanding of communication, teamwork, and leadership. All three of these elements are life skills that the Cadets will need for a career in emergency services as well as in their everyday lives.

The Cadets were exposed to the challenges and physical rigors of a day in the life of an emergency responder. Cadets found out first-hand what it physically and mentally takes to be a first responder. They experienced various aspects of police, fire, and EMS work, including a mock search and rescue, a mock trial, and visits from the Montgomery County Sheriff's Department, Montgomery County Detectives, Montgomery County Dept of Public Safety, JeffStat medical transport helicopter, Canine Units and more!

## Congrats to Our New Paramedics!



Friendship Ambulance's Anna DeGrange and Jess Cull recently graduated after 50 weeks of intensive training to become Paramedics! Surrounded by family, colleagues, and classmates, they celebrated this milestone at Good Fellowship Ambulance. Special thanks to Chris Baun, ER nurse at Chester County Hospital and Prehospital RN with Friendship

Ambulance, who addressed the class as guest speaker. We're proud of Anna & Jess for this incredible achievement!



## Squad 68 Visits Camp Black Rock this Summer!

Camp Black Rock had two exciting visits from Squad 68 this summer! Campers learned about fire safety, explored rescue tools and equipment, and even got some hands-on time with the fire hose. To top it off, Squad 68 returned on a hot July afternoon to give everyone a refreshing spray from the deck gun — the perfect way to end a fun-filled week at camp!

**Be Alert • Be Informed**  
**READYMONTCO**

**Subscribe to ReadyMontco**

The Upper Providence Township Office of Emergency Management relies on the ReadyMontco system to notify residents, businesses, and visitors of important emergency alerts and community event notices.

Messages can be sent via text, email, or phone call.

To receive these important messages, please subscribe at  
<https://www.montgomerycountypa.gov/3311/ReadyMontco>



## What's Inside: Fall 2025

What's Inside:  
**Fall 2025**  
www.uprov-montco.org  
(610) 933-9179  
Phoenixville, PA 19460  
1286 Black Rock Road  
Lowership of Upper Providence

www.uprov-montco.org

6/16-339 (019)

Phoebeville, PA 19460

1286 Black Rock Road

1986 Book Dead

## Two-shin of Liner