

AGENDA
EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS
TUESDAY, October 11, 2011
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Moment of Silence – Supervisor Carmen Battavio
4. Ask if Anyone is Recording the Meeting?
5. Public Comment – Hearing of Residents (Optional)
6. Chairman's Report
 - a. Announce Board met in Executive Session on Oct. 4, 2011 to discuss a personnel matter.
7. Public Hearing
 - a. Conditional Use Hearing – Acero Precision, 1340 Enterprise Dr.
8. Police/EMS Report – 3rd Tuesday
9. Financial Report – 4th Tuesday
10. Old Business
 - a. Review updated cost information for Hershey Mill Dam
11. New Business
 - a. Consider recommendation for Milltown Dam
 - b. Authorize Chairman execute amendment to contract with Department Of Community and Economic Development for Hershey Mill Dam
 - c. Consider resolution amending the pension plan
 - g. Consider TAG recommendations
 - h. Consider recommendation for sewer camera
 - i. Consider recommendation for coffee service
12. Any Other Matter
13. Approval of Minutes
 - a. Oct. 4, 2011
14. Treasurer's Report
 - a. Report – Oct. 6, 2011
15. Review Action List
16. Correspondence, Reports of Interest
 - a. Acknowledge letter of commendation for Mark Miller and Public Works crew
17. Meetings & Dates of Importance:

October 12, 2011	Conservancy Board	7:00 pm
October 13, 2011	Farmer's Market	2-6 pm
	Historical Commission	7:00 pm
October 14, 2011	Fire Prevention Open House - Station 54	6-9 pm
October 18, 2011	Park & Rec w/s	10:00 am
	Board of Supervisors – QVC	7:00 pm

	Presentation of Application	
October 19, 2011	Friend of East Goshen 501c3	7:00 pm
October 20, 2011	Police Commission	8:00 am
	Farmer's Market	2-6 pm
October 22, 2011	EGT Harvest Festival	10-4 pm
	(Rain date October 23)	
October 25, 2011	Board of Supervisors	7:00 pm
October 27, 2011	Farmers Market	2-6 pm
December 3, 2011	New York City Holiday Trip	

18. Public Comment – Hearing of Residents

19. Adjournment

Board will meet in Executive Session immediately following meeting

The Chairperson, in his or her sole discretion, shall have the authority to rearrange the agenda in order to accommodate the needs of other board members, the public or an applicant.

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP
CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

October 7, 2011

East Goshen Township
Board of Supervisors
1580 Paoli Pike
West Chester, Pa. 19380

Re: Acero Precision / 1340 Enterprise Drive / Conditional Use

Dear Board Members:

At their meeting on October 5, 2011 the Planning Commission voted in favor of the following motion:

Mr. Chairman, I move that we recommend to the Board of Supervisors that they approve the Conditional Use application for Acero Precision for the Manufacturing Facility use as outlined in §240-21.C.9. and §240-31 of the Township Zoning Ordinance and as depicted on the Conditional Use plan dated 9/6/2011 last revised 9/14/2011 for the property located at 1340 Enterprise Drive, TPN; 53-4-168 and 53-4-169, with the following conditions:

1. The applicant agrees to address the parking lot lighting issues identified by performing any maintenance and lighting improvements possible to the existing infrastructure in order to ensure the best functionality of the existing parking lot lighting system during the renovation of the building and within one year of occupancy of the building.
2. The applicant agrees to address the stormwater management issues identified in comment #11 of the Township engineer's review letter dated September 27, 2011, during the renovation of the building and no later than 1 year from occupancy with adequate parking lot striping provided prior to occupancy.
3. The applicant agrees to remove all the fencing that traverses the parking lot area and to perform the deferred landscape maintenance to the entire facility upon their purchase of the property and prior to the issuance of a final Use and Occupancy certificate and within one year of occupancy.
4. The Manufacturing use shall be operated in conformance with all applicable Federal, State, County and Township rules and regulations, and the testimony provided during the Conditional Use process.

Sincerely,



Mark A. Gordon
Township Zoning Officer

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshe.org

Date: 10/07/2011
To: Board of Supervisors
From: Mark Gordon, Township Zoning Officer *mlg*
Re: Acero Precision Conditional Use / 1340 Enterprise Drive

Dear Board Members,

I have composed a draft motion for the Acero Precision Conditional Use application requesting approval to operate as a Precision Manufacturing Use. The Planning Commission has recommended approval of the Use, I have reviewed the Township Engineer's comments and visited the property and have the following draft motion for your consideration.

DRAFT MOTION TO RECOMMEND APPROVAL:

Mr. Chairman, I move that we approve the Conditional Use application for Acero Precision for the Manufacturing Facility use as outlined in §240-21.C.9. and §240-31 of the Township Zoning Ordinance and as depicted on the Conditional Use plan dated 9/6/2011 last revised 9/14/2011 for the property located at 1340 Enterprise Drive, TPN; 53-4-168 and 53-4-169, with the following conditions:

1. The applicant agrees to address the parking lot lighting issues identified by performing any maintenance and lighting improvements possible to the existing infrastructure in order to ensure the best functionality of the existing parking lot lighting system during the renovation of the building and within one year of occupancy of the building.
2. The applicant agrees to address the stormwater management issues identified in comment #11 of the Township engineer's review letter dated September 27, 2011, during the renovation of the building and no later than 1 year from occupancy with adequate parking lot striping provided prior to occupancy.
3. The applicant agrees to remove all the fencing that traverses the parking lot area and to perform the deferred landscape maintenance to the entire facility upon their purchase of the property and prior to the issuance of a final Use and Occupancy certificate and within one year of occupancy.
4. The Manufacturing use shall be operated in conformance with all applicable Federal, State, County and Township rules and regulations, and the testimony provided during the Conditional Use process.

East Goshen Township

To: Township Zoning Officer

Name of Applicant: Acero Holdings, LLC

Applicant Address: 5149 West Chester Pike, Newtown Square, PA 19073

Telephone Number: 610-356-6148 Fax: 610-356-4202

Email Address: mbartosh@aceroprecision.com

Property Address: 1340 Enterprise Drive, West Chester, PA 19381

Tax Parcel Number: 53-04-0168 Zoning District: BP Acreage: 8

Description of proposed use:

See attached Narrative in support of Conditional Use

Conditional Use is provided in Zoning Ordinance Section: 240-21.C.9

We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property.

Signature of Applicant

Date

Attest:

* Review the formal Planning Commission review procedure on page three.

Conditional Use Application and Checklist

Township Administration use only:

This checklist outlines the steps and items needed to insure completeness of the application and to insure the application follows the process and conforms to the timeframe outlined by the state of Pennsylvania and East Goshen Township. This checklist is broken into two parts, the Application process and the Review Process. The application process must be completed in its entirety prior to the applications advancement into the Review Process.

Application Checklist:

<u>Item</u>	<u>Date Complete</u>
1. Completed Township Application Form:	<u>8-18-2011</u>
2. All related materials submitted:	<u>8-18-2011</u>
3. Township application and review fees paid:	<u>9-1-2011</u>

Application accepted as complete on 8/18/2011 by Mark Gordon

Official Signature: [Signature] Title: Township Engineer

Review Process Checklist

<u>Item</u>	<u>Date</u>
1. Start date:	<u>8/8/11</u>
2. Date of first formal Planning Commission Meeting following Submission of complete application:	<u>9-7-11</u>
3. Sent to Twp. Engineer:	<u>8-18</u>
4. Date presented to Planning Commission:	<u>9-7</u>
5. Abutting Property Letter sent:	<u>8-31</u>
6. Date sent to CB:	<u>11</u>
7. Date sent To MA:	<u>11</u>
8. Date sent to HC:	<u>11</u>
9. Date sent to PRB:	<u>11</u>
10. Date sent to TAB:	<u>11</u>
11. Date by which the PC must act:	<u>10-5</u>
12. Date by which Board of Supervisors must act:	<u>10-11</u>
13. Drop Dead Date; (Day 60):	<u>10-17</u>
14. Conditional Use Hearing Date:	<u>10-11</u>
15. Dates of hearing advertisement:	<u>9-26</u> & <u>10-3</u>
16. Property Posted:	<u>9-29</u>

BEFORE THE BOARD OF SUPERVISORS OF EAST GOSHEN TOWNSHIP

IN RE: CONDITIONAL USE APPLICATION OF ACERO
 HOLDINGS, LLC

NARRATIVE IN SUPPORT OF APPLICATION FOR CONDITIONAL USE**I. Introduction**

Acero Holdings, LLC (the "Applicant") is the equitable owner of an approximately eight (8) acre property located at 1340 Enterprise Drive, East Goshen Township, Chester County, Pennsylvania (the "Property"). The Property is located in the BP- Business Park Zoning District where manufacturing of precision instruments and similar products is permitted by conditional use. The Property is improved with an approximately 75,000 square foot building, which is currently vacant. There are 157 existing parking spaces, along with other customary improvements, including mature landscaping.

The Applicant hereby requests, by and through its undersigned counsel, that the Board of Supervisors of East Goshen Township grant a conditional use approval to allow a precision manufacturing use of the existing building and the Property pursuant to Section 240-21.C(9) of the East Goshen Township Zoning Ordinance.

II. The "Proposed Use"

Acero Holdings, LLC is a real estate holdings company which will lease the subject building to Acero Precision, Inc. Acero Precision, Inc. is a manufacturer of precision instruments that are utilized primarily in the medical and motorsports industries. Manufactured products include medical implants for orthopedic surgery, precision motorsports parts, components for medical systems and general precision industrial components. These items are sold internationally. No exterior construction is proposed. Acero Precision, Inc. will utilize the existing building for its manufacturing operation. Internal modifications are proposed to outfit the interior space for the proposed use. This will include the manufacturing floor itself as

well as areas for accessory office and accessory shipping and receiving and any other necessary supporting elements.

III. Conclusion

The Applicant will establish compliance with the applicable conditional use standards during the presentation to the Planning Commission as well as during the hearing before the Board of Supervisors in support of approval of the proposed conditional use.

Respectfully submitted,



Brian L. Nagle
Attorney for the Applicant
Attorney I.D. #86924
17 West Miner Street
P.O. Box 660
West Chester, PA 19381-0660
(610) 436-0100

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

August 31, 2011

Dear Property Owner:

The purpose of this letter is to inform you that Acero Holdings, LLC has submitted an application for Conditional Use for the property at 1340 Enterprise Drive. The property is located in the Business Park (BP) district where manufacturing of precision instruments and similar products is permitted by conditional use pursuant to Section 240-21.C(9) and 240-31 of the Township Zoning ordinance.

The applicant is requesting conditional use approval to allow a precision manufacturing use of the existing building and property in accordance with Section 240-21.C(9) and 240-31.

Pursuant to Township policy, property owners and residents within 1000 feet of the subject property are notified of Zoning Variance applications.

The meeting dates and times scheduled for the review and discussion of this application are outlined below and subject to change.

September 7, 2011 - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm) **(Presentation of Application)**

October 5, 2011 - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm) **(Presentation of Application)**

October 11, 2011 - Board of Supervisors meeting (7:00 pm) **(Conditional Use Hearing)**

All meetings are held at the Township Building and are open to the public. The plans are available for review during normal business hours. Please give me a call at or email me at mgordon@eastgoshen.org if you have any questions or need additional information.

Sincerely,



Mark A. Gordon
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions



1340 Paoli Piike 1000' Ltr 08312011



A PARTNERS LIMITED PARTNERSHIP
B
1179 FOXVIEW RD
POTTSTOWN, PA 19465

A PARTNERS LIMITED PARTNERSHIP
B
1179 FOXVIEW RD
POTTSTOWN, PA 19465

FRIENDS OF PA LEADERSHIP
CHARTER SCHOOL
1332 ENTERPRISE DR
WEST CHESTER, PA 19380

PARSONS RENTAL IV
1334 ENTERPRISE DR
WEST CHESTER, PA 19380

SALLY A BERKES
1339 HOLLYBERRY LA
WEST CHESTER, PA 19382

CHARLES D ANNE M CARROLL
1340 HOLLYBERRY LA
WEST CHESTER, PA 19380

PAUL ATHENA M CURRY
1341 HOLLYBERRY LA
WEST CHESTER, PA 19380

JAMES S MARGARET M CUCINOTTA
1342 HOLLYBERRY LA
WEST CHESTER, PA 19380

LLOYD JR MARY PATRICIA FOSS
1344 HOLLYBERRY LA
WEST CHESTER, PA 19380

TNA REAL ESTATE, INC.
1345 ENTERPRISE DR
WEST CHESTER, PA 19380

TNA REAL ESTATE, INC.
1345 ENTERPRISE DR
WEST CHESTER, PA 19380

TNA REAL ESTATE, INC.
1345 ENTERPRISE DR
WEST CHESTER, PA 19380

T RUSSELL ELIZABETH A HICKS
1351 PAOLI PK
WEST CHESTER, PA 19380

ELIZABETH A HICKS
1351 PAOLI PK
WEST CHESTER, PA 19380

JOSEPH A JR KATHLEEN FRANCIS
1354 PAOLI PK
WEST CHESTER, PA 19380

JOSEPH A JR KATHLEEN FRANCIS
1354 PAOLI PK
WEST CHESTER, PA 19380

RICHARD DONNA RUBERTI
1360 PAOLI PK
WEST CHESTER, PA 19380

DANIEL M MCNEFF PATRICIA M
MCNEFF
1362 PAOLI PK
WEST CHESTER, PA 19380

NETWORK INC QVC
1365 ENTERPRISE DR
GOSHEN CORPORATE PARK
WEST CHESTER, PA 19380

NETWORK INC QVC
1365 ENTERPRISE DR
GOSHEN CORPORATE PARK
WEST CHESTER, PA 19380

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WEST CHESTER, PA 19380

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GOSHEN CORPORATE PARK
WEST CHESTER, PA 19380

NETWORK INC QVC
1365 ENTERPRISE DR
GOSHEN CORPORATE PARK
WEST CHESTER, PA 19380

PARSONS 1381
1373 ENTERPRISE DR
WEST CHESTER, PA 19380

FRANK E & L JANE REVOCABLE LIV
RESIDES
1401 PINE ROCK RD
WEST CHESTER, PA 19380

VINH Q /JESSICA DINH/NGUYEN
1403 PINE ROCK RD
WEST CHESTER, PA 19380

HAROLD L CHALFANT
1607 MARGO LANE
WEST CHESTER, PA 19380

G & W REAL ESTATE LP
208 CARTER DR
STE 7
WEST CHESTER, PA 19382

BLANCHE W REMETTA BLANCHE
ETAL CALABRO
5767 WHITE ACRES LA
PORT ORANGE, FL 32127

ADAM B BERNINE SIDES KNOX
607 MEADOW DR
WEST CHESTER, PA 19380

JAMES MAZIE B LOWERY
608 MEADOW DR
WEST CHESTER, PA 19380

LOUIS A MARIE E CASCIATO
609 MEADOW DR
WEST CHESTER, PA 19380

ALAN F PATRICIA A CONNELLY
610 MEADOW DR
WEST CHESTER, PA 19380

MARIE C LEONARD G DANTONIO
611 MEADOW DR
WEST CHESTER, PA 19380

JAMES W SUSAN N CHRISTENSON
612 MEADOW DR
WEST CHESTER, PA 19380

HARVEY WALTER QUERNER JANET
MA MARTENS
612 RESERVOIR RD
WEST CHESTER, PA 19380

NICHOLAS DENISE DIGIULIO
614 RESERVOIR RD
WEST CHESTER, PA 19380

WILLOWBROOK PARTNERS LP
615 WILLOWBROOK LA
WEST CHESTER, PA 19382

BRUCE A ALEXANDRA F WEST
616 RESERVOIR RD
WEST CHESTER, PA 19380

LAWRENCE J GAIL B DIPIETRAE
625 MEADOW DR
WEST CHESTER, PA 19380

NICHOLAS J JR PATRICIA F
LEBRESKO
634 MEADOW DR
WEST CHESTER, PA 19380

DANIEL J SANDRA K TURLEY
636 MEADOW DR
WEST CHESTER, PA 19380

MARC KATHLEEN A BRITTON
638 MEADOW DR
WEST CHESTER, PA 19380

JOHN J JR ELIZABETH ANNE UEBELE
639 MEADOW DR
WEST CHESTER, PA 19380

MAURICE J ELLEN M GUINAN
640 MEADOW DR
WEST CHESTER, PA 19380

CHARLES M HELEN T MURRAY
640 RESERVOIR RD
WEST CHESTER, PA 19380

JOEL K SUSAN M ENGELMAN
641 MEADOW DR
WEST CHESTER, PA 19380

LOUIS MICHAEL EILEEN JANE
PIOMBINO
642 MEADOW DR
WEST CHESTER, PA 19380

WM H NANCY A LOHR
644 MEADOW DR
WEST CHESTER, PA 19380

BRIAN D LAKE
645 MEADOW DR
WEST CHESTER, PA 19380

BRIAN C BETH A SWEET
646 MEADOW DR
WEST CHESTER, PA 19380

SABU P SHERLY CHACKO
648 MEADOW DR
WEST CHESTER, PA 19380

EILEEN M WHITE LINDA D CONNOLLY
660 RESERVOIR RD
WEST CHESTER, PA 19380

JOSEPH PUPIS ISABEL PUPIS
662 RESERVOIR RD
WEST CHESTER, PA 19380

THOMAS R DORIS D PERAINO
918 SCHUYLER DR
WEST CHESTER, PA 19380

RENTAL II PARSONS
C/O ACCOUNTS PAYABLE
1373 ENTERPRISE DR
WEST CHESTER, PA 19380

COUNTY DEVELOPMENT COUNCIL
CHESTER
C/O CHESTER COUNTY ECONOMIC DE
737 CONSTITUTION DR
EXTON, PA 19341

OPERATING PARTNERSHIP LP
BRANDYWINE
C/O LYNN MINNICI
PO BOX 121604
ARLINGTON, TX 76012

WILLIAM I HICKS
PO BOX 3113
WEST CHESTER, PA 19381

ANITA M MASINO
PO BOX 888
EXTON, PA 19341



Yerkes Associates, Inc.

Consulting Engineers / Landscape Architects / Surveyors

September 27, 2011

East Goshen Township
1580 Paoli Pike
West Chester, Pennsylvania 19380

Attn: Mark Gordon, Township Zoning Officer

Re: Acero Precision, Inc. - Enterprise Drive
Review of Revised Conditional Use Plan

Dear Mark:

The following plan and letter prepared by Nave Newell have been submitted to this office for review:

Conditional Use Site Plan, sheet 1 of 1, last revised September 14, 2011
September 16, 2011 Plan Submission Letter

A project narrative prepared by the Applicant's Attorney, Brian Nagle, was included with the original plan submission.

The plan depicts the proposed change in use of an existing 74,631 square foot building located on tax map parcels 54-04-168 and 54-04-169. The parcels consist of 8.0 acres located on the southwest corner of the Enterprise Drive intersection with Reservoir Road. The narrative notes that The building will be utilized for the manufacturing of precision instruments, accessory office space, and accessory shipping and receiving. The narrative also notes that no exterior construction is proposed.

All comments from my previous review letter of August 30, 2011 have been satisfactorily addressed except for the following that are numbered as they appeared previously:

Zoning Ordinance

1. Section 240-21.C.9 and 240-31 – Conditional use approval is required for a manufacturing facility of precision instruments. The requirements outlined by section 240-31 for conditional use approval will need to be addressed to the Board's satisfaction.
2. Section 240-21.G – All uses within the BP Zoning District shall be serviced by centralized sewage disposal and centralized water supply systems. The location of the water service line and the location of the sanitary sewer lateral plan are shown the revised plan. Regarding sewer capacity, the plan submission letter notes that in 1987 a

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wastewater flow allocation between 5,000 and 10,000 gallons per day was established for the existing building. The wastewater flow for the proposed use is estimated to be between 1,000 and 3,000 gallons per day. The anticipated change in flow to the sanitary sewer system will need to be documented to the Municipal Authority's satisfaction.

5. Section 240-27.C.7 – Parking, loading, ingress, and egress areas shall be provided with sufficient lighting for safety and security purposes. Lighting pole locations and illumination levels have been added to the plan. The plan indicates that the illumination levels within the parking lot vary from approximately 32 foot-candles beneath the light poles to 0 foot-candles at the northwest and northeast corners of the parking lot. It is recommended that the parking lot lighting be upgraded to provide more uniform illumination. Typical design illumination for an employee parking area is 0.3 foot-candle minimum with a uniformity ratio of 4:1 average illumination to minimum illumination.
11. Section 240-33.C.4 – All portions of required parking facilities shall be graded, appropriately surfaced, and satisfactorily drained to the extent necessary to prevent dust, erosion, or excessive water flow across streets or adjoining properties. The revised plan indicates the location of the site's storm sewer system. Maintenance of the system for the removal of any accumulated sediment, leaves, and debris will need to be completed and the system should be inspected for any blockage or damage and repaired as necessary.
12. Section 240-33.D.2 – Each off-street loading and unloading space shall be sufficient in dimensions to accommodate the largest vehicle that may unload at the site. A tractor trailer turning template has been added to the plan. Based on the template, it appears that the trash compactor location will need to be adjusted in order to provide a clear maneuvering area for tractor trailer deliveries.

General Comments

15. The revised plan should note the source of information for the site boundary, utilities, site features, and lighting illumination levels.

Conditional use approval is recommended conditioned upon the above comments being addressed to the Board's satisfaction. Please contact me if you have any questions concerning this review.

Sincerely,
YERKES ASSOCIATES, INC.



Michael Conrad, P.E.

Cc: Nave Newell

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Yerkes Associates, Inc.

Consulting Engineers / Landscape Architects / Surveyors

August 30, 2011

East Goshen Township
1580 Paoli Pike
West Chester, Pennsylvania 19380

Attn: Mark Gordon, Township Zoning Officer

Re: Acero Precision, Inc. – Enterprise Drive
Conditional Use Plan Review

Dear Mark:

The following plan prepared by Nave Newell and narrative prepared by Brian Nagle have been submitted to this office for review:

Conditional Use Site Plan, sheet 1 of 1, dated August 16, 2011
Narrative In Support of Application for Conditional Use, 2 pages, dated August 15, 2011

The plan depicts the proposed change in use of an existing 75,000 square foot building located on tax map parcels 54-04-168 and 54-04-169. The parcels consist of 8.0 acres located on the southwest corner of the Enterprise Drive intersection with Reservoir Road. The plan notes that 60,000 square feet of the building floor area will be utilized for precision manufacturing and 15,000 square feet will be utilized for accessory office. The narrative notes that no exterior construction is proposed.

The parcels are situated within the BP Business Park Zoning District and the following comments are offered for consideration:

Zoning Ordinance

1. Section 240-21.C.9 and 240-31 – Conditional use approval is required for a manufacturing facility of precision instruments. The requirements outlined by section 240-31 for conditional use approval will need to be addressed to the Board's satisfaction.
2. Section 240-21.G – All uses within the BP Zoning District shall be serviced by centralized sewage disposal and centralized water supply systems. The plan should indicate the location of the water service line(s) and the sanitary sewer lateral. Any anticipated change in flow to the sanitary sewer system will need to be documented to the Municipal Authority's satisfaction.

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1444 Phoenixville Pike, P. O. Box 1568, West Chester, PA 19380-0078 / Tel: 610-644-4254 / Fax: 610-640-0771

3. Section 240-27.C.4.a – Within the BP Zoning District, all outdoor storage or truck loading areas shall be completely screened from view from any adjacent public street right-of-way and any residential district which is across the street from the storage or loading areas. The existing buffer yard along Paoli Pike will need to be maintained and supplemented with additional landscaping where necessary to provide a complete visual screen of the storage and loading area.
4. Section 240-27.C.4.b – The plan should indicate the location of a trash storage area that is screened from view from any public right-of-way or abutting residential district.
5. Section 240-27.C.7 – Parking, loading, ingress, and egress areas shall be provided with sufficient lighting for safety and security purposes. A plan demonstrating adequate lighting for the site should be included as part of the conditional use application.
6. Section 240-31.C.3.gg – Existing parking spaces for the site are located within the required front yard area. Vehicle parking within the required front yard is permitted by conditional use if all of the requirements of this section are met: justification of need, minimum setback of 20 feet from the street right-of-way line, stormwater management of the increased runoff, and the submission of a landscape plan. The Applicant will need to demonstrate to the Board's satisfaction that the requirements of this section are addressed.
7. Section 240-33.B.7 – The required minimum number of handicapped accessible parking spaces is six (6) for a parking area with 151 to 200 parking spaces. The plan indicates that the site contains 167 parking spaces with five (5) spaces being handicapped accessible. An additional handicapped accessible parking space will need to be provided.
8. Section 240-33.B.7.d – Handicapped accessible parking spaces shall be located where they would result in the shortest reasonable accessible distance to a handicapped accessible building entrance. The Applicant should consider relocating the handicapped accessible parking spaces so that they are located nearest to the building entrance.
9. Section 240-33.B.7.e – Each required handicapped accessible parking space shall be a minimum of eight feet wide by 18 feet long. Each space shall also be adjacent to a five foot wide access aisle. Such access aisle may be shared by two handicapped spaces by being placed between them. Additionally, one out of every eight required handicapped parking spaces shall have an adjacent access aisle width of eight feet instead of five feet. The dimensions for the site's handicapped accessible parking spaces will need to be adjusted accordingly or as required by the 2010 ADA Standards for Accessible Design.

10. Section 240-33.C.3 – No more than 10 parking spaces may be located in a row unbroken by a driveway or landscaping. The parking lot layout should be adjusted accordingly.
11. Section 240-33.C.4 – All portions of required parking facilities shall be graded, appropriately surfaced, and satisfactorily drained to the extent necessary to prevent dust, erosion, or excessive water flow across streets or adjoining properties. The plan will need to address how adequate drainage and stormwater management facilities are provided and maintained.
12. Section 240-33.D.2 – Each off-street loading and unloading space shall be sufficient in dimensions to accommodate the largest vehicle that may unload at the site. For tractor trailers, loading spaces shall be a minimum of 14 feet wide by 65 to 75 feet long and 14 feet high. The plan will need to demonstrate that adequate loading space and maneuvering area is available to accommodate the largest delivery trucks that will visit the site.

General Comments

13. Handicapped accessible parking spaces and access aisles shall be level with surface slopes not exceeding two percent in any direction. The plan will need to demonstrate that the site's handicapped accessible parking spaces and access route to the building entrance comply with maximum slope requirements as addressed by the 2010 ADA Standards for Accessible Design.
14. The plan should be submitted to the Township Fire Marshall for review and comment regarding emergency vehicle access.
15. The Conditional Use Site Plan notes the Applicant will submit a current boundary and topographic survey. A copy of this plan should be provided as part of the conditional use application.

The Applicant should address the above comments to the Board's satisfaction. Please contact me if you have any questions concerning this review.

Sincerely,
YERKES ASSOCIATES, INC.



Michael Conrad, P.E.

Cc: Acero Holdings, LLC

September 16, 2011

Mr. Michael Conrad, PE
Yerkes Associates, Inc.
1444 Phoenixville Pike
West Chester, PA 19380

Reference: Acero Precision, Inc. - 1340 Enterprise Drive
Conditional Use Review
Nave Newell No. 2011-087.00

Dear Mr. Conrad:

Our office is in receipt of your review letter dated August 30, 2011 and offers the following responses to those enumerated items:

Zoning Ordinance

1. Section 240-12.C.9 & 240-31: Agreed, no response required.
2. Section 240-21.G: It is our understanding that in 1987, the Township Municipal Authority authorized a sewer capacity between 5,000 and 10,000 gpd for the existing building. While Acero Precision is a light manufacturing facility, their production operations are not water intensive. It should be noted that their existing facility has operated for 20 years utilizing both on-site well and sewer disposal facilities. With considerations for future growth, Acero anticipates that up to 100 employees will work from this facility. Utilizing this employment projection and the PA Code, Title 25, Chapter 73 sewerage flow rates, sewerage projections for this facility are estimated between 1,000 and 3,500 gpd (10 gpd/office employee to 35 gpd/manufacturing employee respectively). As a result, the existing sewer authorization for the facility is adequate.
3. Section 240-27.C.4.a: No outdoor storage of materials is proposed. The existing loading area consisting of one (1) at grade roll-up door and a traditional double ingress/egress door (both noted on the plan) will continue to be utilized for deliveries. The roll-up door will accommodate certain van deliveries inside the building with the remaining deliveries, via traditional UPS/FedEx box trucks, will use the exterior paved apron for their loading and un-loading of package/box deliveries. Please note, it is not customary for Acero to receive deliveries via a tractor trailer, however, such deliveries may occur one or two times per year. Sufficient loading, drive aisle and apron areas exist to accommodate tracker trailer deliveries. The loading apron will be screened with wood fencing. See comment 4 below and the plan.
4. Section 240-27.C.4.b: Refuse and recycling dumpsters are proposed for the existing concrete pad in the vicinity of the loading area. Both the pad and dumpsters will be screened with a new wooden fence.
5. Section 240-27.C.7: Sufficient exterior lighting exists and the location of all existing parking lot lights has been provided on the plan.
6. Section 240-31.C.3.qq: No new parking is proposed within the front yard and all parking within the front yard setback presently exists.

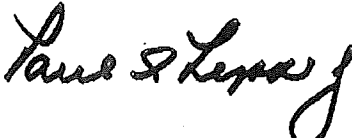
Mr. Mark Gordon, EGT
Nave Newell No. 2011-087.00
September 16, 2011
Page 2

7. Section 240-33.B.7: Agreed, one (1) additional handicap space has been provided and is noted on the plan.
8. Section 240-33.B.7.d: The handicap parking spaces are sited so to provide the shortest reasonable distance to the building's accessible entrance.
9. Section 240-33.B.7.e: Agreed, one handicap space is provided with an eight foot (8') wide accessible aisle. Handicap stall dimensions have been provided.
10. Section 240-33.C.3: The layout of the existing off-street parking areas is a legal non-conformity with regards to the number of parking spaces in a row and the placement of landscape islands. No parking lot revisions are required.
11. Section 240-33.C.4: No site improvements proposed. The location of existing stormwater structures and piping has been added to the plan. Site run-off is conveyed via these facilities to an existing off-site stormwater basin located east of Reservoir Road. Adequate stormwater management facilities exist and presently serve the property.
12. Section 240-33.D.2: A truck turning template has been added to the plan. The receiving apron has been delineated, including a 15' x 75' loading space.

General Comments

13. Based upon topographic elevations in the vicinity of the handicap spaces, accessible route and accessible entry, surface slopes do not exceed 2% percent.
14. Concurrent with this submission, the revised Conditional Use Plan will be submitted to the Township Fire Marshall for review.
15. The Conditional Use Plan has been updated based upon a boundary retracement and site field survey. Topographic data collection is limited to a partial survey of the accessible route as noted in item 13 above.

Respectfully submitted,



Paul E. Lepard, Jr., RLA
Principal, Director of Operations

PEL/lok

Enclosure

cc: Micheal Fitzgerald, Acero
Mark Bartosh, Acero
Brian Nagle, Esq., MacElree Harvey, Ltd.
Mark Gordon, EGT-Zoning Officer (via hand delivery)
Mark Miller, EGT-Fire Marshal (via hand delivery)

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Caruolo Associates, Inc.
Transportation Engineers/Planners

5 Plane Tree Lane
P.O. Box 161
Valley Forge, PA 19481-0161

Phone (610) 983-3694

MEMORANDUM

To:	Mr. Brian Nagle, Esq. MacElreec Harvey, Ltd.	<i>Via E-Mail</i>
From:	John R. Caruolo, P.E., President	
Date:	September 28, 2011	
Subject:	<u>Acero Holdings, LLC</u> 1340 Enterprise Drive East Goshen Township, Chester County, Pennsylvania Trip Generation Comparison	

As requested, we have prepared this report on a trip generation characteristics of the subject proposed manufacturing occupancy by conditional use in East Goshen Township, Chester County, Pennsylvania. The application seeks approval to utilize an existing 75,000 square feet (sf) building as a precision manufacturing operation. This building was formerly used as a warehouse by the Men's Warehouse tuxedo rental operation. Access to the property will continue to be provided via a driveway on Enterprise Drive.

Estimates of the traffic to be generated by the former warehouse use of the building are based on trip generation data compiled by the ITE in their publication Trip Generation, 8th Edition, 2008 for the "Warehouse" (ITE Land Use Code #150) land use. Since the Men's Warehouse had up to approximately 250 employees at this warehouse. The ITE data per number of employees was used for the trip estimates.

The proposed use of the property will be for precision manufacturing by Acero Precision, Inc. It is estimated that a maximum of approximately 100 people will be employed at the site. For this proposed use, the ITE trip generation data for the "Manufacturing" (ITE Land Use #140) land use was used for its trip estimates. As with the prior use, the number of employees was used to estimate the amount of trip making by the property. The results of the trip generation estimates follow:

Trip Generation Comparison

Land Use	Daily Trips	Morning Peak Hour Trips	Evening Peak Hour Trips
Men's Warehouse (250 employees)	972	128	148
Acero Precision, Inc. (100 employees)	213	54	59
Differences (Former use Minus Proposed Use)	-759 (356%)	-74 (137%)	-89 (151%)

A review of this trip generation information shows that the proposed manufacturing land use of the existing vacant building will result in a significant reduction in the number of trips generated by the property. On a daily basis, the proposed use will generate 759 fewer trips or a reduction of over 350%.

Similarly, during the weekday morning and evening peak travel hours, the prior warehouse use generated significantly higher volumes of trips than the proposed manufacturing use. The percent reduction in peak hour trips range from 137% to 151%. Again, the proposed use will result in significantly lower volume of trips generated by the property.

In addition to the significant decrease in trips to and from the property, the type of traffic to be generated by the manufacturing development will have less of an impact on local traffic operations. Like all warehouses, the former Men's Warehouse generated a significant volume of truck traffic. The majority of the traffic to be generated by the proposed manufacturing development will be automobiles with some smaller truck traffic once or twice a week. Obviously, this type of traffic has fewer traffic and environmental impacts than heavy truck traffic.

These significant decreases in the number of daily and peak hour trips by the manufacturing development confirm that the traffic impact of the proposed use will be significantly lower than the impact of the former warehouse land use on the same property. In addition, the traffic to be generated by the proposed development has fewer traffic and environmental impacts than the high volume truck traffic previously generated the warehouse use of the property. Given this information, the proposed manufacturing use of the property will not result in any significant adverse impacts on local traffic operations on the roads and intersections surrounding the site.

If you have any questions regarding this information, please don't hesitate to contact us.

October 3, 2011

Mr. Mark Gordon, Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380-6199

RE: Acero Precision Review

Dear Mark:

I am in receipt of Carulo Associates, Inc. Memorandum dated September 28, 2011 regarding the trip generation comparison of the proposed site renovation at 1340 Enterprise Drive. The existing 75,000 sf building was formerly a warehouse and will now be converted into a manufacturing facility within the same footprint.

The following constitutes my review of the methodology of the memorandum:

1. Use of ITE's Trip Generation manual, currently the 8th edition, was used with the warehouse facility being identified by land Use Code 150 and the manufacturing facility being identified by land Use Code 140
2. Review of the trips generated by both uses indicate that there will be a reduction of new trips for the manufacturing facility versus the warehouse facility based on the number of employees both identified. With the 250 assumed employees at the warehouse, 972 daily trips were expected as well as 128 AM peak hour and 148 PM peak hour trips. The proposed manufacturing facility with 100 employees identified will generate 213 daily trips as well as 54 AM peak hour trips and 59 PM peak hour trips. This methodology is acceptable as provided.
3. The difference between the number of vehicle trips between the warehouse operation and the manufacturing operations is significant and was correctly identified in the memo. The differential change trips could be shown as 78% reduction of daily trips, 58% reduction during the AM peak and 60% reduction during the PM peak hours, respectively.
4. As mentioned in the memo that truck traffic will be significantly reduced, the Planning Commission's Meeting minutes of September 7th indicated that no tractor trailer deliveries are anticipated for the new use. Coupled with that fact that there is over a 50% reduction in vehicular trips to and from the site, it is evident that there will be less of an impact on traffic conditions at the site and nearby roadway network with the new facility and that the memorandum correctly identifies the traffic comparisons.

I can be reached at (610) 407-9700 or dkaiser@orth-rodders.com if you have any questions or comments regarding this review.

Sincerely:

ORTH-RODGERS & ASSOCIATES, INC.



DEAN J. KAISER, PE, PTOE

Director of Traffic Signal Operations

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cc: Rick Smith – Manager

October 5, 2011

Mr. Michael Conrad, PE
Yerkes Associates, Inc.
1444 Phoenixville Pike
West Chester, PA 19380

**Reference: Acero Precision, Inc. - 1340 Enterprise Drive
Conditional Use Review
Nave Newell No.2011-087.00**

Dear Mr. Conrad:

Our office is in receipt of your review letter dated September 27, 2011 and offers the following responses to those enumerated items.

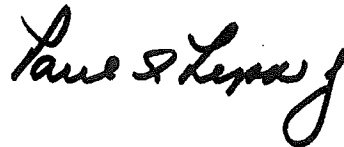
Zoning Ordinance

1. Section 240-12.C.9 & 240-31: Agreed, no response required.
2. Section 240-21.G: Agreed, documentation will be submitted to the Township Municipal Authority memorializing Acero sewer needs of between 1,000-3,000 gpd.
5. Section 240-27.C.7: An existing light pole sited within the north-west parking lot was not incorporated into the lighting study resulting in an un-illuminated area of the parking lot. The study has been updated and the north-west parking area is sufficiently illuminated. Insofar as the north-eastern area parking is, and will continue to be, under-utilized due to the proximity of more convenient off-street parking within the main parking lot to the west, it is requested that the installation of a new lighting pole be deferred until such time the parking area is consistently utilized by Acero employees.
11. Section 240-33.C.4: Agreed, the existing stormwater facilities will be inspected and accumulated sediments, leaves, debris or blockage will be removed, including necessary repairs.
12. Section 240-33.D.2: The trash compactor is to be removed and is noted on the plan.

General Comments

15. Agreed, a plan reference noting the source of the site boundary, utilities, site features and lighting will be added to the revised plan.

Respectfully submitted,



Paul E. Lepard, Jr., RLA
Principal, Director of Operations



Mr. Michael Conrad, PE
Nave Newell No. 2011-087.00
October 5, 2011
Page 2

PEL/slc

cc: Micheal Fitzgerald, Acero
Mark Bartosh, Acero
Brian Nagle, Esq., MacElree Harvey, Ltd.
Mark Gordon, EGT-Zoning Officer

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Memo
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380
Voice (610) 692-7171
Fax (610) 425-8950
E-mail rsmith@eastgoshen.org

Date: October 7, 2011
To: Board of Supervisors
From: Rick Smith, Township Manager
Re: Hershey Mill Dam Options and Costs

Shot Crete Secondary Spillway

The existing spillway is 22 feet wide. In order to pass the design storm the spillway will need to be widened to 74 feet. The cost to do this is estimated to be between \$508,597 and \$620,597.

Source - 4/28/10 proposal and the 8/19/2010 report from Advanced GeoServices.

Breach the Dam

The estimated cost to breach the dam would range between \$367,012 to \$518,012.

Source - 8/19/2010 and 10/25/2010 reports from Advanced GeoServices.

Sheet Piling

It is estimated that it would cost \$72,903 to \$83,978 to do the geotechnical investigation and permit a sheet piling dam above the dam. This does not include the structural design. According to Todd Trotman the structural engineer cannot design the dam until the geotechnical study has been completed and until the dam is designed he can not estimate the cost.

Source- 4/28/2010 proposal from Advanced GeoServices

I contacted the engineer at Everlast Seawall, the sheet piling company that Neil has been working with, and he advised me that he would need 3-4 test borings to a depth of 30 feet. This is consistent with the proposal from Advanced. Once he had the test borings, he could then provide us with an estimate to prepare the structural design. The engineer is presently not licensed in Pennsylvania. He estimates it would take 30 days for the structural design: he was not sure about the time to get licensed.

As requested I spoke to the engineer at Everlast Seawall who advised me we also would need a "net flow analysis", which is an analysis of how much water would move through the ground under the sheet piling in addition to the geotechnical report. He noted that this would vary based on the depth of the sheet piling and that it is typically done in conjunction with the design.

I spoke to Todd Trottman who recommended increasing the cost for laboratory testing in his proposal to \$5,000. The additional testing would provide the engineer who prepared the "net flow analysis" with the required soils information.

Based on this information it would cost \$28,503 to \$39,578 to do the geotechnical investigation which would provide us with the information required to design a sheet piling dam and prepare the net flow analysis. Once we had this information we could cost out the sheet piling dam.

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Memo
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice (610) 692-7171

Fax (610) 425-8950

E-mail rsmith@eastgoshen.org

Date: October 3, 2011

To: Board of Supervisors

From: Rick Smith, Township Manager

Re: Milltown Dam

PA DEP has advised us that we need to correct the cracking and spalling on the primary spillway at the Milltown Dam.

We plan to draw down the Reservoir and apply an engineered coating like we did to the SBR tanks at the Ridley Creek Sewer Plant. We have obtained an estimate from the people that installed the coating at Ridley Creek.

We will need to put this out to bid. If possible we would like to do this by the end of the year.

CIM EAST COAST INC.
Commercial Industrial Membrane
619 Homestead Rd., Brielle, NJ 08730

Phone 732-223-8368

Fax 732-528-9507

PROPOSAL

September 7, 2011

VIA Email: mmiller@eastgoshen.org

Township of East Goshen
1580 Paoli Pike
West Chester, PA 19380

Attention: Mark S. Miller
Director of Public Works

Job Location: Reservoir Road Dam

Work to be performed:

1. Mobilize and install scaffolding on dam spill way to access face of dam.
2. Spread plastic to catch spent abrasive blast material.
3. Sandblast downstream face of dam, approximately 30' x 70'.
4. Apply CIM 1000 T/G to spalled areas of dam that require patching.
5. Apply CIM Bonding Agent where necessary.
6. Apply CIM 1000 to achieve 55 to 60 mils dry film thickness.
7. Clean up and remove construction debris from site.
8. All work to be performed in compliance with CIM IG-2 specifications.

CIM East Coast, Inc. employees are CIM Factory Trained / Certified, Confined Space Certified, and have received OSHA 10 hr. training.

Material is covered by a five (5) year warranty, labor is covered for one year. Price allows for two mobilizations. Product will be applied only if weather conditions are in accordance with manufacturers specifications. Concrete must be dry (less than 5% moisture) before application process can begin. East Goshen Township to supply access to dam.

CIM EAST COAST INC.

Commercial Industrial Membrane

619 Homestead Rd., Brielle, NJ 08730

Phone 732-223-8368

Fax 732-528-9507

East Goshen, Pa / Dam Repair 9/7/11 Pg. 2

The total proposal cost for this project is Twenty Eight Thousand Five Hundred and Ten (\$28,510.00) dollars. Payment schedule is as follows:

\$5,702.00 Signing of Contract / Mobilization Fees
Balance Due Upon Completion

This proposal is valid for forty five (45) days from original date. Thank you for the opportunity to quote this project.

Very truly yours,
C.I.M. EAST COAST, INC.
Tim Sigler
General Manager

Accepted by

Date



pennsylvania
DEPARTMENT OF COMMUNITY
& ECONOMIC DEVELOPMENT

October 4, 2011

RECEIVED
BY _____
OCT - 8 2011

Louis F. (Rick) Smith, Jr., Township Manager
EAST GOSHEN TOWNSHIP
1580 Paoli Pike
West Chester, PA 19380-6107

Dear Grantee:

Re: Contract No. C000049282

Enclosed is one copy of amendment one for the above reference contract.

Please have (2) two officials or authorized representatives sign the amendment along with titles and dates, please note: we cannot accept copied/stamped signatures we must have original signatures to process the amendment. Please return the signed amendment as soon as possible to the address listed below Attention: Operations Office.

A complete copy of the fully executed amendment will be returned to you for your files.

If you have any questions concerning your amendment, please contact the Operations Center at (717) 787-7402.

Sincerely,

Fritz Smith
Director of Operations Center

Enclosures

cc: file



Community
Affairs and
Development

Commonwealth
Keystone Building
400 North Street
4th Floor

Harrisburg
Pennsylvania
17120-0225

tel: 717.787.7402
fax: 717.214.5398
866-GO-NEWPA | newPA.com

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

FIRST AMENDMENT TO CONTRACT NO. C000049282

This contractual Agreement entered into by and between the Commonwealth of Pennsylvania (the "Commonwealth"), acting through the Department of Community and Economic Development (the "Grantor"), and

EAST GOSHEN TOWNSHIP
1580 Paoli Pike
West Chester PA 19380-6107

(the "Grantee")

WITNESSETH:

WHEREAS, the Grantor is responsible for the administration of the COMMUNITY REVITALIZATION ASSISTANCE Program, and has a Contract with the Grantee to carry out the purpose of this program, and

WHEREAS, the Grantor wishes to change the terms of the Contract to allow the Grantee to carry out the scope of services, and

NOW, THEREFORE, the parties hereto intending to be legally bound do hereby agree to the following:

1. Those programmatic changes and modifications detailed in Appendix A.
2. The total amount of this Contract, shall remain FIFTEEN THOUSAND DOLLARS (\$15,000) AND NO CENTS-----.
3. All terms and conditions of this Contract not changed or modified by this Amendment shall remain in full force and effect.

Operations Office

IN WITNESS WHEREOF the parties hereunto have set their hands and seals on:

WITNESS:

EAST GOSHEN TOWNSHIP

SAP Vendor Number 139277
Federal Identification Number 236005479

GRANTEE: Please sign & complete at "X's" only

X By _____ (Seal)

X Title _____

X Date _____

X By _____ (Seal)

X Title _____

X Date _____

For Commonwealth signatures only

Approved as to Legality and Form

Office of Chief Counsel Date

Preapproved Form # 4-K-2101
Deputy General Counsel

Preapproved Form # 4-K-2101
Deputy Attorney General

For Commonwealth signatures only



**Commonwealth of Pennsylvania
Acting through the
Department of Community and
Economic Development**

Secretary/Deputy Secretary

Date

Approved:

I hereby certify that funds in the amount of -0- are
available under Appropriations Symbol:

-0-

Contract # C000049282
100% Commonwealth funds

Comptroller approved as to fiscal responsibility, budgetary
appropriateness and availability of funds

Department of Community & Economic Development Comptroller Date

EAST GOSHEN TOWNSHIP

The Township was fortunate enough to receive a grant last year to fund renovations to the Hershey Mill Dam. When we submitted the application we originally anticipated that the funds would be used for renovations. However, we have since determined that a significant amount of engineering is required before we can start the actual renovations to the Dam.

Engineering \$15,000

Deliverables:

Description of Work - The selected engineering firm (the 'Firm') will be required to provide all labor, material and equipment necessary to provide the engineering and administrative services required to obtain the required permits from DEP for the selected alternative. This would include coordination with other agencies as necessary, preparation of bid specifications, assistance with the bidding process, and recommendation of award. These services shall include at minimum the following:

- Data collection and surveying
- Hydraulic and hydrology studies
- Wetland studies (if necessary)
- Preparation of design drawings and specifications in sufficient detail to obtain a Dam Permit
- Preparation of Erosion and Sedimentation Control Plan
- Environmental Assessment (including alternatives analysis and mitigation plan if necessary).
- Preparation of plans and specifications for use in the bidding process.
- Preparation of bid documents and assistance during the bidding process.
- Review of bids recommendation for award.

It is anticipated that a contract for inspection during the construction phase and/or construction management services would be negotiated at a later date.

All work shall be done under the direct supervision a professional engineer registered in the Commonwealth of Pennsylvania (the "Engineer").

SEP - 7 2011



Memo
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice (610) 692-7171
Fax (610) 425-8950
E-mail rsmith@eastgoshen.org

Date: October, 7, 2011
To: Board of Supervisors
From: Rick Smith, Township Manager
Re: Pension Plan

The Township has three pension plans. The Township has received \$225,129 in state aid which is significantly more than in the past because the State changed the method of calculation. Basically they changed the collection period from a fiscal year to a calendar year which meant they had six quarters of foreign casualty insurance revenue to distribute instead of four. This is a one time event and funding is expected to revert back to the previous amount in 2012. The funds need to be invested by the end of October.

The Pension Committee discussed this issue with Tom Anderson, our pension plan consultant, at their meeting on October 5 and the Committee agreed that the excess funds should be deposited into the Defined Contribution Plan, since depositing the excess into the Defined Benefit Plan, which is frozen, would serve no benefit.

However, in order to do so the Board will need to adopt a resolution amending the contribution rate for this year from 5% to 8.5% for the Defined Contribution Plan.

I have asked Tom to prepare the resolution and I will have it for Tuesday night.

The Pension Committee agreed to distribute the funds as follows:

\$24,187 to the prior Defined Benefit Plan
\$71,689 to the Firefighters Plan
\$129,253 to the new Defined Contribution Plan

TOWNSHIP OF EAST GOSHEN
CHESTER COUNTY, PA
RESOLUTION NO. _____

WHEREAS, the Township of East Goshen has employees rendering valuable services; and

WHEREAS, the benefits provided are contained in the Non-Uniformed Employees' Money Purchase Pension Plan Document, enacted by Resolution No. 10-61 dated December 14, 2010; and

WHEREAS, the current percentage rate of contribution required by the Township is set at five percent (5%) of compensation on behalf of each member; and

WHEREAS, for the year 2011, the Township desires to increase the percentage rate by the Township to eight and 1/2 percent (8.5%) of compensation on behalf of each member; and

WHEREAS, effective January 1, 2012, the rate of contribution by the Township will be reset at five percent (5%) of compensation on behalf of each member; and

NOW, THEREFORE, BE IT RESOLVED, that the East Goshen Township Board of Supervisors hereby approves the rate of contribution required by the Township on behalf of its members at a rate of eight and 1/2 percent (8.5%), to take effect for the 2011 plan year, and five percent (5%) thereafter, effective January 1, 2012.

RESOLVED AND ENACTED as a Resolution of the Township of East Goshen this ____ day of _____, 2011.

TOWNSHIP OF EAST GOSHEN
BOARD OF SUPERVISORS

ATTEST:

Secretary

Memo
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380
Voice (610) 692-7171
Fax (610) 425-8950
E-mail rsmith@eastgoshen.org

Date: October 6, 2011
To: Board of Supervisors
From: Rick Smith, Township Manager
Re: TAG Recommendations

This report was developed with input from Frank Vattilano, Director of Recreation, and is intended to supplement what was provided by the Park and Rec Board in August. My comments the TAG Recommendations and our comments on each are as follows:

Self-Sustaining Park & Recreation Programs (104)

Benefits - \$50,000 to \$70,000 annually

Comment – The Board had previously requested that all programs with the exception of the Summer Rec Program be self supporting with the exception of the Director's salary and benefits.

In 2010 program fees were again increased fees to help cover some of the Director's wages which resulted in net revenue of \$3,044. The projected net revenue programs for 2011 is down slightly to \$2,684, which is a result of less residents signing up for the programs.

In 2010 the Summer Rec Program cost the Township \$6,760 (excluding the Director's wages) Residents paid \$60 a week and non-residents paid \$70 a week. For 2011 the fees were increased (16% or \$70 week for residents and 28% or \$90 week for non residents), expenses cut and the program was cut back to 5 weeks. The net cost to put on the program for 2011 (excluding the Director's wages) was \$550. If we include the Directors wage the shortfall for 2011 was \$9,355.

Assuming costs and attendance stayed the same we would need to raise rates by 32% cover this shortfall. The rate would be \$92 a week for residents and \$119 for non-residents. To keep this in perspective the YMCA charges full members \$120 a week and program members \$140 a week for their half day program.

As an alternative, the 2011 program averaged 86 campers per week. It was 77 campers in 2010. If we can increase the average attendance to 113 per week while holding the expenses we could make up the shortfall without raising the fee. Frank has opined that the maximum number of camper that he can accommodate with the existing facility and current staffing is 120.

The budgeted deficit for Participant Recreation core function was \$91,000 and the projected deficit is \$82,000. This was a favorable variance of \$9,000. If we make the assumption that the Friends of East Goshen will fully fund the Community Day, Harvest Festival and Egg Hunt and

we are able to continue to either increase revenue or decrease expenses at a rate of \$9,000 it will take 8 years to achieve this goal.

Recommendation – I would suggest that the 2012 Recreation Budget show a projected deficit of \$72,000.

Institute Park and Recreation Sponsorship Program (88)

Benefits - \$12,500 to \$25,000 annually

Comment – This recommendation is being pursued by the Friends of East Goshen. Community Day sponsors were recognized by a banner at the event, in the Township Newsletter and on the Township Web Page.

The Park Board is investigating selling space on some of the fences at the various fields at the Township Park. This fundraising method is fairly common in youth and school sports.

Recommendation – I would suggest that 2012 Recreation Budget show a revenue of \$1,000 for this item

Formalize and Expand Relationship with the YMCA (90)

Benefits - \$50,000 to \$75,000 annually

Comment – The March 23, 2006 agreement provides the basis for this recommendation. One of the challenges is determining the value of a specific activity or event in order to insure that any arrangement is advantageous to both parties. Currently the YMCA pays for field use. They have reserved fields for the fall and they will pay ~\$3,000 in 2011. Discussions are currently ongoing on the financial impact of this relationship.

Recommendation – Incorporate results of discussions into budget.

Create a Concession Stand at the East Goshen Township (Active) Park (52)

Benefits - \$7,000 annually

Comment – Based on anecdotal information a self standing concession stand or some other method of selling food at youth sporting events can be a significant fund raiser. However, in almost all cases parent volunteers provide free labor, which significantly reduces the operating expense. Since the cost to construct, equip and staff a concession stand would be significant, we would suggest that the Township license one or more vendors to sell food in the Township Park. The upfront costs would be minimal.

Recommendation - I would recommend placing a notice in the newspaper and solicit proposals for the right to be the exclusive vendor for the East Goshen Township Park for the remainder of 2011. I would follow up with a similar notice in December for the 2012 calendar year. Add a revenue line of \$1,000 for 2012.

Increase Fees for Ball Fields (48)

Benefits – Year 1 - \$4,000 over 2010 Budget (\$16,000)

Year 2 - \$8,000 over 2010 Budget (\$20,000)

Year 3 - \$12,000 over 2010 budget (\$24,000)

Comments – In 2010 the Township budgeted \$12,000 and received \$13,025 in park fees. Park fees were increased for 2011. Most notably the field usage fee went from \$15 a time period to \$30 (a 100 % increase) a time period for 2011. Park fees were budgeted at \$16,500 for 2011. As of the end of August the revenue from park fees was 15% under budget. The project year end revenue is \$13,000. I would add that the increase in the fee has made groups much more conservative when it comes to reserving fields groups. However, the need continues to increase and I am not aware of any new fields being constructed.

Recommendation - I would suggest budgeting Park Fees at \$16,500 for 2012.

Enable Online Registration and Payment for Park and Recreation Programs.

Benefit - \$6,400 annually

Comment – there are two components to this recommendation.

Online Registration - It would incur the cost to modify the web page so that resident could submit applications on line. However, we typically receive applications for recreation programs, zoning/building permits, re-occupancy permits and utility or tax certificates. A zoning/building permit application requires the submission of plans so an online system to submit these applications is of no benefit. However, the other application could be done on line. Accordingly the cost to modify the web page would be borne by the Township, Sewer and Refuse funds.

Online Payments – Online payments require an agreement with a bank/credit card company and processing fee. We used to accept credit card payments for utility bills, however, the processing fee (a base fee plus a percentage of the transaction amount) that we had to add to the balance due was disincentive and we abandoned the program. We would have to add the processing fee which we believe would be a disincentive.

I would add that a person with a past due utility payment, who was issued a lien notice may be inclined to make the required payment with a credit card as opposed to having a line placed on his property.

The alternative would be to include the processing fee into the overall fee structure, so that everyone pays the same amount whether they pay by check or credit card.

Recommendation - I would only suggest proceeding with online registration and payments if the Board includes the processing fee in the overall fee structure.

Leverage Social Networking Tools to Increase Park & Recreation Program Participation

Benefits - \$6,400 annually

Comment – We have set up an East Goshen Park and Rec page on Facebook. The page is maintained by three volunteers (students) and has over 50 “friends”. To date we have not noticed an increase in registrations. Frank will continue to monitor this program.

Recommendation – Monitor the program

Expand Park & Recreation Program Partnerships

Benefits - \$2,800 annually

Comment – We have entered into a contract with a resident who runs an exercise program at the Park which generated \$400 in revenue. There was no cost to the Township.

We advertised for the Eagles youth football camp. We would have received \$30 per registrant. We did not have anyone sign up for the camp. We believe that the fee (\$339) was too high given the economic conditions. We approached the 76rs about a basketball camp but they where not interested. We have entered into an agreement with a resident who runs a Boot Camp at the Park.

We are working with CDTI to install a learning trail in the Park.

Recommendation – Continue to seek partnerships.

F:\Data\Shared Data\ABC'S\Park & Rec Board\General\TAG 091211.doc

Memo

October 5, 2011

To: Board of Supervisors
From: Mark Miller
Re; Sewer Camera

Gentlemen:

While the Public Works Department was televising storm sewers last week we began to have problems (again) with the computer for the television camera.

I contacted Burt Denenstein who has worked on the computer in the past. Burt came out, looked at the computer and contacted the company who supplied the system.

The diagnosis was that the computer is worn out and should be replaced. The camera records to a VHS tape.

The sewer TV unit which consists of 2 cameras, cable, a reel and the computer system with video card, HVS unit and software is scheduled to be replaced in 2012. The system originally cost \$70,000 and the replacement cost is estimated to be \$89,790.

The camears, cable and reel are still servicable. Burt has suggested that we only replace the computer and software. The cost to do this is \$12,000 and the new computer and software would allow us to save the video to a CD as opposed to a VHS tape.

F:\Data\Shared Data\Public Works Dept\Equipment\Sewer Camera 100511.doc

Memo

To: Board of Supervisors

From: Tia Piccolo

Date: October 7, 2011

Re: Coffee Service

After investigating changing our coffee service from the regular glass pot service to FLAVIA/MARS one cup beverage systems, we have concluded that the price will be increased \$1,500.00 annually.

There are 2 main benefits to changing our system.

- 1) The employees love the idea of a fresh cup of coffee every cup.
- 2) Most importantly we would be patronizing a company within our township.

Please look over the attached figures to determine if this is a viable option for the township.

**COFFEE SERVICE COMPARISON
OCTOBER 2011**

CURRENT COFFEE SERVICE

	CURRENT PRICE PER BOX	# BOXES YEAR	TOTAL PAID	# PKGES YEAR	PRICE PER PACK/ POTS	#POTS / PACKS PER DAY	@ 21 DAYS PER MONTH	CURRENT SYSTEM COST PER MONTH
COFFEE - R	60.09	14	\$841.26	588	\$1.43	3.00	63.00	90.09
COFFEE - DECAF	55.00	5	\$275.00	210	\$1.31	1.00	21.00	27.51
HOT CHOCOLATE	11.99	4	\$47.96	160	\$0.30	0.64	13.44	4.03
TEA	8.49	2	\$16.98	200	0.09	0.80	16.80	1.51
								123.14

FLAVIA SYSTEM

	FLAVIA PER CUP CHARGE	# PACKS PER DAY	@ 21 DAYS PER MONTH	FLAVIA SYSTEM COST PER MONTH
COFFEE - R	0.49	22.00	462	\$226.38
COFFEE - DECAF	0.49	2.00	42	\$20.58
HOT CHOCOLATE	0.49	0.64	13.44	\$6.59
TEA	0.49	0.10	2.1	\$1.03
			SERVICE FEE	\$15.00
				\$269.57

EAST GOSHEN TOWNSHIP ACTION LIST

New additions are in bold		11-Oct-11
#	Item	Action Due Date
ADM 09-04	Quarterly Review of Right to Know Requests	11-Oct-11
PCZ 11-6	Sign Ordinance	11-Oct-11
ADM 11-13	Municipal Authority Projects	16-Oct-11
DPW 08-02	Quarterly Report on I&I	16-Oct-11
FIN 09-01	Quarterly Summary of Pending Legal Cases	16-Oct-11
FIN 11-05	Quarterly Financial Reports - 2011	25-Oct-11
ADM 11-15	Cell Tower	1-Nov-11
ADM 11-16	Post Retirement Medical Benefits	1-Nov-11
ADM 11-22	IT Committee	1-Nov-11
ADM 11-23	Electronic Newsletter	1-Nov-11
ADMI 10-22	TAG Action List	1-Nov-11
DPW 07-02	Hershey's Mill Dam	1-Nov-11
PCZ 09-01	Telecom Registration and Reporting	1-Mar-12

**Request For Information
Quarterly Report
July - August - September 2011**

- 7/5/2011 **Edward F. Heard, 1451 Blanford Ln, West Chester, PA 19380**
Request - all Township records regarding Hadleigh neighborhood including development records.
Called left message - township needs more specifics.
To date no response.
Time spent 30 min.
- 7/6/2011 – **Dennis Knaus, 16 Harvey Lane, Malvern, PA**
Request - Pension Committee minutes for 7/6/2011 meeting.
Called Mr. Knaus to tell him minutes are on website
Time spent 30 min.
- 7/6/2011 - **Al Pereira, 103 Ashley Way, Plymouth Meeting 19462**
Request - Building permits for new construction and additions from June 1, 2011 to date.
Faxed with amount due. Check for \$.25 received.
Time spent 30 min.
- 7/6/2011 – **Debra A. Shulski , Esquire, Riley, Riper, Hollin & Colagreco, 717 Constitution Drive, Suite 201, Exton, PA 19341**
Request – ZHB file and building permit file for New Cingular Wireless/AT&T telecommunications facility at 1602 E. Strasburg Road.
Spoke to Codes. Submitted RFI form. Called to make arrangements to view plans and came to office.
Time spent 30 min.
- 7/12/2011 – **Lisa Dyer, (Gunton.com) 555 Lancaster Ave, Berwyn, PA 19312**
Request – Monthly summary of residential building permits for all new construction houses, renovations or additions issued in Jun 2011.
Letter acknowledging request and cost to generate report. No response.
Emailed her. Received response that her company sends out automatic requests through their network with her name and to ignore all future requests. She is trying to get them stopped.
Time spent 30 min.
- 7/12/2011 - **Jeffrey P. Bryman, Esquire, Brutscher, Foley, Milliner & Land, LLP, 213 East State St., Kennett Square, PA 19348**
Two requests – July 12, 2011 Records for Subdivision "Fox Run", Lot 22, 1451 Blanford Lane (UPI # 53-1-57)
Sept 6, 2011 Records for Subdivision "Fox Run", Lot 8, 1212 Hadleigh Dr. (UPI #53-1-57.8)
Letter sent acknowledging requests. Codes pulled files. Mr. Bryman went through files,

Request For Information

Jul – August – September 2011

marking those for copying. Codes ran copies.
Phone call to tell Mr. Bryman the charge.
Check for \$45.45 received and paperwork mailed.
Time spent – One hour

8/2/2011 – Al Pereira, 1011 New Hope St #38C, Norristown, PA 19401

Request – Building permits for new construction and additions from Jul 1 to date
Faxed letter acknowledging request and amount due.
Paid \$.50 and information faxed.
Time spent 30 min.

8/3/2011 – Hristo Papalichev with EnviroSure, Inc., 103 S. High St., Suite 1, West Chester, PA 19380

Request - 1340 Enterprise Dr., West Chester, PA 19380 – Underground storage tanks, environmental concerns, ownership records
Letter acknowledging receipt of request.
Called 8/10 – left message that requested information ready and the charge
Check for \$11.25 received .
Time spent 30 min.

8/8/2011 – Emily Crane, 14 Anderson Ave., Ardmore, PA 19003

Request – Any site plans, building plans for 1506 E Grand Oak Lane, West Chester
Request submitted by email. Asked her to fill out RFI form which she did. Notified her when file available to her.
Time spent 30 min.

8/9/2011 – William Cassidy, 177 Shelbourne Rd., Havertown, PA 19083-3506

Request – Commercial Building Permits for July 2011
Letter sent acknowledging request. Called with amount due when report ready. Copies
Picked up.
Time spent 30 min.

8/16/2011 – Tony McNichol, 700 Abbott Dr., Broomall, PA 19008

Request – Commercial building permits issued in June & July 2011
Letter acknowledging request and cost to generate report.
Check received
Time spent 30 min.

9/7/2011 – Stephanie Neher, The Neher Group, 1239 Revere Dr., Chalfont, PA 18914

Request – Name of contractor who did in-ground pool at 1245 Killern Ln.
Time spent 30 min.

Request For Information

Jul – August – September 2011

9/7/2011 – Beth Uher, Advantage Engineers, LLC, 1250 Wrights Lane, West Chester, PA 19380

Request – Records related to environmental quality of the site, site history, ASTs/USTs, hazardous substances, cleanups, contamination, enforcement actions, etc, for 1940 – present.

Codes set aside information for them.

Ms. Uher called spoke to Mark Gordon. Ms. Uher decided she did not need paperwork.

Time spent 0

9/7/2011 – William Cassidy, 177 Shelbourne Road, Havertown, PA 19083

Request – Commercial building permits for the month of August 2011

Letter acknowledging request and cost to run report. Codes ran report.

No response to date.

Time spent 30 min.

9/8/2011 – Al Pereira, 103 Ashley Way, Plymouth Meeting, PA 19462

Issued building permits for new construction and additions from August 1 – September 14, 2011.

Letter acknowledging request and that there were none in either category.

Time spent 15 min

9/30/ 2011 – Karen Bannon, 103 Chesley Drive, Suite 101, Media, PA 19063

Request – Tax parcel 53-1R-5, 1393 Greenhill Road, West Chester, PA Charter Chase Club Homeowner's Association. Also like to review any blueprints associated with the pool and clubhouse area of this parcel.

Letter acknowledging receipt of request and Township policy regarding copying of records.

Pending pulling of files.

**EAST GOSHEN TOWNSHIP
ACTION ITEM**

Item: **Quarterly Review of Right to Know Requests**

No: **ADM 09-04**

List Date: **2/10/2009**

Completed Date:

Description:

Date	Action
4/6/2010	Distribute copies of report. Report to be modified to include time to complete request and date of pick-up Done
7/13/2010	Distribute copies of report. Done
10/5/2010	Distribute copies of report. Done
1/3/2011	Distribute copies of report. Done
4/5/2011	Report attached Done
7/12/2011	Report attached Done
10/11/2011	Report attached Done

EAST GOSHEN TOWNSHIP ACTION ITEM

Item:

Sign Ordinance

No:

PZC 11-6

List Date:

3/24/2011

Completed Date:

Description:

Review ordinance to consider effect of electronic signs

Date	Action
4/5/2011	PC is still reviewing
5/10/2011	PC is still reviewing
6/7/2011	PC is still reviewing
7/12/2011	PC is still reviewing
8/16/2011	PC is still reviewing
9/13/2011	PC is still reviewing
10/11/2011	PC is still reviewing

06 October 2011

From: David R. Kohler, CAPT, USN (Ret)
1740 Hunters Circle, West Chester, PA 19380

To: (1) Board of Supervisors, East Goshen Township
Attn: Mr. Senya Isayeff, Chairman
(2) Director of Public Works
Attn: Mr. Mark S. Miller

Subj: Letter of Commendation for Mr. Mark S. Miller and His Public Works Crew

I write this letter to highly commend Mr. Mark Miller and his professional crew of the East Goshen Township Public Works Department for their prompt, efficient and professional solution to a serious problem. I reside at 1740 Hunters Circle in Wyllpen Farm. Over the years, the road has settled in front my property such that during rainstorms all the water from all directions collected in that low spot forming a hazardous lagoon in the road and sending torrents of water rushing downhill through my yard, driveway, and sometimes under my garage doors. This had gotten progressively worse during the past eleven years that I have lived here. The water drainage problem was not only a nuisance, but also hazardous in the winter when the water freezes to ice.

In September 2011, I addressed the problem to Mr. Mark Miller. Instead of blaming the homeowner or simply applying a band-aid cosmetic fix to the road – he scientifically analyzed the causes of the problem with me (the homeowner) and developed an ingenious and innovative solution.

Mark & foreman George and his team excavated a square pit roughly 10' x 10' x 20' deep; removed all the dirt and replaced it with tons of crushed stone; and emplaced a 4' x 4' x 8' deep perforated concrete catchment reservoir in the center. He could not use conduit pipes as in a French drain as there was no effective place to channel the water. He emplaced a grating atop and then resurfaced a long section of road – assuring that the original crown and proper slope were restored. The area looks superb, and best of all, his solution seems to have solved the drainage problem.

Additionally, he excavated and refilled/patched a sinkhole which had spread to the entrance of my driveway. Both projects were completed professionally, efficiently and in record time – just in time for the crowds of Chester County Day on October 1st.

I sincerely appreciate his innovativeness, his willingness to pursue a correct solution to the problem and his friendly and positive demeanor. It is obvious that he and his crew are proud of this township and represent the highest standards of

professionalism. In fact, the camaraderie, efficiency and dedication of Mark Miller and his team are very reminiscent of that of a Navy SEAL platoon. All are proud of what they do and what they represent.

Mark Miller and his Public Works team are a extremely valuable asset to this township, and it is very gratifying to receive such helpful and understanding service from our local government. I thank them and our local government of East Goshen Township for a job well done.

In the Navy, this endeavor would be worthy of a Commendation Medal. Hopefully Mr. Miller and his crew will be specifically recognized and rewarded for such service which I am sure they provide on a routine basis. They make me proud. Thank you.

Very respectfully,

David R. Kohler
CAPT, USN (Ret)

David R. Kohler, CAPT, USN (Ret)
1740 Hunters Circle
West Chester, PA 19380
(610) 722-9889
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