AGENDA
EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS
Tuesday, July 17, 2012
Board will meet in Executive Session at 6:30 PM.
Formal meeting to commence at 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 July 5, July 12 and prior to this meeting to for a strategy session on a labor contract.
   b. Acknowledge receipt of Matthew Burns' resignation from the Conservancy Board,
   c. Acknowledge receipt of Robert Madonna's resignation from the Commerce Development Commission.
7. Public Hearing - Conditional Use hearing for Goshen Meadows Apartment Project on West Chester Pike.
8. Police/EMS Reports
   a. June 2012 Report from Sergeant Gorman – To be handed out
   b. June 2012 Report from Malvern Fire Company
9. Financial Report – Review 2nd Quarter report from Jon Altshul
10. Old Business
11. New Business
    a. Consider approval of Police Commission's offer to provide police services to Thornbury Township.
    b. Consider recommendations on Cloud Computing.
    c. Consider appointments to the Friends of East Goshen Township.
12. Any Other Matter
13. Approval of Minutes
    a. July 3, 2012
14. Treasurer's Report
    a. Report – July 12, 2012
15. Review Action List
    a. List – July 17, 2012
16. Correspondence, Reports of Interest
    a. Acknowledge receipt of 2011Berkeimer Earned Income Tax Audit

17. Dates of Importance

July 16, 2012	Commerce Dev Commission	7:00 PM
July 17, 2012	Board of Supervisors - Goshen Meadows CU Application	7:00 PM
Jul 30-Aug 4, 2012	Goshen Country Fair - Station 54 Fairgrounds	
Aug 1, 2012	Pension Committee (Cancelled)	

Aug 1, 2012	Planning Commission	7:00 PM
Aug 2, 2012	Farmers Market	3-7:00 PM
Aug 2, 2012	Park Commission	7:00 PM
Aug 7, 2012	Board of Supervisors	7:00 PM
Aug 8, 2012	Conservancy Board	7:00 PM
Aug 9, 2012	Farmers Market	3-7:00 PM
Aug 9, 2012	Historical Commission	7:00 PM
Aug 13, 2012	Municipal Authority	7:00 PM
Aug 16, 2012	Farmers Market	3-7:00 PM
Aug 20, 2012	Deer Committee	7:00 PM
Aug 20, 2012	Commerce Dev Commission	7:00 PM
Aug 21, 2012	Board of Supervisors	7:00 PM
Aug 23, 2012	Farmers Market	3-7:00 PM
Aug 30, 2012	Farmers Market	3-7:00 PM

Fall 2012 Newsletter:

Aug 1, 2012	Article Due Date
Oct 1, 2012	Website Posting Date

18. Public Comment – Hearing of Residents
19. Adjournment

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.

F:\Data\Shared Data\Agendas\Board of Supervisors\2012\07172012A.doc

6b

Rick Smith

From: Sandy Snyder [redacted]
Sent: Tuesday, July 10, 2012 9:17 AM
To: Smith, Rick
Subject: Fwd: Conservancy Board

RECEIVED BY: _____

Rick,
Here is Matthew's resignation letter. Please let me know if I need to do anything else.
Thank You
Sandy Snyder

---------- Forwarded message ----------
From: "Matthew J. Burns" <[redacted]>
Date: Jul 9, 2012 2:50 PM
Subject: Conservancy Board
To: "Sandy Snyder" <[redacted]>

Sandy,

Sandy I know my participation on the board has been lacking, its mainly due to my fathers business that I had to take over due to personal reasons. I am too busy with interviews and contracts to give your board the correct amount of attention that it deserves. I am sorry but I must resign from the board. I hope you understand and again I apologize.

Sincerely,

Matthew Burns

--
Matthew J. Burns, E.I.T.
Civil and Environmental Engineering
Phone: [redacted]
Email: [redacted]

ROBERT M. MADONNA

1422 Garrett Lane
West Chester, PA 19380

[redacted]@verizon.net

[redacted]5
[redacted]

6C

July 13, 2012

East Goshen Township
Mr. Rick Smith
Township Manager
1580 Paoli Pike
West Chester, PA 19380

Dear Rick,

I regret to inform you that I will have to offer my resignation as a member of the East Goshen CDC. I have not been able to be as active as I would like as a result of my various business commitments. I have just closed a five-month business arrangement, (8/1 – 12/31) with a client that will take me out of town for a good portion of the engagement, which would leave me minimal time to be active with the CDC.

I was honored to have been appointed a member of the Commission and would be willing to help in any way possible as a proud resident of East Goshen.

Regards,

Bob

7

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380
Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshen.org

SKETCH PLAN FOR GOSHEN MEADOWS AVAILABLE TO VIEW AT TOWNSHIP BUILDING

Date: 7/12/2012
To: Board of Supervisors
From: Mark Gordon, Zoning Officer
Re: Goshen Meadows

Dear Board Members,

As you know the CU Hearing for Goshen Meadows Investors L.P. is scheduled to continue on July 17. The PC passed a motion at their meeting on July 11, 2012 recommending approval of the CU application and the Adaptive Reuse of the Historic Resource. I have enclosed the application and all the particular information as well as a draft motion for your consideration.

DRAFT MOTION:

Mr. Chairman, I move that we approve the conditional use application for the Planned Apartment Community and adaptive reuse of a Historic resource submitted by Goshen Meadows, L.P. for the Smith property located at 1325 West Chester Pike. The Planned Apartment Community use and Adaptive reuse shall substantially conform to the Conditional Use sketch plans dated February 24, 2012 last revised July, 2, 2012 with the following conditions.

1. The applicant agrees to address all outstanding comments in the Township Engineer's review letter dated July 11, 2012, to the satisfaction of the Township.
2. The applicant shall submit a land development application and plans to be reviewed and approved by the Township.
3. The applicant agrees to seek input from the Historical Commission during the Land Development Process with regard to the adaptive reuse of the Historic Resource, and the preservation of the existing architecture of the home both interior and exterior.
4. The applicant agrees to revise the site plan for the project to depict the Matlack House and include a landscape buffer that will sufficiently buffer the Matlack House from the new apartment community.
5. The applicant shall implement the mitigations outlined in Historic Resource Imapct Study Update prepared by Tim Noble dated June 13, 2012.
6. The applicant shall address the comments outlined in the Township Fire Marshal's letter to the Planning Commission dated June 28, 2012 to the satisfaction of the Township.
7. The applicant will follow all applicable federal, State and Local ordinances and secure all proper permits prior to development of the property.
8. The applicant agrees to demonstrate that the openspace and recreation areas required by the ordinance can be met for the existing community and the new apartment development.
9. The adaptive reuse of the Historic resource shall occur in conjunction with the use of the newly constructed apartment buildings.

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380
Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshen.org

Date: 4/26/2012
To: Board of Supervisors
From: Mark Gordon, Township Zoning Officer MG
Re: Goshen Meadows Apartments / Wooded Lot

Dear Board Members:

There has been some discussion on the definition of "wooded lot" as it pertains to the parcel in question, 53-6-56 1325 West Chester Pike. Since the tern wooded lot is not defined in the Ordinance my determination is that this is not a wooded lot. I base that determination on the facts that this 5 ac lot has large areas without trees and in the past had a large barn and was used as part of a larger farm.

I'll put something together for the Planning Commission to consider regarding a definition for "Wooded Lot".

Due to past practice I have advised the applicants attorney, Mr. Mark Thompson, to be prepared to present testimony and witnesses but to ask the Board at the beginning of the hearing if they would prefer an abbreviated version of the Conditional Use testimony.

East Goshen Township
Attn: Mark Gordon
1580 Paoli Pike
West Chester, PA 19380

Dear Mr. Gordon:

This letter is regarding the East Goshen Meadows conditional use application to construct 5 new apartment buildings on the "Smith Property".

We are hereby requesting that a privacy fence be constructed by the East Goshen Meadows investors at the edge of the 50 foot buffer zone, adjacent to the lands of Dave and Pat Jarrett, Steve and Amanda DiAntonio, and MDIA Home Inspections (a business). This fence shall be in addition to the required landscaping for the buffer zone.

The fence shall be no less than 6 feet in height, and shall bear "private property" sign posts. We are requesting that the East Goshen Meadows investors submit details of the fence design to the township, prior to its construction, to ensure there are no code issues and that the fence is aesthetically pleasing. Construction of the fence should be completed prior to any occupation of the apartments.

The have already been incidents were residents of the East Goshen Meadows apartments have crossed private property on order to reach the reservoir. Our lands are not a public thoroughfare.

Residents of the new apartments will naturally be tempted to cross property lines in order to reach the reservoir. In addition, MDIA home inspections, which is not occupied on the weekends, has both parking and a dumpster which apartment residents may be tempted to use.

We feel that a fence is essential to preserve our privacy and maintain property values to the greatest extent possible.

Respectfully submitted,

Michael Lehmicke

Karen Lehmicke (4 Reservoir Road)

Steve DiAntonio

Amanda R DiAntonio

AREA CODE 610
692-7171

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

July 12, 2012

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

Re: Conditional Use Application, 1325 West Chester Pike
Goshen Meadows Investors, L.P.
Planned Apartment Community / Adaptive Reuse of a Historic Resource
53-6-56

Dear Board Members:

At their meeting on July 11, 2012 the Planning Commission heard a presentation regarding the proposed Conditional Use application for a Planned Apartment Development and an adaptive reuse of a historic resource at the Smith property, located at 1325 West Chester Pike.

The Commission had a lengthy discussion about the plan and concluded with the following motion:

Madame Chairman, I move that we recommend that the Board of Supervisors approve the conditional use application for the Planned Apartment Community and adaptive reuse of a Historic resource submitted by Goshen Meadows, L.P. for the Smith property located at 1325 West Chester Pike. The Planned Apartment Community and Adaptive reuse will substantially conform to the Conditional Use sketch plans dated February 24, 2012 last revised July, 2, 2012 with the following conditions.

1. The applicant agrees to address all outstanding comments in the Township Engineers review letter dated July 11, 2012 to the satisfaction of the Township.
2. The applicant shall submit a land development application and plans to be reviewed and approved by the Township.
3. The applicant agrees to seek input from the Historical Commission during the Land Development Process with regard to the adaptive reuse of the Historic Resource, and the preservation of the existing architecture of the home both interior and exterior.
4. The applicant agrees to revise the site plan for the project to depict the Matlack House and include a landscape buffer that will sufficiently buffer the Matlack House from the new apartment community.
5. The applicant shall implement the mitigations outlined in Historic Resource Imapct Study Update prepared by Tim Noble dated June 13, 2012.

6. The applicant shall address the comments outlined in the Township Fire Marshal's letter to the Planning Commission dated June 28, 2012 to the satisfaction of the Township.
7. The applicant will follow all applicable federal, State and Local ordinances and secure all proper permits prior to development of the property.
8. The applicant agrees to demonstrate that the openspace and recreation areas required by the ordinance can be met for the existing community and the new apartment development.
9. The adaptive reuse of the Historic resource shall occur in conjunction with the use of the newly constructed apartment buildings.

Sincerely,

Mark Gordon
Zoning Officer

Yerkes

Yerkes Associates, Inc. Consulting Engineers / Site Planners / Land Surveyors

July 11, 2012

East Goshen Township
1580 Paoli Pike
West Chester, Pennsylvania 19380

Attn: Mark Gordon, Township Zoning Officer

Re: Goshen Meadows Investors – West Chester Pike
Planned Apartment Development Conditional Use Plan Review

Dear Mark:

The following plans and letter prepared by Herbert E. MacCombie, Jr., P.E. have been submitted to this office for review:

Plan of Consolidation / Land Development Plan - sheet 1 of 4, last revised July 9, 2012
Plan of Proposed Improvements, Smith Tract - sheet 2 of 4, last revised July 2, 2012
Topographic Plan of Property, Smith Tract – sheet 3 of 4, last revised July 2, 2012
Detail Sheet – sheet 4 of 4, last revised July 2, 2012
July 2, 2012 Plan submission Letter
June 15, 2012 Sewage Flow Allocation and Sewage Facilities Planning Module Exemption Request Letter

The plan submission also included a June 14, 2012 Traffic Impact Study prepared by Horner & Canter Associates.

The plans depict the proposed planned apartment development on tax map parcel 53-6-56. The 5.115 acre (net) parcel is located on the northeast corner of the Mary Fran Drive intersection with West Chester Pike. The parcel contains an historic dwelling, a barn, specimen trees, steep slopes along the West Chester Pike frontage, and driveway access to Mary Fran Drive. The proposed development consists of 64 apartment units. Five new buildings will contain 12 units each and the existing dwelling is to be converted into four units. Site access is to be provided by an access driveway to Mary Fran Drive and an emergency vehicle access to westbound West Chester Pike. The plans note that the apartments are to be served by public water and public sewer. The project narrative notes that the parcel is to be combined with the adjoining 13.636 acre (net) Goshen Meadows apartment development (tax map parcel 53-6-56.1) to the north. The parcel is situated within the C-4 Planned Highway Commercial District.

The plan revisions include additional plan notes identifying existing non-conformities on tax map parcel 53-6-56.1 and a reconfiguration of the parking lot layout in order to improve traffic

circulation. All comments from my previous review letter of May 21, 2012 have been satisfactorily addressed except for the following that are numbered as they appeared previously:

Zoning Ordinance

1. Section 240-16.C.3 – Within the C-4 Zoning District, conditional use approval is required for a Planned Apartment Development. The requirements outlined by section 240-31 for conditional use approval will need to be addressed to the Board of Supervisors' satisfaction.

5. Section 240-25.C.2.d – All natural vegetation shall be maintained on slopes of 15 percent or greater unless the Applicant submits a landscape plan prepared by a landscape architect that provides for replacement of existing vegetation. The plan submission letter notes that a plan addressing the requirements of this section will be prepared as part of the Land Development Plan submission.

7. Section 240-27.B.3.e – Two or more points of vehicular access to and from public streets serving any large development shall be provided. An emergency vehicle access to westbound West Chester Pike along with the access to Mary Fran Drive will provide the two points of vehicular access. The plan submission letter notes that, as part of the Land Development Plan submission, the emergency vehicle access will be designed in accordance with the driveway design standards and will be submitted to the Fire Marshall for review.

8. Section 240-27.B.3.e – The internal layout of parking and the distribution of internal circulation shall be designed to minimize adverse effects on external traffic flow, increase vehicular access capacity to and from the lot, permit traffic flow when one entrance is blocked, and enhance safety. The proposed parking area layout has been reconfigured to improve traffic circulation. In accordance with section 20-33.C.10, the proposed drive aisle for the one-way 45 degree parking spaces should be adjusted to provide a 15 foot width.

PROPERTY IS NOT A WOODED LOT.

9. Section 240-27.C.1.f – Existing trees that are four inches or larger in caliper shall be marked and, if possible, be preserved or transplanted. As shown on sheet 3, the parcel is unique in the number of large caliper trees that exist. Thirty seven (37) trees with a caliper of 24 inches or greater are noted. Section 205-61 of the subdivision and land development ordinance requires that neither portions of tree masses nor specimen trees shall be cleared unless absolutely necessary. Applicants shall make all reasonable efforts to harmonize their plans in order to preserve existing trees. No more than 20 percent of the trees on any wooded lot may be cleared or removed and the remaining 80 percent shall be retained. The proposed site layout should be revised for compliance with the tree preservation requirements of section 205-61. The plan submission letter notes that the lot does not appear to be a wooded lot and every effort has been made to retain as many viable trees as possible. The plan submission letter

also notes that a landscape plan to address tree removal and replacement will be submitted with the Land development Plan.

10. Sections 240-27.C.2 and .3 – Buffer yards shall be provided as part of any new or expanded apartment development that would be contiguous to lots within a residential district. A 50 foot wide buffer yard will need to be established along the eastern parcel boundary line adjoining lots within the R-3 district. The buffer yard shall include a completely planted visual barrier or landscape screen composed of mostly evergreen shrubs and trees. The plan submission letter notes that a landscape plan to address buffer yard requirements will be provided with the Land Development Plan submission.

12. Sections 240-24.H and 240-27.C.7 – Parking, loading, ingress, and egress areas shall be provided with sufficient lighting for safety and security purposes. No more than 0.5 footcandle of light shall fall upon any adjoining residential lot between the hours of 9:00 p.m. and 6:00 a.m. The plan submission letter notes that a lighting plan demonstrating compliance with Sections 240-24.H and 240-27.C.7 will be included with the land development plan submission.

15. Section 240-29.C.10 – One or more recreation / common open space areas (each with a minimum area of 2,500 square feet) shall be provided. The total area shall be equal to at least 200 square feet per dwelling unit. Only recreation spaces at least 20 feet from any building shall count towards the minimum required recreation / common open space. Sheet 1 indicates the location of a propose 6,200 square foot walking trail / dog run on tax map parcel 53-6-56 and a proposed 7,500 square foot recreation / open space area on tax map parcel 53-6-56.1. Existing recreation / open space areas on tax map parcel 53-6-56.1 should not be utilized to demonstrate compliance with the recreation / open space requirement for tax map parcel 53-6-56 unless sufficient excess recreation / open space is available for the existing apartments.

APPLICANT SHALL DEMONSTRATE COMPLIANCE

16. Section 240-29.C.10 - If the existing recreation / common open space areas on tax map parcel 53-6-56.1 will also serve tax map parcel 53-6-56, then the plan should address how pedestrian access from tax map parcel 53-6-56 will be provided. The plan submission letter notes that the trail location and construction details will be included with the Land Development Plan submission.

17. Section 240-31.C.2 – The Applicant shall prove that the level of service of unsignalized and signalized intersections adjacent to the Applicant's property will be adequate to serve the proposed development. Conclusion #6 of the traffic impact study notes that that the left-turn lanes on West Chester Pike in both directions are of insufficient length to accommodate the 95 percent queues during the PM peak period. The study recommends to cut-back the existing median to lengthen the east bound left turn lane to 125 feet and the west bound left turn lane to 150 feet. The plan submission letter notes that a meeting is scheduled with PennDOT and the Township on July 17, 2012 to review the findings of the study.

PENNDOT IS REVIEWING PLAN MTG SKD FOR 7/17

21. Sections 240-38.5.C and 38.8 – The plan submission letter notes that the required supporting information outlined by Section 240-38.8 will be submitted under separate cover.

22. (New Comment) The plans should be clarified to indicate four proposed units for the existing house.

The above comments will need to be addressed to the Board of Supervisors' satisfaction. Please contact me if you have any questions concerning this review.

Sincerely,
YERKES ASSOCIATES, INC.

Michael Conrad

Michael Conrad, P.E.

Cc: Dennis O'Neill, P.E.

610-692-7171
www.eastgoshen.org

BOARD OF SUPERVISORS

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

FILE COPY

July 2, 2012

East Goshen Township
Planning Commission
1580 Paoli Pike
West Chester, Pa. 19380

Re: Conditional Use Application, 1325 West Chester Pike
Goshen Meadow Investors L.P.
Planned Apartment Community / Adaptive Reuse of a Historic Resource
53-6-56

Dear Commissioners:

At our meeting on June 21, 2012 the Historical Commission heard a presentation regarding the proposed Conditional Use application for a Planned Apartment Development and an adaptive reuse of a historic resource at the Smith property, located at 1325 West Chester Pike.

The Commission had a lengthy discussion about the plan and the Historic Resource Impact Study and concluded with the following motion:

Mr. Chairman, I move that we recommend that the Planning Commission accept the Historic Resource Impact Study for the Planned Apartment Community and Adaptive reuse of the Historic Resource as noted in the Conditional Use Application for 1325 West Chester Pike, and approve the Conditional Use application with the conditions outlined below. The historic resource impact study includes the Wise report from 2005 for the property, pages 1-40, and the Noble report which acts as an amendment to the Wise report. The Wise report outlines the Historical significance and specific characteristics of the property and surrounding properties, and the Noble report outlines the suggested mitigations for the project. Conditions of this recommendation are:

1. The applicant agrees to seek input from the Historical Commission during the Land Development Process with regard to the adaptive reuse of the Historic Resource, and the preservation of the existing architecture of the home both interior and exterior.

2. The applicant agrees to revise the site plan for the project to depict the Matlack House and include a landscape buffer that will sufficiently buffer the Matlack House from the new apartment community.
3. The applicant shall implement the mitigations outlined in the Noble report.

Very truly yours,

Chris Reardon

Chris Reardon
Chairman

Historic Resource Impact Study Update
Smith Tract
1325 West Chester Pike, East Goshen Township

June 13, 2012

Prepared for

Scott Fagan
Goshen Meadows Investors, L.P.
P.O. Box 446
Narberth, Pa. 19072

Introduction

This study was prepared by Tim Noble of Noble Preservation Services and David Polatnick of PZS Architects as an update to a previous study conducted in March and April 2005 by Wise Preservation Planning. The current study was initiated because the new developer is proposing luxury apartments rather than the previous townhouse development.

Previous Study and Current Conditions

The Wise Preservation Planning Study thoroughly discussed the history, potential significance of the property, general conditions of the site, impact and recommended mitigation of impact on the historic resources. That report remains valid and should be referred to as needed. The main change to existing conditions is that the 1872 William Hoopes House is currently occupied and due to lack of maintenance, significant deterioration caused by water infiltration has accelerated resulting in ongoing loss of historic elements, particularly to the porch.

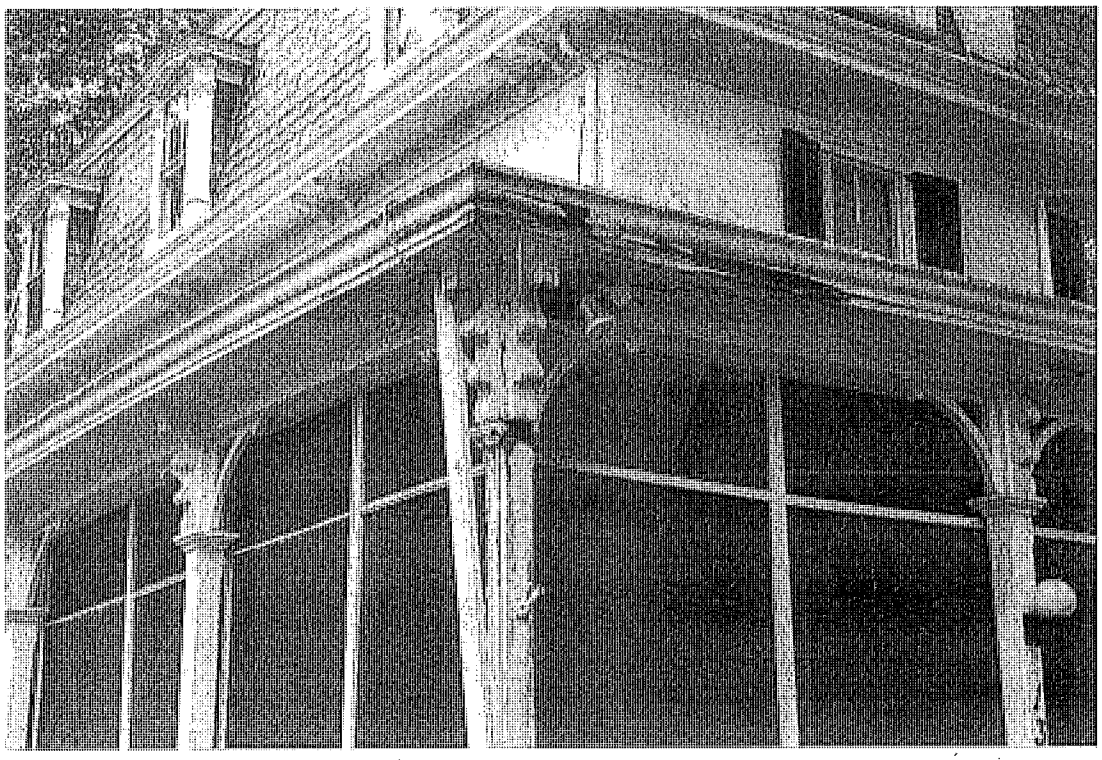


Figure 1. Detail of rotting porch elements caused by water infiltration. April 2012

Others resources including the barn, carriage house and cold cellar also suffer from lack of maintenance but remain essentially in the same condition as previously surveyed.

Specific Project Impacts and Recommended Mitigation

As discussed in pages 42 – 49 in the Wise Report, the previous plan was felt to affect the integrity of the site by altering the historic landscape and viewsheds even though the Hoopes House was not physically impacted by the proposed development. The previous design proposed a wide paved road bisecting the site and exiting onto West Chest Pike. 24 townhouses (the Wise Study indicates 22 units) in groupings of 4-6 units were to be constructed as indicated below.

The previous consultants primary concerns centered on encroachment of the new construction on the historic resource, loss of landscape features, orientation and design of the new construction and impact of parking spaces adjacent to the house. Based on our observations the previous design would require many more additional parking spaces than shown on the sketch.

Proposed New Design

The new design results in similar impact as the previous one. Buildings 2-5 occupy the site to the east and southeast of the House while Building1 is now located to the west. Additionally the resource is now surrounded on three sides by parking lots. While the impact of the new buildings, parking and alteration to the landscape is essentially the same as the previous design, building 1, located to the west of the main façade, somewhat further compromises the setting of the resource. It is however located (similar to Building 2) a reasonable distance from the house so that the resource maintains at least a freestanding character. Perhaps the biggest impact of the new design is the proposed parking on 3 sides of the House. It is understood that zoning requires a sufficient number of parking spaces per unit and I assume that the previous scheme would have required many additional parking spaces than indicated on the sketch drawing.

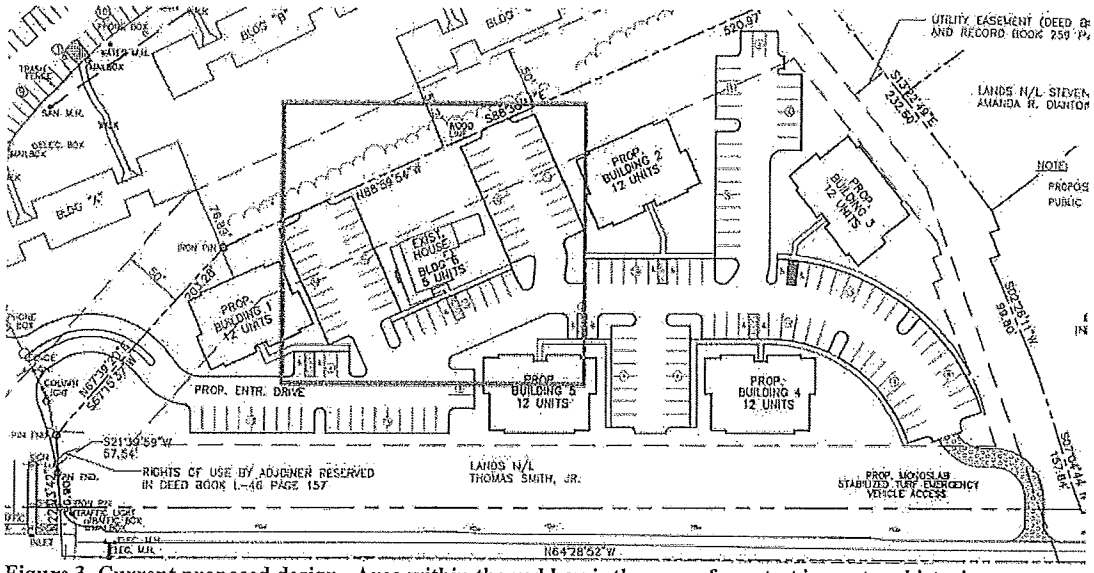


Figure 3. Current proposed design. Area within the red box is the area of greatest impact on historic resource.

Options

We see three options for the preservation of the resource:

OPTION	POSITIVE/BENEFIT	NEGETIVE CONSIDERATIONS
1. Do nothing to the site and allow it to remain in the current condition	In the short term, preserves house and landscape	Without considerable immediate maintenance, original features will deteriorate and the site and buildings will loose integrity and historic character
2. Restore/maintain landscape and buildings	Preserves the entire resource including open space	Would require a wealthy benefactor interested in historic preservation.
3. Construct luxury apartments similar to current proposal	Saves primary historic resource and assures long term survival and regular maintenance	New construction and parking impact landscape and historic house.

Option 1 would likely result in the loss of significant features of the house ultimately leading to the loss of the properties ability to convey its historic importance. Demolition by neglect is a real concern and without substantial and costly repairs to roofing and flashing and regular maintenance and painting of exterior wood elements, the building may be irretrievable compromised within the next several years.

Option 2 may not be financially viable as there is little incentive to spend sufficient money to protect the resource. The Smith Tract does not warrant museum status and even if it did, many worthy Historic House Museums are no longer economically viable and many existing museums are being decommissioned throughout the country. The option of finding a benefactor to restore the property or a party to restore the site for personal use is also questionable as the purchase price and cost of renovation would be exceptionally high. All new mechanical systems, roofs, extensive interior and exterior renovation and landscape renovation could run into hundreds of thousands of dollars in addition to the purchase price of the property. An appraisal and estimates for needed work would likely find the cost of reusing the property for personal use would be several times higher than the value of the restored property.

Option 3 appears viable, certainly from an economic standpoint, and would at least result in the preservation of the main historic resource. The current development plan proposes to rehabilitate the House and create 4 units within the existing building and possibly a small fitness center in the garage. The history of the property would be documented and displayed in the fitness center. The building is worthy of preservation and many existing original features can still be repaired and conserved allowing for long-term survival. Deferring maintenance will only result in loss of important features, negatively affecting

the integrity of the resource and this option assures that the house will be preserved for the long term.

Suggested Mitigation

If Option 3 is considered, efforts to mitigate the impact of the new construction should include assurances that the house will be preserved, efforts to limit the impact on the building and ways to buffer the house from the new homes through landscaping. In addition to rehabilitation of the exterior, interior features such as window surrounds, baseboard, doors and possibly the balustrades should be incorporated into the new design to the greatest degree possible.

If possible, the most important design change would be to move as much of the parking adjacent to the house to other areas of the site. The main façade and elevation with the wrap around porch are historically the primary facades and the historic (as well as current) vehicular circulation addresses these elevations. Efforts should be made to maintain a lawn in these areas if possible. The 10 parking spaces directly in front of the main façade and some of spaces between building 5 and house could potentially be moved to the opposite side of the house or elsewhere which would maintain sufficient landscape so that the house retains it individual character.

Landscaping should include sufficient vegetation to buffer and soften the impact of the new construction. Finally, additional considerations should include the design of the new construction. While attempting to mimic the design of the 1872 house would be inappropriate and contrary to the Secretary of Interior's *Standards for Historic Preservation*, design elements such as stucco surfaces, shutters, cornices and even mansard roofs would blend with the resource and enable even the casual observer to understand that the historic house was the basis of the design for the contemporary buildings. Complementary design would soften the impact of the new community on the resource.

610-692-7171
www.eastgoshen.org

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

June 28, 2012

East Goshen Township Planning Commission
1580 Paoli Pike
West Chester, PA 19380

Re: Conditional Use application – Planned Apartment Development
Goshen Meadows Investors LP – 1325 West Chester Pike

Dear Commissioners:

As requested I have reviewed the proposed Conditional Use plan for the proposed Apartment Community at 1325 West Chester Pike. I have reviewed the Conditional Use plan filed with the application and have visited the property.

The site plan depicts an apartment community consisting of 5 new three story residential apartment buildings and an adaptive reuse of the existing historic resource which will have four residential apartment units. The plan also proposes to improve the primary entrance off of Mary Fran Drive and proposes a new emergency access to the site from West Chester Pike.

My comments and listed below:

1. FIRE APPARATUS ACCESS ROADS: 2009 IFC §503.2 - The entrances to the community from Mary Fran Drive and West Chester Pike need to be widened to a minimum of 20 feet. The Emergency Access Drive from West Chester Pike needs to be straightened, graded and designed to greatest extent possible in order to accommodate the largest fire fighting apparatus of the Goshen Fire Company. The applicant should provide the Township with a turning diagram overlay to the proposed plan which demonstrates that the layout of the entrance drives are adequate to accommodate the largest firefighting apparatus.
    a. Tower 54:
        i. Wheel Base
            1. (Steering Axle to Drive Axle): 228"
            2. (Steering Axle to Tandem Axle): 283"
        ii. Overall Length: 46'9"
        iii. Overall Height: 11' 11"
        iv. Overall weight: 76,800 lbs.
        v. Rear Clearance: 7"
2. FIRE FLOW REQUIREMENTS: 2009 IFC §B101 - The proposed apartment community is required to have a minimum of 1 fire hydrant within the community. The site is serviced by one fire hydrant near the proposed emergency entrance and a second hydrant is located near the North East Corner of the property however this hydrant is not accessible.

    The hydrant along West Chester Pike near the proposed emergency entrance drive will not be a primary hydrant and therefore I will require that one additional hydrant be installed near the primary entrance to the new Apartment Community. Fire Hydrants shall be shown on the final Land development plan and their locations approved by the Fire Marshal.

3. Dependant on the type of construction of the new apartment buildings, building fire protection will be required in order to meet the current Building Code and Fire Code requirements. Fire protection (sprinkler) plans will be required when building permit plans are submitted.

Please don't hesitate to contact me if you have any questions or need further information.

Sincerely,

Mark Miller
Director of Public Works / Township Fire Marshal

Cc: Mr. Mark Thompson, Esq. (Via Email)
Mr. Dennis O'Neill, P.E. (Via Email)

EAST GOSHEN TOWNSHIP
1580 PAOLI PIKE
WEST CHESTER, PA 19380

AFFIDAVIT OF POSTING

Date of Posting: June 12, 2012

Property Location: 1325 West Chester Pike

Tax Parcel Number: 53-6-56

Type of Hearing: Conditional Use

Date of Hearing: June 19, 2012

Commonwealth of Pennsylvania

County of Chester

I Mark A. Gordon East Goshen Code Official swear that on June 12, 2012 I posted the appropriate notification of the hearing referenced above.

Signed and sealed this 13th day of June, 2012.

Signature

Mark A. Gordon

Print Name

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Barbara L. Phillips, Notary Public
East Goshen Twp., Chester County
My Commission Expires March 29, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

East Goshen Township
Public Hearing

1325
East Goshen Township
Public Hearing

FILE COPY

The East Goshen Township Board of Supervisors will conduct a public hearing on the Conditional Use Application filed by Goshen Meadows Investors, LP ("Applicant") on June 19, 2012 at 7:00PM at the East Goshen Township municipal building located at 1580 Paoli Pike, West Chester, Pennsylvania 19380. The Applicant proposes to develop the property at 1325 West Chester Pike, West Chester, PA, 19382 (TPN 53-6-56) as a Planned Apartment Development. The property is located in the C-4 Zoning District where Planned Apartment Developments are permitted as a Conditional Use in accordance with §240-16.C(3) of the Township Zoning Ordinance. The property also has an existing single family home which is listed on the Township Historic Resource Inventory. The Applicant proposes to adaptively reuse the home and convert it into four (4) apartment units. The adaptive reuse of an historic resource to apartment units is also permitted by conditional use in accordance with §240-38.5.A(2)(c) of the Township Zoning Ordinance.

The proposed development will have five (5) new apartment buildings each containing twelve (12) apartment units; combined with the four (4) units proposed for the adaptive reuse of the exiting dwelling for a total of sixty-four (64) apartment units.

If any person who wishes to attend the hearing has a disability and/or requires an auxiliary aid service or other accommodation to observe or participate in the hearing, he or she should contact the Township at 610-692-7171 to discuss how those needs may be accommodated.

610-692-7171
www.eastgoshen.org

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

March 26, 2012

Dear Property Owner:

The purpose of this letter is to inform you that Goshen Meadows Investors, LLC, has submitted a Conditional Use application seeking approval for a Planned Apartment Development on the Property at 1325 West Chester Pike, West Chester, PA, 19382. The subject property is adjacent to the existing Goshen Meadows Apartment community. The applicant proposes to build five (5), twelve (12) unit buildings, and convert the existing single family historic home on the property to a four (4) unit apartment building for a total of sixty four (64) new apartments. The property is located in the C-4, Planned Highway Commercial Zoning District, where Planned Apartment Developments are permitted by conditional use pursuant to §240-16.C.(3) of the Township Zoning Ordinance.

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified of Conditional Use applications.

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

May 1, 2012

Board of Supervisors meeting (7:00 PM)
The Board will consider a waiver request from the applicant requesting relief from the requirement to submit a Historic Resource Impact Study with their application for the adaptive reuse of an Historic Resource.

May 2, 2012

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

May 10, 2012

Historical Commission meeting (7:00 PM)
(Presentation of Application)

June 6, 2012

Planning Commission meeting (workshop at 7:00 pm, formal meeting at 7:30 pm)

June 12, 2012

Board of Supervisors meeting (7:00 pm) **(Conditional Use Hearing)**

The meetings and hearings listed above are held at the Township Administration Building, 1580 Paoli Pike, and are open to the public. The application is available for public review during normal business hours at the Township Administration Building. If any person who wishes to attend the meetings has a disability and/or requires an auxiliary aid service or

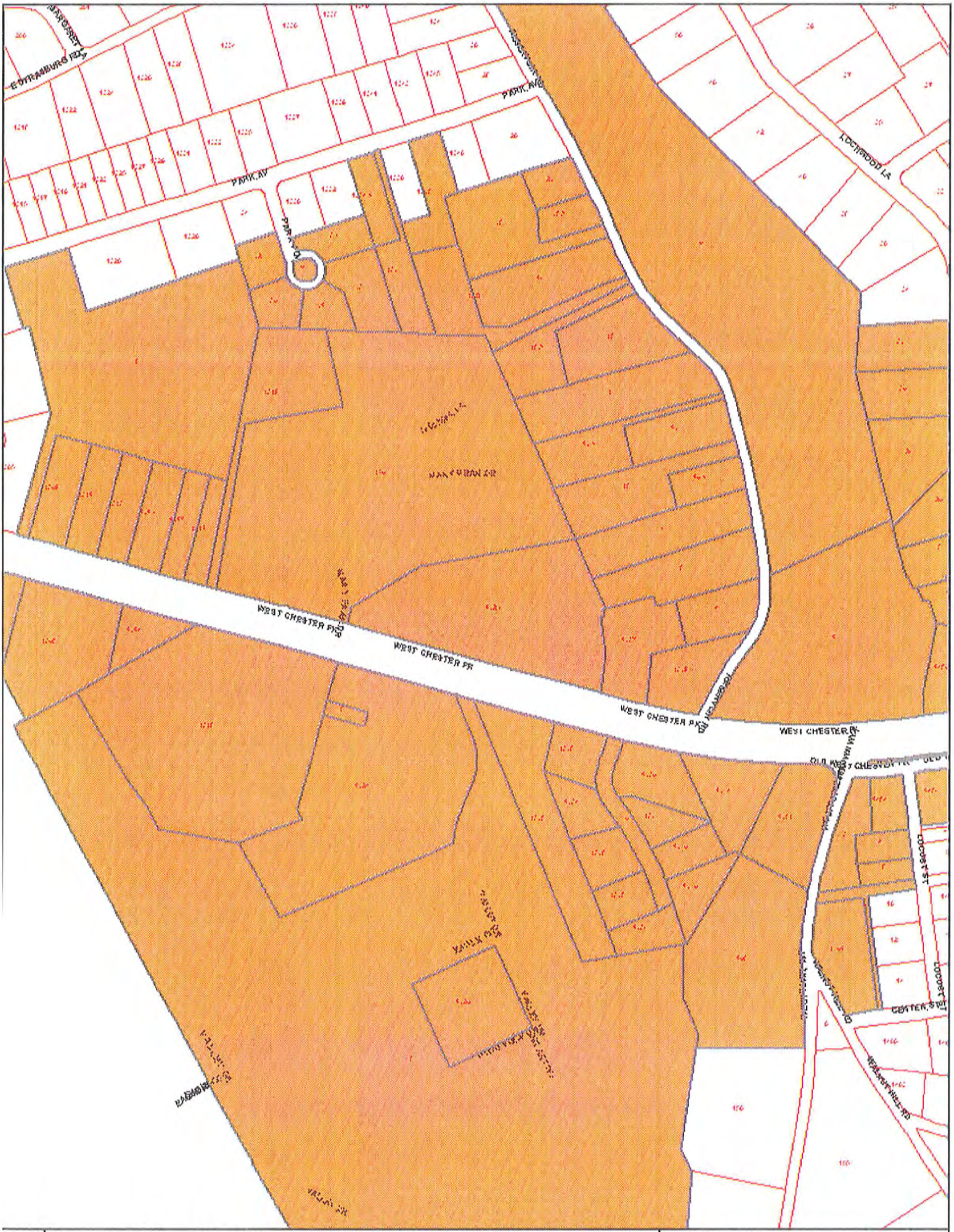
other accommodation to observe or participate, he or she should contact the Township at 610-692-7171 to discuss how those needs may be accommodated.

Please give me a call 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



1325 West Chester Pike, 1000' Ltr., 04262012

0 352 704 ft

B & C PARTNERSHIP B
1 RESERVOIR RD
WEST CHESTER, PA 19380

EDWARD H ARLENE E DAVIS
10 RESERVOIR RD
WEST CHESTER, PA 19380

CHRISTINE STEVEN WEST
10-A RESERVOIR RD
WEST CHESTER, PA 19380

CHARLES L PATRICIA A HEPLER
12A RESERVIOR RD
WEST CHESTER, PA 19382

MIKE ARDEMIS AHARONIAN
1306 WEST CHESTER PK
WEST CHESTER, PA 19382

HOLDING LTD TSH
1315 WEST CHESTER PK
WEST CHESTER, PA 19382

LOUIS F BETTY H SMITH
1319 WEST CHESTER PK
WEST CHESTER, PA 19382

FIRE CO GOSHEN
1320 PARK AVE
WEST CHESTER, PA 19380

GROUP LLC ZARELLI
1322 WEST CHESTER PIKE
WEST CHESTER, PA 19380

HILL II CONDOMINIUM ROSE
1322 WEST CHESTER PIKE
WEST CHESTER, PA 19382

AUGUSTUS J CYNTHIA ZARELLI
1322 WEST CHESTER PK
WEST CHESTER, PA 19382

VALLEY RECREATION CENTER INC GOSHEN
1326 WEST CHESTER PK
WEST CHESTER, PA 19380

SUSAN F MAZZARELLI
1336 WEST CHESTER PK
WEST CHESTER, PA 19382

DEPARTMENT INSPECTION AGENCY I MIDDLE
1337 WEST CHESTER PK
WEST CHESTER, PA 19380

ANDREW R MARGARET M ROGERS
1338 PARK AVE
WEST CHESTER, PA 19380

JAMES H WEEKS
1338 WEST CHESTER PK
WEST CHESTER, PA 19382

JAMES H WEEKS
1338 WEST CHESTER PK
WEST CHESTER, PA 19382

RUTH F WEEKS
1338 WEST CHESTER PK
WEST CHESTER, PA 19382

STEVEN FITZGERALD
1340 WEST CHESTER PK
WEST CHESTER, PA 19382

STEPHEN H FITZGERALD
1340 WEST CHESTER PK
WEST CHESTER, PA 19382

STEPHEN H & DELIA H FITZGERALD
1340 WEST CHESTER PK
WEST CHESTER, PA 19382

SCOTT SANDERS
1344 WEST CHESTER PK
WEST CHESTER, PA 19382

T SCOTT SANDERS
1344 WEST CHESTER PK
WEST CHESTER, PA 19382

SCOTT SANDERS
1344 WEST CHESTER PK
WEST CHESTER, PA 19382

NELSON PENNOCK ELIZABETH L MARTIN
14 RESERVOIR RD
WEST CHESTER, PA 19380

LEWIS M MARGARET B STAFFORD
1401 CENTRE ST
WEST CHESTER, PA 19382

BARTEL T KIRSTEN M SLAUGH
1408 OLD WEST CHESTER PK
WEST CHESTER, PA 19382

DONALD P CARMELA SHARPLESS
1529 E STRASBURG RD
WEST CHESTER, PA 19382

GOSHEN MUNICIPAL AUTH EAST
1580 PAOLI PK
WEST CHESTER, PA 19380

GOSHEN TOWNSHIP EAST
1580 PAOLI PK
WEST CHESTER, PA 19380

RICHARD M JOAN S MILLER
16 RESERVOIR RD
WEST CHESTER, PA 19380

JAMES E II SHIRLEY J ZIEGENFUS
16A RESERVOIR RD
WEST CHESTER, PA 19382

RICHARD K SHARON GUEST
175 BAKER RD
COATESVILLE, PA 19320

JOSEPH J DOLORES J SOSTER
18 RESERVOIR RD
WEST CHESTER, PA 19380

EUGENE SOSTER JANICE M SOSTER
18-B RESERVOIR RD
WEST CHESTER, PA 19382

RICHARD HEYMANN DEBORAH A SWENSON
20 RESERVOIR RD
WEST CHESTER, PA 19380

ANTOINETTE SCHORN
20A RESERVOIR RD
WEST CHESTER, PA 19380

LAWRENCE A DARCIE L GOLDBERG
213 W MINER ST
WEST CHESTER, PA 19382

THOMAS J JR DOROTHY C SMITH
218 W MINER ST
WEST CHESTER, PA 19382

WILLIAM M DIEHL LINDA L DIEHL
22 RESERVOIR RD
WEST CHESTER, PA 19380

JOHN D SMITH
26 LOCHWOOD LA
WEST CHESTER, PA 19380

GORDON K CAMPBELL
28 LOCHWOOD LA
WEST CHESTER, PA 19380

GEORGE F SILVANO THERESA M SILVANO
3 WESTTOWN WAY
WEST CHESTER, PA 19382

ROBERT D VIRGINIA N SIMON
30 LOCHWOOD LA
WEST CHESTER, PA 19380

KEVIN BOLESKI-PONG JANICE PONG
30 PARRY CIR
WEST CHESTER, PA 19380

STEPHEN E KELLI A CUNEO
31 PARRY CIR
WEST CHESTER, PA 19380

VINCENT B MELISSA A MCGINNIS
32 LOCHWOOD LA
WEST CHESTER, PA 19380

APARNA NAIR DAMU DIVAKARAN MOHANCHANDRAN
32 PARRY CIR
WEST CHESTER, PA 19380

BIJU JESSY MATHEW
33 PARRY CIR
WEST CHESTER, PA 19380

TIMOTHY F JENNIFER KALLIGONIS
35 PARRY CIR
WEST CHESTER, PA 19380

WEST CHESTER PIKE LLC 1339
398 GALWAY DR
WEST CHESTER, PA 19380

PATRICK J SOJA SUSAN A ARABIA
4 LOCUST ST
WEST CHESTER, PA 19382

SPIROS NTONTOS
4 PAXON CIR
BROOMALL, PA 19008

MICHAEL KAREN LEHMICKE
4 RESERVOIR RD
WEST CHESTER, PA 19380

LLP ARMKO
4076 TINKERHILL RD
PHOENIXVILLE, PA 19460

PROPERTY MANAGEMENT LLC AW
510 BROOKVIEW RD
EXTON, PA 19341

TOUCH INC GENTLE
512 E KING RD
MALVERN, PA 19355

FALCONE & CO INC D
54 W EAGLE RD
HAVERTOWN, PA 19083

JOHN E SHIRLEY S JOSEPH
6 LOCUST ST
GOSHEN HEIGHTS
WEST CHESTER, PA 19382

STEVEN T AMANDA R DIANTONIO
6 RESERVOIR RD
WEST CHESTER, PA 19380

ESTATE FINDERS LLC REAL
702 LENAPE RD
WEST CHESTER, PA 19382

ROBERT E DULIN & JOHN F JR DELPHIAS
722 E UNION ST
WEST CHESTER, PA 19380

DAVID MICHAEL JARRETT PATRICIA JARRETT
8 RESERVOIR RD
WEST CHESTER, PA 19380

PROPERTIES WATERVIEW LLC HOME
850 CLINTON SQ
ROCHESTER, NY 14604

NANCY C DANGELO
851 SKELP LEVEL RD
WEST CHESTER, PA 19380

JOHN L JR FRANCIS
994 FALLOWFIELD RD
ATGLEN, PA 19310

VALLEY CONDOMINIUM GOSHEN
BOX 36
WEST CHESTER, PA 19380

ROBERT WAGNER
C/O H MICHAEL COHEN
4531 LANCASTER AVE
DOWNINGTOWN, PA 19335

MEADOWS INVESTORS L P GOSHEN
C/O METROPOLITAN MANAGEMENT CO
230 WINDSOR AVE PO BOX 446
NARBERTH, PA 19072

JACK RUTH H FITSGERALD
C/O RUTH WEEDS
1338 WEST CHESTER PK
WEST CHESTER, PA 19382

STORES LLC MILLTOWN
C/O THEODORE HARRISON III
1512 E STRASBURG RD
WEST CHESTER, PA 19380

CLUB APTS MARKS & CO INC AGENT RACQUET
PO BOX 589
ARDMORE, PA 19003

FILE COPY

Conditional Use Application and Checklist

BY:

APR 13 2012

East Goshen Township

To: Township Zoning Officer

Name of Applicant: Goshen Meadows Investors, L.P.

Applicant Address: c/o Scott Fagan, P.O. Box 446, Narberth, PA 19072

Telephone Number: 610-667-1700 ex 305 Fax: 610-668-2249

Email Address: asf@mmcrent.com

Property Address: West Chester Pike & Mary Fran Drive

Tax Parcel Number: 53-06-56 53-06-56.1 Zoning District: C-4 Acreage: 18.7514

Description of proposed use: See Attached

Conditional Use is provided in Zoning Ordinance Section: 240-16(C)(3)

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 April 11, 2012 Date

Attest:

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

APR 13 2012

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:

Item	Date Complete
1. Completed Township Application Form:	4-13-12
2. All related materials submitted:	4-13
3. Township application and review fees paid:	4-13

Application accepted as complete on 4-13-2012 by MARK GORDON

Official Signature: [signature] Title: TWP. ZONING OFFICER

Review Process Checklist

Item	Date
1. Start date:	4-13-12
2. Date of first formal Planning Commission Meeting following Submission of complete application:	5-2
3. Sent to Twp. Engineer:	4-26
4. Date presented to Planning Commission:	5-2
5. Abutting Property Letter sent:	4-26
6. Date sent to CB:	"
7. Date sent To MA:	"
8. Date sent to HC:	"
~~9. Date sent to PRB:~~	
10. Date sent to TAB:	"
11. Date by which the PC must act:	6-6
12. Date by which Board of Supervisors must act:	6-12
13. Drop Dead Date; (Day 60):	6-12
14. Conditional Use Hearing Date:	~~6-12~~ 6-19-12
15. Dates of hearing advertisement:	6-4-12 & 6-11-12
16. Property Posted:	6-12-2012 → 7/17/2012

PROJECT NARRATIVE

Applicant: Goshen Meadows Investors, LP

Property: 1325 West Chester Pike, Tax Parcel No. 53-6-56

Zoning: C-4 Planned Highway Commercial District

Requested Approvals:

1. Conditional Use Approval for a Planned Apartment Development pursuant to Section 240-16.C(3) of the Zoning Ordinance;
2. Conditional Use Approval for the adaptive re-use of a historic resource by residential conversion into one or more dwelling units (four units) pursuant to Section 240-38.5.A(2)(c) of the Zoning Ordinance.

The Applicant, Goshen Meadows Investors, LP, is the equitable owner of the property located at 1325 West Chester Pike (S.R. 3) consisting of 5.89-acres of land (the "Property"). The Property is currently improved with a historic dwelling (identified as BLDG 6 on the Plan). The Applicant requests approval from the Board of Supervisors to develop the Property with a sixty-four (64) unit Planned Apartment Development pursuant to Section 240-16.C(3) of the Zoning Ordinance consisting of five new apartment buildings containing 12 units in each and the adaptive re-use of the existing dwelling as four apartment units. The Planned Apartment Development shall be in compliance with the regulations set forth in Section 240-29 of the Zoning Ordinance. Additionally, Goshen Meadows proposes to convert the existing historic structure into four apartments, therefore, conditional use approval pursuant to Sections 240-38.5.A(2)(c) and 240-38.7 is requested.

Below are the zoning ordinance sections applicable to the Plan:

1. Section 240-27.B(3)(a) of the Zoning Ordinance applies to developments which contain 25 or more dwelling units and provides: "All buildings shall have vehicle access upon a minor street, service road, common parking lot or similar area and not directly upon on an arterial highway or collector street." The proposal is for the new apartment buildings to have access off of Mary Fran Drive which is a private street classified as a minor or local street therefore, we believe that this section of the Zoning Ordinance is met.

2. Section 240-27.B(3)(e) of the Zoning Ordinance requires two or more points of vehicular access to and from "public streets" serving developments with 25 or more dwelling units. The proposed apartment community is proposed to be accessed by a boulevard entrance onto Mary Fran Drive and a grass-paver emergency access entrance road onto West Chester Pike. The Township considers Mary Fran's access to Rt. 3 and the emergency access both as points of vehicular access therefore the Plan is in compliance with this provision.

3. Section 240-29.C(6) of the Zoning Ordinance provides that the maximum height of all buildings shall not exceed three stories or 30-feet. The use of the word "or" means that the apartment buildings must meet one of these alternative standards; three stories or 30-feet. The proposed building height is 52 feet maximum with a building height as defined by the zoning ordinance to be 45 feet no more than three stories in compliance with this provision.

4. Goshen Meadows intends to combine its existing apartment development property with the Property into a single parcel in order for compliance with the following sections to be considered on the property as a whole:

a. ZO Section 240-29(C)(5) requiring that all principal buildings shall be at least 50-feet from all street right of way lines and property lines. Because the property line between the existing Goshen Meadows property and the Property will be eliminated when the parcels are merged, the 50-foot setback requirement will not be violated

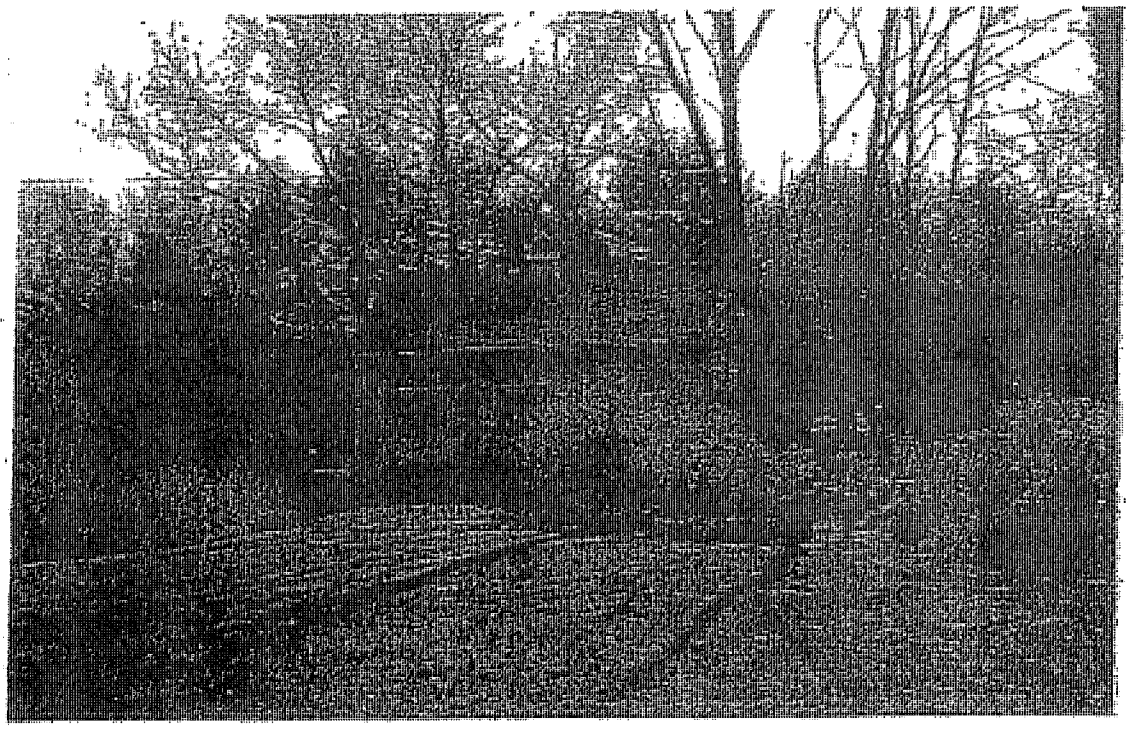
b. ZO Section 240-29.C(3) requires 3,000 square feet of lot area per dwelling unit on the lot. A total of 256 units on both properties combined is equal to 3,082 square feet per unit.

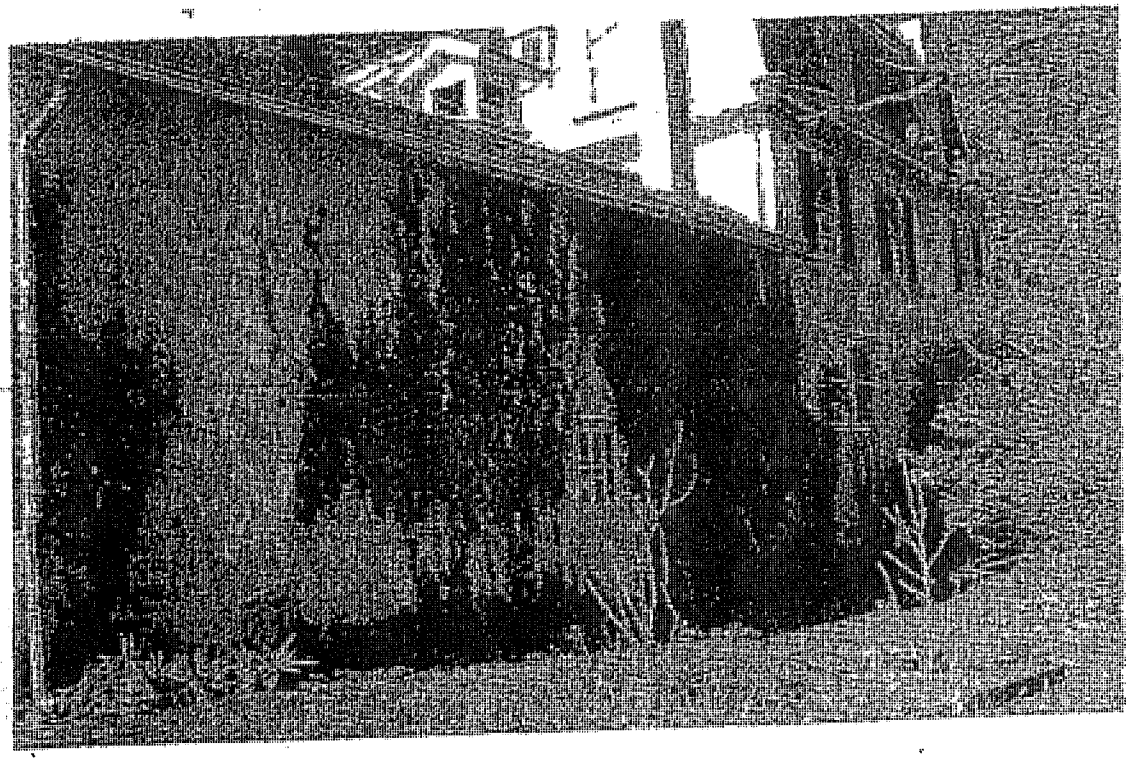
c. ZO Section 240-29.C(8) limits the size of apartments to 2 bedrooms and requires that no more than 40% of the total number of dwelling units contain 2 bedrooms. Mostly 2 bedroom units are proposed with the total number of 2 bedroom units in the existing and proposed development in compliance with the 40% ratio.

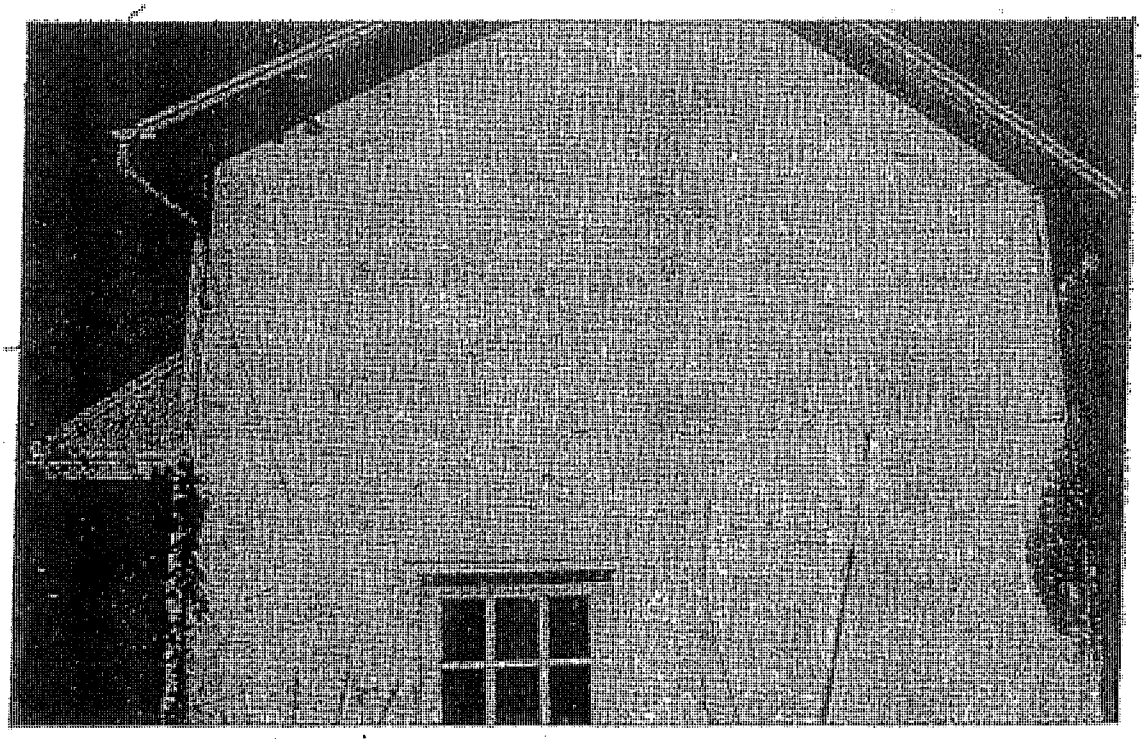
d. ZO Section 240-29.C(4) provides maximum building coverage of 20% and maximum impervious surface coverage of 40% both of which comply when the properties are considered together.

5. Section 240-38.8 of the Zoning Ordinance. No proposed exterior physical changes are proposed to the historic dwelling except for possibly the installation of a new roof and windows to fit with the style of the dwelling. The proposed five new apartment buildings are similar in footprint to the historic dwelling making the feel of the proposed apartment community consistent in character with the dwelling. Based on the fact that no exterior physical changes are proposed to the historic dwelling, the Applicant requests a waiver from the requirement in Section 38.8.A(5) of the Zoning Ordinance to submit a Historic Resource Impact Study.

WAIVER REQ.







8b

Malvern Fire Company

424 East King Street
P.O. Box 435
Malvern, PA 19355

Main 610-647-0693
Fax 610-647-0249
www.malvernfireco.com

Monthly Fire Operations Report - June 2012

Calls for Month: 31			Year Total: 156	
Call Type	**Malvern**	**Willistown**	**East Goshen**	**Other**
Accident	1	3	2	0
Appliance Fire	0	0	0	0
Automatic Fire Alarm	3	9	0	3
Brush/Mulch Fire	0	0	0	0
Carbon Monoxide Alarm	0	0	0	0
Cover Assignment	0	0	0	1
EMS Assist	0	1	0	1
Fire Police Assist	1	0	0	1
Gas Leak (Inside)	0	0	0	0
Gas Leak (Outside)	0	0	0	0
Investigation (Inside)	0	0	0	0
Investigation (Outside)	0	0	0	0
Other Type Rescue	0	0	0	0
Rapid Intervention Team	0	0	0	1
Structure Fire	0	1	0	1
Wires Incident	0	2	0	0
MONTH TOTAL	5	16	2	8
YEAR TOTAL	30	82	9	35

Mutual Aid	Given	Received	Month Total	Year Total
Alert Fire Co.	0	0	0	1
Berwyn Fire Co.	1	0	1	6
East Brandywine Fire	1	0	1	1
East Whiteland Fire Co.	6	4	10	31
Fame Fire Co.	0	0	0	1
Glen Moore Fire Co.	0	0	0	1
Goodwill Fire Co.	0	0	0	1
Goshen Fire Co.	0	1	1	9
Lionville Fire Co.	0	0	0	1
Newtown Sq. Fire Co.	0	0	0	3
Paoli Fire Co.	1	2	3	5
Phoenixville Fire Dept.	0	0	0	1

Total Value of Property & Contents	Total Month Loss	Total Year Loss	Total Saved
$0	$0	$100,600	$257,400

Number of Personnel Attending Calls	Year Total	Hours in Service	Year Total
299	1,624	225.78	959.56

Number of Training Sessions	Year Total	Hours in Service	Year Total
4	27	125.02	927.02

Number of Special Assignments	Year Total	Hours in Service	Year Total
3	11	224	484.75

Total Hours in Service (Month)	Total Hours in Service (Year)
574.8	2597.11

119

1041 Wilmington Pike, West Chester, PA 19382 610-692-9600 610-692-9369 (fax) www.westtownpolice.org

John M. Dumond
Chief of Police

July 9, 2012

Board of Supervisors
Thornbury Township
6 Township Drive
Cheyney, PA 19319

Dear Board Members:

The Westtown East Goshen Regional Police Commission approved the following motion by a 2-1 vote at their meeting held on Monday, July 9, 2011.

Motion: I move, subject to the approval of our respective Boards, that the Police Commission will provide police services to Thornbury Township, Chester County for 2013, in the same manner in which they are currently provided, for the sum of $786,000, and with the condition that Thornbury agrees to indemnify the Police Commission for the increase in disability pension and post-employment medical costs in the event an officer is injured in Thornbury and subsequently retires on a service-related disability pension.

Sincerely,

Kathleen J. Brill
Business Manager

Cc: East Goshen Board of Supervisors
Westtown Board of Supervisors

116

Memo

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice **610-692-7171**
Fax **610-692-8950**
E-mail rsmith@eastgoshen.org

Date: July 11 2012
To: Board of Supervisors
From: Rick Smith, Township Manager
Re: Cloud Computing

"Cloud Computing" is the delivery of computing and storage capacity service to a heterogeneous community of end-recipients. (from Wikipedia)

There are essentially three types of "cloud computing":

- Infrastructure as a Service (IaaS) - We rent the server
- Platform as a Service (PaaS) – We rent the server and system software
- Software as a Service (SaaS) – We rent the server, system software and applications

We currently use "cloud computing" for some activities and have identified some possible uses for "cloud computing" in the future.

1. Storage of data (IaaS) - The Township currently stores all data on a server in the Township Building. We could rent storage space in the cloud. There would be an ongoing cost for this service. This would eliminate the need to have a server. However, if our connection to the internet went down we would not be able to work. In addition, our current server was purchased in 2008, meaning that it won't fully depreciate until 2015. By moving to the cloud now, we would be essentially forfeiting a few years of sunk costs.

2. Storage of back up data (IaaS) – The Township's server contains two hard drives (one is a mirror image of the other). The server currently backs up the data automatically to a tape and the backup tapes are stored in a safe in the Public Works Annex. We could rent space in the cloud and electronically send our data to it on a regular basis. There would be a cost for this service. This would eliminate the need to have a tape drive in the server, to purchase the tapes and to manually transport the tapes to and from the Public Works Annex every day. (note: because Nancy can do this in about 5 minutes, there really aren't labor costs involved)

   With regards to 1 & 2 I would suggest that prior to replacing the server we conduct a cost benefit analysis to determine if it would be cost effective eliminate the server and keep our data in the cloud.

3. Sharing of documents (PaaS or SaaS) – All document and spread sheets are stored on the server. Any employee can review and collaborate with another employee on a document or spread sheet. Storing documents in a cloud would allow us provide access to any other person to whom we choose to. This would be useful if we had multiple locations. However, for the most part collaboration on documents and spread sheets is limited to the Township staff and the Board of Supervisors or Township Solicitor.

   Recommend that we continue to utilize current system for now. This would something to consider in the future, specifically as part of the analysis for 1 and 2.

4. Posting Documents (SaaS) - We currently post documents such as agendas, minutes, etc., on the Township web page that is hosted by a third party.

   Recommend that we continue to utilize current system.

5. E-mail and E-mail Retention (SaaS) – We currently use a third party for e-mail and e-mail retention.

   Recommend that we continue to utilize current system.

General - While there are some benefits and there may be cost savings to putting everything in the "cloud" we also need to consider the cost to migrate everything to the cloud, possible security issues and lack of control over the data.

F:\Data\Shared Data\Information Systems\Cloud\Memo to BoS 071112.docx

13a.

EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
1580 PAOLI PIKE
July 3, 2012 – 6:30pm
Draft Minutes

Present: Chairman Senya D. Isayeff, Vice-Chairman Thom Clapper and Supervisors Marty Shane, Carmen Battavio and Chuck Proctor. Also present were Township Manager Rick Smith, CFO Jon Altshul, and Al Zuccarello (Planning Commission and Commerce Development Commission).

Executive Session
The Board met in Executive Session from 6:30pm to 7:00pm to interview an ABC candidate.

Call to Order & Pledge of Allegiance
Senya called the meeting to order at 7:08pm. Marty Shane led everyone in the Pledge of Allegiance.

Moment of Silence
Carmen Battavio called for a moment of silence to honor the troops.

Recording of Meeting
No one indicated they would be recording the meeting.

Public Comment on Non-Agenda Items
None.

Chairman's Report
Senya announced that the Board met in Executive Session earlier this evening to interview an ABC candidate.

Cost of Services Update
The Board reviewed a revised draft of the Cost of Services report. Marty said this report can be tabled until the end-of-year data is available. Marty thanked Jon and Rick for doing a great job on the report.

Public Comment on Non-Agenda Items
Jim Schorn, Cornwallis Drive – Asked if the Board would be discussing the future of the police department this evening. Senya said no. Mr. Schorn said he heard that the Township may be relinquishing the police department. Senya said the police contract runs for another 18 months, and the subject of the police contract was not on the agenda for this evening.

Carmen said that speaking as a member of the Police Commission, no action will be taken by the Commission until directed by the charter townships.

Mr. Schorn asked how the public would be informed of any decisions related to the police department, and Senya told him it would be on the agenda and on Constant Contact.

Joe Virgilio, Hershey Mill Road – Asked more questions about how residents would be notified, as he didn't understand Senya and Carmen the first time. They repeated their answers.

Mark Wahn, Cornwallis Drive – Asked Carmen if the Police Commission would meet on July 9. Carmen said as of right now, no. Carmen said he called for a July 9 meeting but another member does not wish to meet that day. Mr. Wahn said that as a resident he would like to have input to any decision made about the police.

Mike Ragni, Larch Lane – Said the residents need to hear from their Board of Supervisors that they (the residents) will be kept informed each step of the way about this issue and allowed to give their input. He said the residents don't want to read about a decision after the fact. Senya said that of course residents will be allowed to provide input but at the end of the day it's the elected officials that make the decisions. Mr. Ragni said it's unfair that none of the residents know what's going on with the police department.

Catharine Wahn, Cornwallis Drive – Asked if local businesses will be kept informed of developments with the police department. Senya said absolutely, especially now that East Goshen has a Commerce Development Commission whose purpose is to interact with the business community. He recommended she speak with Al Zuccarello after the meeting.

Vision Partnership Program (VPP) Grant Application

Rick summarized Mark Gordon's memo of June 29 on this topic. Senya asked about the recommendation for the Township to contribute 40% in matching funds. Rick said because grant money is very limited, and East Goshen is in good financial shape, a 40% contribution may give the Township an edge in securing a grant.

Marty moved to approve the revised Scope of Work in the Comprehensive Plan Update Proposal from the Brandywine Conservancy outlining the additional tasks to be performed during the Comprehensive Plan Update, and to direct the Brandywine Conservancy to move forward with the VPP grant application submission. Chuck seconded the motion. There was no discussion and no public comment. The Board voted unanimously to approve the motion. Senya thanked the Comprehensive Plan Update Committee for their work on this issue.

Clean Water Action

Joe Nye, Program Organizer for Clean Water Action, gave a brief presentation about his organization's recently published report on low impact development in Chester County. He said they determined East Goshen's code was good in regard to street width and parking lot landscaping, but weak in areas of parking ratios, parking space requirements for businesses, and driveway widths.

Senya noted that East Goshen allows developers to put required parking spaces in reserve, and he said driveways are 10 feet wide in the Township to accommodate fire trucks.

Chuck asked Mr. Nye what CWA is doing to improve its subjective scoring system. Mr. Nye said they're aware there are some issues with the scorecard but need funding to revise it.

Public Comment: Al Zuccarello - Said that 25 years ago these recommendations would have made sense but East Goshen is mostly built up. He asked if the recommendations apply to new development only or to existing driveways and parking lots. Mr. Nye said they only apply to new development.

Mr. Nye thanked Mark Gordon for his assistance to his organization as they wrote the report.

The Board thanked Mr. Nye for his presentation.

2013 Budget Schedule

The Board reviewed the proposed budget schedule prepared by Jon Altshul.

GPS Replacement

Rick summarized Mark Miller's June 20 memo on the need to replace the Township's 13-year-old GPS system used to provide stormwater and sewer system data to DEP. The total cost of $7,513 will include the hardware, software upgrades, a 2-year warranty, and takes into account a $750 credit for the old unit. Marty asked if this item was budgeted in the Capital Reserve account, and Rick said no.

Carmen moved to approve the expenditure of $7,513 on a new GPS system per the June 20 recommendation of Mark Miller. Chuck seconded the motion. There was no discussion and no public comment. The Board voted unanimously to approve the motion.

C-1 Zoning District

The Board reviewed Mark Gordon's June 26 recommendation to consider amending the C-1 zoning ordinance to add "Contractor's Establishment" as a conditional use, allowing the retail aspect of the business to be ancillary to the use.

Mike McCullough, owner and President of County Action Restoration, Inc. was present. Mr. McCullough is interested in purchasing property at 1313 West Chester Pike for his business.

Mr. McCullough told the Board his vision for the property includes using the upstairs as office space, the downstairs for equipment storage, and the nail salon would probably be rented out as office space.

Thom asked him if the auto detailing business leaves the property, what would he use the additional space for. Mr. McCullough said he would use it to store his vans. Thom asked him if he anticipated tearing down the building in 10-15 years and rebuilding, and Mr. McCullough said no.

Mr. McCullough said he would paint the exterior of the building the same tan shade as that used by nearby businesses to help it blend in.

Marty noted that Mr. McCullough's business does not really have a retail component, and said he sees no reason to accommodate a retail use.

Senya told Mr. McCullough that the Board of Supervisors will need the Planning Commission to provide a recommendation on the language to be used to amend the ordinance.

Public Comment: Al Zuccarello - Said the Planning Commission feels there is no reason not to amend the ordinance to accommodate this business.

Senya asked Mr. McCullough if he had any particular time constraints. Mr. McCullough said he is not under a constraint at this time. The Board told Mr. McCullough that this matter could probably be on the Board's agenda for August 2.

Marty moved to have staff start the process to amend the ordinance. Chuck seconded the motion. There was no discussion or public comment. The Board voted unanimously to approve the motion.

Light Fixtures

The Board briefly discussed the possibility of upgrading the light fixtures in the Township Building and Public Works Annex to be more energy efficient. They agreed to table the matter for now. Rick will add it to the Action List for discussion again toward the end of the year.

Any Other Matter

Senya thanked the Community Day Committee, Dr. Clapper and Frank Vattilano, the Township staff, the ABCs, volunteers and the police for their hard work which made Community Day on June 23 such a success.

Review of Minutes

The Board reviewed and corrected the draft minutes of June 19. Senya announced that the minutes would stand approved as corrected.

Treasurer's Report & Expenditure Register Report

See attached Treasurer's Report for June 28, 2012.

The Board reviewed the Treasurer's Report and the current invoices. Thom moved to accept the Treasurer's Report of June 28 and the Expenditure Register Report as recommended by the Treasurer, to accept the receipts and to authorize payment of the invoices just reviewed. Chuck seconded the motion. There was no further discussion or public comment. The Board voted unanimously to approve the motion.

Action List

Hershey Mill Dam –Neil DeRiemer will have a plan sent to the Township by July 13.
TAG Action List – The Board reviewed and edited this list.

Correspondence & Reports of Interest

Senya acknowledged receipt of the following

- Report from the Commerce Development Commission. Senya thanked Al Zuccarello for such a comprehensive report.
- Activity Report from Mark Miller for June.
- Memo from Mark Miller regarding paving for Ellis Lane. The Board asked Rick to check if another project will have to be deferred to complete the Ellis Lane repaving by the start of school.
- Letter from PECO regarding their compliance with PA Act 120 2008 and advanced meter technology installation.
- The Township's Annual Financial Report for 2011 by Maillie, Falconiero & Company.
- Letter from Green Region denying funding for the Conservancy Board's grant application. Senya thanked the Conservancy Board for their efforts.
- Letter from Mark Gordon advising that the Goshen Meadows Conditional Use hearing will be continued per the applicant's request. This hearing will be continued to July 17 at 7:00pm.
- Letter from FEMA approving East Goshen's adoption of the Chester County Multi-Jurisdictional Hazard Mitigation Plan making East Goshen eligible to apply for federal disaster assistance.
- Letter from the Board of the Friends of East Goshen regarding their intent to dissolve the Friends. Marty noted that the letter could not be accepted as it was unsigned. Senya asked Joe Zug (in the audience) to sign the letter.

Meetings & Dates of Importance

Senya noted the upcoming meetings as listed in the agenda.

Public Comment Period

Tom Rath, Eastwick Circle – Reported that some neighbors occasionally have fireworks shows, and he is concerned about safety due to the dry conditions. The last time it happened, he called the police but they did not arrive in time. Carmen said he did the right thing to call the police, and he should do so again next time.

Mr. Rath then asked why the Township decided to proactively take on the billboard ordinance issue when no developer is pushing the issue. Chuck explained it was a pre-emptive action on the Township's part to avoid contests, disputes or litigation about what is or is not permitted in the Township.

Joe Buonnano, Herron Lane – Asked why the Friends of East Goshen are dissolving. Senya directed him to ask Joe Zug (in the audience). Mr. Zug said he had no comment to make beyond what was contained in the letter to the Board. Senya gave a copy of the letter to Mr. Buonnano.

Appointment to Conservancy Board

Senya announced that resident William Coffey has applied to fill the Conservancy Board vacancy. Thom moved to appoint Mr. Coffey to the Conservancy Board. Chuck seconded the motion. There was no discussion or public comment. The Board voted unanimously to approve the motion.

Adjournment
There being no further business, the regular meeting adjourned at 9:16pm.

Executive Session
The Board met in Executive Session until 11:00pm to discuss a legal matter.

Anne Meddings
Recording Secretary
Attachment: Treasurer's Report

DRAFT

June 28, 2012

TREASURER'S REPORT
2012 RECEIPTS AND BILLS

GENERAL FUND

		Accounts Payable	$94,295.19	
Real Estate Tax	$28,377.85	Electronic Pmts:		
Earned Income Tax	$280,935.38	Health Insurance	$0.00	
Local Service Tax	$15,400.00	Credit Card	$3,702.07	
Transfer Tax	$0.00	Postage	$0.00	
General Fund Interest Earned	$0.00.	Debt Service	$0.00	
Total Other Revenue	$52,666.59	Payroll	$93,000.00	(2 Weeks)
Total Receipts:	**$377,379.82**	Total Expenditures:	**$190,997.26**	

STATE LIQUID FUELS FUND

Receipts	$19,662.71		
Interest Earned	$0.00		
Total State Liqud Fuels:	**$19,662.71**	Expenditures:	**$0.00**

CAPITAL RESERVE

Interest Earned	**$0.00**	Expenditures:	**$26,034.32**

TRANSPORTATION FUND

Interest Earned	**$0.00**	Expenditures:	**$0.00**

SEWER OPERATING

Receipts	$38,707.46	Accounts Payable	$122,228.21
Interest Earned	$0.00	*Debt Service*	$0.00
Total Sewer:	**$38,707.46**	Total Expenditures:	**$122,228.21**

REFUSE

Receipts	$15,220.65		
Interest Earned	$0.00		
Total Refuse:	**$15,220.65**	Expenditures	**$12,843.27**

SEWER CAPITAL RESERVE

Interest Earned	**$0.00**	Expenditures	**$0.00**

15a.

EAST GOSHEN TOWNSHIP
ACTION LIST

New additions are in **bold**

17-Jul-12

#	Item	Date
PCZ 12-3	Billboard Ordinance	17-Jul-12
PCZ 11-6	Sign Ordinance	17-Jul-12
ADM 11-24	Cloud Computing	17-Jul-12
PCZ 12-01	Comp Plan	17-Jul-12
PCZ 09-01	Telecom Registration and Reporting	17-Jul-12
ADM 11-13	Municipal Authority Projects (qtrly)	17-Jul-12
FIN 11-05	Quarterly Financial Reports	17-Jul-12
DPW 08-02	Quarterly Report on I&I	17-Jul-12
ADM 09-04	Quarterly Review of Right to Know Requests	17-Jul-12
DPW 07-02	Hershey's Mill Dam	7-Aug-12
ADM 10-22	TAG Action List	7-Aug-12
ADM 12-4	Light Fixtures ay Municipal Complex	13-Nov-12

EAST GOSHEN TOWNSHIP
ACTION ITEM

Item: **Billboard Ordinance** No: PCZ 12-3

List Date: **3/20/2012** Completed Date:

Description: Consider amending Ordinance

Date	Action
3/20/2012	added to the To Do List.
4/17/2012	Resolution adopted 4/3, CC GIS Department to provide Township map with ADT counts and vacant lots.
5/15/2012	Kristin is preparing the draft ordinance
6/19/2012	Board did an initial review of draft Ordinance on 6/5. Twp Solicitor will be at meeting on 6/19 to answer questions.
6/19/2012	**Board reviewed ordinance and authorized sending it to CCPC and EGPC. Hearing in August**

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
11/15/2011	PC is still reviewing
1/10/2012	PC is still reviewing
2/7/2012	PC is still reviewing
4/2/2012	PC is still
5/15/2012	Letter from PC on agenda. Board requestd additional info and some changes.
6/19/2012	Board to review revised ordinance
6/19/2012	**Board to review revised ordinance and requested it be sent to CCPC for comments**

EAST GOSHEN TOWNSHIP
ACTION ITEM

Item: **CLOUD COMPUTING** No: ADM 11-24

List Date: **12/1/2011** Completed Date:

Description: Determine feasability of using Cloud computing

Date	Action
12/6/2011	Cloud info presented by West Chester Borough distributed to Board
3/20/2012	No Action
4/17/2012	No Action
5/15/2012	Burt is looking into the feasability of placing agenda packest in the Cloud
6/19/2012	No Action
7/17/2012	**Report on agenda**

EAST GOSHEN TOWNSHIP
ACTION ITEM

Item: **Comp Plan** No: PCZ 12-1

List Date: **2/7/2011** Completed Date:

Description: Update Com Plan

Date	Action
2/7/2012	Consider applying for Vission Partnership Grant. At 2/7 meeting BoS requested Staff develop RFP for Consultant
3/20/2012	Working on RFP
4/17/2012	Working on RFP
5/15/2012	RFP Isssued
6/19/2012	Contracted with Brandywine Conservancy on 6/5
7/17/2012	**Working on grant application which is due 8/15/12**

EAST GOSHEN TOWNSHIP
ACTION ITEM

Item: **Telecom Registration and Reporting** No: PCZ 09-01

List Date: **2/24/2009** Completed Date: 7/18/2011

Description:

Date	Action	Complete
4/20/2010	2010 letter out week of 01/04/10. Quarterly update due.	
4/16/2010	Mark Gordon: Received three 2010 registrations to-date. First late and collection notification sent 3/19/10, second late notification and second collection letter going out week of 4/20/10.	
6/10/2010	MG: All WCF Have paid their reg. fees and all but one carrier has provided their annual report for 2010.	
6/24/2010	MG: All Wireless Carriers have submitted the required annual reports.	
7/27/2010	I will have an update at the meeting	
2/22/2011	All Carriers have registered. The snow has prevented two of them from completing and submitting their inspection reports	
3/17/2011	Waiting on one carrier (Clearwire) to complete the process for 2011. Clearwire is going through a financial reconstruction and possible merger so there has been some challenges on their part to address this matter. A contractor has been selected and check requests made to pay said contractor to conduc the work required.	
6/7/2011	Still no response from Clearwire. We intend to begin enforcement proceedings against property owner.	
7/12/2011	We advised Aqua about possible enforcement action and they contacted the right person at Clearwire whois sending in the report	
7/26/2011	All Carriers complete for 2011	
6/19/2012	We have started proceedings against T-Mobile	
7/17/2012	**Proceedings in progress**	

EAST GOSHEN TOWNSHIP
ACTION ITEM

Item: **Municipal Authority Projects** No: ADM 11-13

List Date: **2/17/2011** Completed Date:

Description: Identify Municipal Authority projects, develop schedule and determine funding mechanism.

Date	Action
4/5/2011	Memo attached
4/5/2011	Update costs and check with DVRFA
5/24/2011	Report attached
6/28/2011	Lockwood - Currently meeting with property owners about easements, HMPS & Reserve Ps- Act 537 approval received 6/6/11. Marydell PS - Comments received from agencies. Public Notice in the Local on 6/25/11. Reservoir Rd PS - No Action. We are proceeding on the assumption that Sewer Capital Reserve Fund monies will be used to fund the expenses until a borrowing.
7/26/2011	See Attached Report
10/18/2011	Lockwood - E&S Plans submitted to PADEP, Pennoni is working on closure plan for STP. One half of the ROWs have been obtained. MaryDell - Act 537 Revision submitted to PADEP RSCSTP - Project Completed
1/17/2012	RCSTP - Completed, Audit filed with State. Lockwood - We have all permits. Going out for Bid in January. Marydell - We have Act 537 Plan Approval Reserve PS and HMPS - Currently reviewing pipe layout
4/17/2011	RCSTP - Completed Lockwood - Construction to starte in April. Marydell, Reserve PS and HMPS - In final design
7/17/2012	**RCSTP - Completed Lockwood - pipework completed, working on plant.. Marydell, Reserve PS and HMPS - In final design see attached**

Rick Smith

..om: Ellis, Michael <MEllis@Pennoni.com>
Sent: Thursday, July 05, 2012 10:36 AM
To: rsmith@eastgoshen.org
Cc: Barbato, Daniel; Mark Miller (mmiller@eastgoshen.org)
Subject: Sewer Diversion Schedules

Rick,

Following are projected schedules for the Marydell, Reserve, and Hershey Mill sewer diversions.

Marydell

- Test pits = by July 31, 2012
- HOP application for sewer installation = by July 31, 2012
- DEP Closure Plan submission = July 31, 2012
- HOP permit issuance = by August 31, 2012
- DEP Closure Plan approval (90-120 days) = October-November 2012
- Additional Easement from shopping center = October-November 2012
- Advertise = December 2012
- Bids Due = January 2013
- Contract Execution (after bonding and insurance) = February 2013
- Start Construction = March 2013
- Complete Construction (say 120 days) = July 2013

Hershey Mill

- GP-5 application to DEP for stream crossing = Done (June 22, 2012)
- E&S submission to CCCD = July 6, 2012
- Rock borings = by July 31, 2012
- DEP Part 2 WQM Permit Amendment submission = by July 31, 2012
- CCCD E&S approval (±60 days) = September 2012
- DEP GP-5 approval (following CCCD approval) = September 2012
- DEP Part 2 WQM Permit Amendment approval (120 days) = November 2012
- Advertise = December 2012
- Bids Due = January 2013
- Contract Execution (after bonding and insurance) = February 2013
- Start Construction = March 2013
- Complete Construction (say 120 days) = July 2013

Reserve

- GP-5 application to DEP for stream crossing = Done (June 27, 2012)
- E&S submission to CCCD = July 6, 2012
- Rock borings = by July 31, 2012
- DEP Closure Plan submission = by July 31, 2012
- CCCD E&S approval (±60 days) = September 2012
- DEP GP-5 approval (following CCCD approval) = September 2012
- DEP Closure Plan approval (90-120 days) = October-November 2012
- **3-4 MONTH HOLD FOR OTHER PROJECTS TO BID AND BE AWARDED***
- Advertise = March 2013

2 of 3

- Bids Due = April 2013
- Contract Execution (after bonding and insurance) = May 2013
- Start Construction = June 2013
- Complete Construction (say 120 days) = October 2013

*We have previously discussed the potential to bid Marydell and Reserve under one contract for economy of scale. After further consideration, I suggest they be bid separately. The contract duration would have to be extended to 6-8+ months if they are done together versus approx 4 months for only one project. The contractor may also not be able to handle both projects concurrently, and separate contracts would diversify the risk in case there are any performance issues with one contractor. Further, if Reserve is bid out after Marydell is awarded, there is still a potential for economy of scale as the Marydell contractor could bid the Reserve project anyway at economical costs since he will already be in the township. I'm therefore proposing the Reserve bidding be pushed back 3-4 months so that there are not 3 projects out to bid at the same time (for conflicts/delays with contractual issues, coordination, inspections, etc.), and to allow the same contractors to bid and not have to work the entirety of both jobs concurrently.

Hershey Mill will be bid separate of the other two because it is a directional drill contract and is expected to involve a different, specialty prime contractor than the other two diversions.

Mike

Michael J. Ellis, PE

Pennoni Associates Inc.
Christiana Executive Campus
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Newark, DE 19713-4310
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Consulting Engineers providing...

Environmental – Geotechnical – Inspection & Testing – Land Development – MEP
Landscape Architecture – Structural – Survey – Transportation – Water/Wastewater

EAST GOSHEN TOWNSHIP
ACTION ITEM

Item: **Quarterly 2011 Financial Reports** No: FIN 10-05

List Date: **2/16/2010** Completed Date:

Description:

Date	Action	
4/19/2010	Provide Q1 Reports.	Done
7/27/2010	Provide Q2 Reports. Budget Savings: 2008 Budget vs. 2010 Budget Provide list of Variances and Impact Items ($2500 threshold) Disbursements by Fund State Fund chargebacks detailed DPW breakouts for full costing Snow, Roads, Sewer, Parks Overtime Report	
10/26/2010	Provide Q3 Reports.	
1/25/2011	Pending review by Finance Group	
4/26/2011	Pending review by Finance Group	
5/3/2011	March report in packet. Quarterly report will be expanded to include April and distributed for the Financial Planning Session on 5/26.	
7/26/2011	See your Financial Binder sent out 7/22/2011	
10/25/2011	See your Financial Binder sent out 10/21/11	
3/6/2012	See report	
4/17/2012	See report	
7/17/2012	**See report**	

EAST GOSHEN TOWNSHIP
ACTION ITEM

Item: **Quarterly Report on I & I** No: DPW 08-02

List Date: 12/9/2008 Completed Date:

Description:

Date	Action	
1/12/2010	Distribute Quarterly Report.	Done
4/20/2010	Distribute Quarterly Report.	Done
5/4/2010	Rick to provide memo on expenses. Will become part of regular report.	Done
7/13/2010	Distribute Quarterly Report.	Done
10/12/2010	Distribute Quarterly Report.	
10/26/2010	MG: Mark Miller to provide Qtr. update	
1/25/2011	Distribute Quarter Report	
4/26/2011	Report attached	
7/26/2011	Report attached	
10/18/2011	Report attached	
1/10/2012	Report attached	
4/17/2012	Report attached	
7/17/2012	**Mark has televised 8,000 feet in the Ridley Creek System and repaired 4 leaks. Made multiple lateral repairs in both systems, repaired a broken lateral in Ashbridge (10-12,000 GPD) and continued monitoring with portable flow meters.**	

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
1/10/2012	Wiil be distributed at meeting	
4/17/2012	Wiil be issued for the 5/1 meeting	
5/1/2012	Report issued	Done
7/17/2012	**Report attached**	

Memo

To: Board of Supervisors
From: Nancy Scheiderman
Re: Request for Information
Date: July 2012

Apr May June 2012

15 requests for information were received. The information requested breaks down into the following categories:

12 - Permits

1 - Environmental assessment

1 – Inventory of office printers, copiers, supply costs, service calls, maintenance agreements

1 – Sub division records

16a.

EAST GOSHEN TWP
00 15 900 008

H.A. BERKHEIMER, INC.
EARNED INCOME TAX AUDIT

2011

MICHAEL T. NARDONE
Certified Public Accountant
Member of American Institute of Certified Public Accountants

401 SOUTH MARKET STREET
BLOOMSBURG, PA 17815
PHONE (570) 784-2201
(866) 784-2201
FAX (570) 784-2010

111 NORTH MOUNTAIN BLVD
MOUNTAINTOP, PA 18707
PHONE (570) 474-9344
FAX (570) 868-1106

H.A. BERKHEIMER, INC.
EARNED INCOME TAX
FOR THE YEAR ENDED DECEMBER 31, 2011

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See Auditor's Report and Notes to the Financial Statements

MICHAEL T. NARDONE
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Member of American Institute of Certified Public Accountants

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mikenardone@epix.net

111 NORTH MOUNTAIN BLVD
MOUNTAINTOP, PA 18707
PHONE (570) 474-9344
FAX (570) 868-1106

Independent Auditor's Report

To the Board of Directors of
H.A. Berkheimer, Inc.
50 North Seventh Street
Bangor, Pennsylvania 18013

Pursuant to your request I provide this report with respect to the collection of earned income taxes related to your client - EAST GOSHEN TWPfor the year ended December 31, 2011.

I have audited the statement of distribution of taxes arising from cash earned income tax collection activities and the statement of cash receipts and disbursements arising from cash earned income tax collection activities of H.A. Berkheimer, Inc. as of and for the year ended December 31, 2011 and in my report dated June 26, 2012, I expressed an unqualified opinion on those financial statements. I conducted my audit in accordance with auditing standards generally accepted in the United States of America. Those basic financial statements are available for examination at the office of H.A. Berkheimer, Inc. The accompanying statement of distribution of taxes arising from cash earned income tax collection activities and statement of cash receipts and disbursements arising from cash earned income tax collection activities are the responsibility of the management of H.A. Berkheimer, Inc. My responsibility is to express an opinion on these supplemental statements based on my audit of the financial statements referred to above from which they are derived.

My audit was conducted for the purpose of forming an opinion on the basic financial statements related to the earned income tax collection activities of H.A. Berkheimer, Inc. taken as a whole. The accompanying East Bradford Twp statement of distribution of taxes arising from cash earned income tax collection activities and statement of cash receipts and disbursements arising from cash earned income tax collection activities are presented for the purpose of additional analysis and are not a required part of the basic financial statements. Such information in the accompanying statement of distribution of taxes arising from cash earned income tax collection activities and statement of cash receipts and disbursements arising from cash earned income tax collection activities has been subject to the auditing procedures applied in the audit of the basic financial statements and, in my opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Independent Auditor's Report Continued

As described in Note 1, these supplemental statements were prepared on the basis of cash receipts and disbursements, which is a comprehensive basis of accounting other than United States Generally Accepted Accounting Principles (U.S. GAAP) and presents only the earned income tax collection activities of H.A. Berkheimer, Inc. related to EAST GOSHEN TWP

This report is intended solely for the information and use of the Board of Directors and management of H.A. Berkheimer, Inc. and East Bradford Twp and is not intended to be and should not be used by anyone other than these specified parties.

Michael T. Nardone

Michael T. Nardone
Bloomsburg, PA 17815

June 26, 2012

H.A. BERKHEIMER, INC.
EAST GOSHEN TWP
STATEMENT OF DISTRIBUTION OF TAXES
ARISING FROM CASH EARNED INCOME TAX COLLECTION ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2011

JANUARY	$ 9,381
FEBRUARY	5,315
MARCH	
APRIL	
MAY	
JUNE	
JULY	9,996
AUGUST	20,134
SEPTEMBER	9,178
OCTOBER	7,896
NOVEMBER	5,621
DECEMBER	6,662
	$ 74,183

See Auditor's Report and Notes to the Financial Statements

H.A. BERKHEIMER, INC.
EAST GOSHEN TWP
STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS
ARISING FROM CASH EARNED INCOME TAX COLLECTION ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2011

BALANCE – JANUARY 1, 2011	$ 2,544
ADD RECORDED COLLECTIONS NET OF REFUNDS AND TRANSFERS	75,801
	78,346
LESS DISTRIBUTIONS	74,183
BALANCE – DECEMBER 31, 2011	$ 4,163

See Auditor's Report and Notes to the Financial Statements

H.A. BERKHEIMER, INC.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2011

Note 1 – Summary of Significant Accounting Policies

Basis of Accounting

It is the policy of H.A. Berkheimer, Inc. to prepare its financial statements on the cash receipts and disbursements basis of accounting. Under this basis, only assets and liabilities arising from cash transactions are recognized. This basis differs from generally accepted accounting principles, primarily because the effect of any possible earned income taxes unpaid by the taxpayers at the date of financial statements is not included in the financial statements, since they are indeterminable at that date. Accordingly, the accompanying financial statements are not intended to be in conformity with generally accepted accounting principles. This basis of accounting is normally employed by tax collectors. The accompanying financial statements present only the cash receipts and disbursements related to earned income tax collection activities of H.A. Berkheimer, Inc.

H.A. Berkheimer, Inc. maintains agency funds for the purpose of receiving and disbursing earned income taxes collected. The funds are maintained for School Districts, Cities and Municipalities for which H.A. Berkheimer, Inc. has been retained as the earned income tax collector. A separate fund, known as the Reciprocal Fund, is used to disburse money to other tax collectors, for the non-client districts of H.A. Berkheimer, Inc.

All taxes received are deposited daily into a FDIC insured bank account. All deposits are collateralized by a pool of eligible securities in accordance with the requirements of ACT 72 of the General Assembly.

All earned income taxes are processed through and disbursed by utilizing computerized systems. Disbursements to clients are made at least monthly with surety bonds maintained to cover undistributed funds. Subsidiary ledger accounts are maintained for each client and reciprocal collector.

All earned income tax collected for non-client districts is disbursed to the non-client tax agent at least 60 days from the due date of the employer quarterly filings, as required by ACT 192 of 2004. All non-client's earned income tax collected that is not claimed is returned to the client district where it was collected.

H.A. BERKHEIMER, INC.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2011

Note 2 – Scope of Examination

In planning and performing my audit of the statement of distribution of taxes arising from cash earned income tax collection activities and the statement of cash receipts and disbursements arising from cash earned income tax collection activities of H.A. Berkheimer, Inc. as of and for the year end December 31, 2011, I considered its internal control structure for both accounting and EDP system controls in order to determine my auditing procedures for the purpose of expressing my opinion on the financial statements, and not to provide assurance on the internal control structure.

The management of H.A. Berkheimer, Inc. is responsible for establishing and maintaining an internal control structure. In fulfilling this responsibility, estimates and judgments by management are required to assess the expected benefits and related costs of internal control structure policies and procedures. The objective of an internal control structure is to provide management with reasonable, but not absolute, assurance that assets are safeguarded against loss from unauthorized use or disposition, and that transactions are executed in accordance with management's authorization and recorded properly to permit the preparation of financial statements on the basis of cash receipts and disbursements, which is a comprehensive basis of accounting other than generally accepted accounting principles (Note 1). Because of inherent limitations in any internal control structure, errors or irregularities may nevertheless occur and not be detected. Also, projection of any evaluation of the structure to future periods is subject to the risk that procedures may become inadequate because of changes in conditions or that the effectiveness of the design and operation of policies and procedures may deteriorate.

In the pages that follow I have described some of the tests and procedures I used as a basis for forming my opinion on the financial statements. The tests and procedures were performed on the statement of distribution of taxes arising from cash earned income tax collection activities and the statement of cash receipts and disbursements arising from cash earned income tax collection activities taken as a whole. The accompanying EAST GOSHEN TWPstatement of distribution of taxes arising from cash earned income tax collection activities and statement of cash receipts and disbursements arising from cash earned income tax collection activities are not a required part of the basic financial statements. My testing may or may not have included sample transactions within EAST GOSHEN TWP.

H.A. BERKHEIMER, INC.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2011

Note 2 – Scope of Examination (Continued)

CASH IN BANK

The cash account balance at December 31, 2011, was confirmed. Deposits for selected test periods as recorded on the books and records were traced to the bank statements for the year 2011. Canceled checks for selected test periods were traced to the books and records. The cash balance at December 31, 2008, was reconciled with the books and records.

CASH RECEIPTS

Cash received during 2011 consisted of monies from individuals and employers for earned income taxes who lived or operated within a client district of H.A. Berkheimer, Inc. A random selection of individuals and employers were sent confirmations asking them to confirm (directly to my office) any differences between their record of payments and H.A. Berkheimer, Inc.'s records. When possible, all confirmations returned to us were reconciled.

CASH DISBURSEMENTS

The cash disbursements made by H.A. Berkheimer, Inc. during 2011 consisted of remittances to various taxing jurisdictions, other tax collectors, and payments of refund claims. I confirmed from all client accounts the amount which they received from H.A. Berkheimer, Inc. These amounts were in agreement with the books and records. Also, I confirmed on a test basis, non-client reciprocal disbursements for the year 2011, and these amounts were traced to the books and records. Claims for refunds were sampled. My examination consisted of reviewing the evidence in support of the claims determining its validity.

H.A. BERKHEIMER, INC.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2011

Note 2 – Scope of Examination (Continued)

TESTING

I tested a random selection of employer quarterly reports, individual quarterly estimated payments, and individual annual tax returns. The testing was performed to assure that the procedures employed by H.A. Berkheimer, Inc. are in compliance with Act 511, those remittances to client districts are accurate based on collections, and those payments are timely as per contractual agreement with client. These tests include but are not limited to the following:

EMPLOYER QUARTERLY REPORTS

Trace tax withheld to client municipality or non-client municipality to ensure proper credit.

Trace employer withholding to employee's annual return.

Review correspondence file for follow up on employee addresses which are unknown and employer errors.

Review established procedures employed to identify and add to the tax file new employers within a client district.

Review established procedures in use to resolve unknown employees' addresses.

INDIVIDUAL QUARTERLY ESTIMATED PAYMENTS

Trace remittance to municipality for proper credit.

Review correspondence file for proper address or change of address information if applicable.

H.A. BERKHEIMER, INC.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2011

Note 2 – Scope of Examination (Continued)

TESTING
(Continued)

INDIVIDUAL TAX RETURNS

Trace amounts withheld to client district employer reports or reports received from other tax administrators.

Trace estimated payments to client municipality record for proper credit.

Recalculate return for mathematical accuracy.

Reconcile reported amounts of income and deductions to supporting documents submitted with the annual tax return.

Review correspondence for proper change of address notices, incomplete income tax return information, and errors in payments, refunds, and credits.

Review audits for correct calculation and proper theory of proposed changes.

Trace audit results to municipality for proper adjustment.

Review established procedures employed to identify and add new individuals to the tax file within a client district.

H.A. BERKHEIMER, INC.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2011

Note 2 – Scope of Examination (Continued)

TESTING
(Continued)

OTHER

I tested the timeliness of client payments to make certain that they are in compliance with client contracts.

"Non-client reciprocals" are, in fact, earned income taxes received by H.A. Berkheimer, Inc. through the collection-at-source process for individuals employed in a H.A. Berkheimer, Inc. client district but are a resident in a non-client taxing district that also imposes an earned income tax. Act 192 of 2004, which amended the Local Tax Enabling Act 192 of 2004, requires the earned income tax officer to, by 60 days from the due date of employer quarterly filing, distribute earned income taxes to the appropriate taxing bodies, both client and non-client. These quarterly disbursements need not be conditioned upon the taxing districts requesting same. At least annually, all taxing districts shall reconcile their receipts with the records of the earned income tax officer and return to or credit the officer with any overpayment. If the earned income tax officer cannot identify which taxing district is entitled to receive the non-client tax monies collected, the office is authorized to disburse said sums to the municipality in which the tax was collected. As part of this annual reconciliation, a taxing district or its agent, i.e., the earned income tax officer for that district can make a "claim" for tax monies owed to it for residents of the district not previously reciprocated.

For non-client reciprocal payments, we tested the compliance with Act 192 of 2004 and confirmed a sample of the non-client distributions for the amount of the distributions and timeliness of the distribution.

I examined the surety and fidelity bond coverage of H.A. Berkheimer, Inc. for compliance with Act 511.

H.A. BERKHEIMER, INC.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2011

TESTING
(Continued)

OTHER

Tested compliance with client contracts for West Chester Area School District and all of the client municipalities located within West Chester Area School District. As a result of this test I discovered that H.A. Berkheimer, Inc. was in compliance with client contracts.