

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
1580 PAOLI PIKE
April 16, 2013
Final Approved Minutes**

Present: Chairman Senya D. Isayeff, Vice-Chairman Carmen Battavio, Supervisors Marty Shane, Thom Clapper and Chuck Proctor. Also present were Township Manager Rick Smith and CFO Jon Altshul. ABC members in attendance were Erich Meyer (Park & Rec) and Susan Carty (Planning Commission).

Executive Session

The Board met in Executive Session from 6:30pm to 7:00pm to discuss a personnel matter.

Call to Order & Pledge of Allegiance

Senya called the meeting to order at 7:00pm and asked Mary McLoughlin of Willistown to lead everyone in the Pledge of Allegiance.

Moment of Silence

Carmen called for a moment of silence to remember the troops and the victims of the Boston bombings.

After the moment of silence, Senya read aloud a note from Newtown, Connecticut in thanks for the letters, stuffed bears and well wishes from the Township delivered to them by Carmen Battavio after their recent tragedy.

Recording of Meeting

No resident recorded the meeting.

Public Comment on Non-Agenda Items

Bill Howard, Line Road – Thanked all the first responders and firefighters who responded when his house burned down March 27. He was especially thankful to WEGO officer Angel Callahan who rescued his dogs.

Chairman's Report

Senya announced that the Board met in Executive Session earlier this evening to discuss a personnel matter. He also announced there was no Comp Plan update for this evening. Senya thanked the volunteers who participated in Keep East Goshen Beautiful Day.

Malvern Fire Company Report for March 2013

Rick reported that Malvern assisted the Goshen Fire Company with two incidents in March.

Financial Report

Jon Altshul summarized the financial results for the first quarter of 2013. As of March 31, revenues were \$331,571 over budget and expenses were \$149,282 below budget, yielding a net

result of \$480,853. Marty stated that Jon is doing a great job for the Township and the financial results get better each month.

Liens

Per Tia Piccolo's recommendation to file liens against two homeowners in arrears on their utility bills, Carmen moved for the staff to proceed and file the liens. Thom seconded the motion. There was no discussion or public comment. The Board voted unanimously to approve the motion.

Spinelli Property at 143 Line Road, Willistown Township

Ms. Mary McLoughlin, Director of Parks & Recreation for Willistown Township, was present to discuss Willistown's plans for the Spinelli property.

Senya noted that Willistown had notified East Goshen in advance that they would be unable to attend the April 2 meeting; however, due to a glitch with an email server Rick Smith did not receive the email until after the April 2 meeting was concluded.

Ms. McLoughlin began her presentation by reviewing a Site Context map showing the location of the parcel. The Spinelli property serves as a buffer to several Natural Lands Trust (NLT) properties which are PNDI sites. The Spinelli site itself is also potentially a PNDI site and Willistown plans to have it inventoried. Willistown's purchase of the Spinelli property will create a potential for another 5+ miles of recreational trails. Willistown has applied to the State for a DCNR grant as outlined in her March 11 letter to Rick Smith. The condemned, burned-out home on the Spinelli property will be razed, an environmental cleanup will be conducted, and all old equipment will be removed. She noted that this is a Willistown project and has absolutely nothing to do with the Greater Chester Valley Soccer Association (GCVSA) and there will be no expansion of parking for the GCVSA.

Carmen asked if East Goshen could obtain a general outline of the enforcement measures (such as fines, towing, etc.) Willistown plans to use if people park at the Spinelli location for soccer events. Ms. McLoughlin stated that the property will serve as a trail head with approximately 5-10 parking spaces, and Willistown does not believe these spaces will be used for soccer events; however she said they would take the request under advisement.

Ms. McLoughlin said she had read the minutes from the last meeting and wanted to address a few of the issues that were raised by residents. One of them involved the Toll Brothers development. She said that particular development was allowed as part of a deal by Willistown, the Bryn Mawr Rehab and the NLT in compensation for allowing 108 other acres to be protected. Marty asked if the NLT has any restrictions on their properties that would prevent the GCVSA from expanding onto them. Ms. McLoughlin said it would be against the principles of the NLT to allow that, and furthermore there is a natural barrier (a stream) that would prevent it. Marty asked if there will be any restrictions placed on the Spinelli property to prevent Willistown from selling it and having it used to expand soccer parking. Ms. McLoughlin stated the Spinelli property will be Township park land and the deed language will restrict it for recreational use only. The 5-10 parking spaces will be gravel, and will probably be located in the small keyhole lot along Line Road. Willistown's plans are to use the Spinelli property for

park land; however it's possible that if sold it could be used for 5 residences. Marty asked if Willistown plans it to be used for passive recreation only, and Ms. McLoughlin said that is the plan. She also noted that the keyhole lot where the Spinelli home is located is considered a separate lot that could possibly be developed (one home only) but that is unlikely. She stated that Willistown is retaining the right to use the northwest corner of the parcel as active park land in the future.

Marty said he is disappointed the Willistown Board of Supervisors does not notify East Goshen of matters while they are under consideration. It would be nice for East Goshen to be notified so that representatives from the Township and interested residents could attend Willistown meetings and provide input on matters that impact them. In that respect, East Goshen's relationship to Willistown differs from its relationships to all other adjoining townships. Ms. McLoughlin said she notified East Goshen as soon as Willistown knew the Spinelli deal was going to happen, but added she would pass along Marty's sentiments to Willistown's new Township manager.

Marty said at this stage East Goshen has no plans to install the Line Road trail that was part of the Applebrook plan, as the ADA requirements make the cost prohibitive. Therefore if Willistown is planning to make a trail connection to East Goshen Township Park from the Spinelli property, it will have to be done on the Willistown side of Line Road.

Public Comment: Chuck Halmer, Applebrook – Asked Ms. McLoughlin why her March 11 letter to Rick Smith stated that the purchase of the Spinelli property “will provide much needed public parking access from Line Road.” Ms. McLoughlin said the letter referred to parking for the trail head. He asked where East Goshen residents will be able to see documentation that there will be a maximum of 10 parking spaces. Ms. McLoughlin said there will be no specific documentation. He asked for confirmation that she had stated something could possibly be developed on the keyhole lot and that there are no restrictions on it. She said yes, as the grants would not apply to that lot. He asked if the parking spaces would be placed within the keyhole lot and she said probably, but Willistown is still looking into it. He asked if Willistown will come back to East Goshen once a plan has been created, and she said she would absolutely come back if she is invited. Senya stated that if Willistown comes back and shows the plan, it would be for information purposes only, and East Goshen would not have any input into it. Ms. McLoughlin then stated for the record that Willistown has not yet created a plan, and the 5-10 parking spaces are only an estimate. The land would be Township park land for Willistown to manage as they see best. She added that all comments made this evening would be taken back to Willistown. Mr. Halmer asked about Willistown's timeline for the property and Ms. McLoughlin said she is not sure at this point, but does know that settlement is not until August.

Marty asked if Willistown's purchase is contingent on them securing the grant, and Ms. McLoughlin said no.

Public Comment: Bill Gies, Applebrook – Asked why the keyhole lot cannot be committed for conservation. Ms. McLoughlin stated the keyhole is only 1.9 acres as opposed to the remainder of the parcel which is over 20 acres. Mr. Gies said he would like the entire property tied together.

Public Comment: Charlotte Ferroni (Willistown resident) – Said she lives on Beams Lane, and she and her husband specifically purchased their property for its privacy and seclusion. She is concerned about having trails all around her home with people on them all the time.

Public Comment: Steve Arnold, Applebrook – Wanted to know why Willistown can't use the existing Township property represented as site #4 on the Site Context Map for the trail head. It's right next to the Spinelli property. Ms. McLoughlin stated site #4 is too wet to be used for parking. She noted there are many reasons Willistown is buying the property, not just for trail head parking. Mr. Arnold stated that Line Road is not straight as represented on the Site Context Map. He is concerned because the entrances to Applebrook and the Spinelli property are across from each other on a curve, which is an unsafe condition. Ms. McLoughlin said she would take that concern back to her Township supervisors and added that the map was created from an aerial of the location. Mr. Arnold said regardless, it's still not an accurate map. Mr. Arnold expressed disappointment that Willistown had no plan to show what the property will look like. He would like the property closed off after dark with a chain or gate to prevent teenagers from using it for partying, etc. Ms. McLoughlin said she would also take that back to her Board of Supervisors. Mr. Arnold said he is concerned the property will be used for soccer event parking.

Public Comment: Dean Case, Applebrook – Said he would prefer the parking be located back in the interior of the parcel, and not along Line Road. Ms. McLoughlin said Willistown will look into that. He also stated that if a trail is going to be constructed on Line Road it should be on Willistown's side of the street.

Public Comment: Patricia Carroll, Applebrook – Does not want the property to be used for soccer event parking. In addition, she is concerned that Willistown will come back to East Goshen in a few years to ask for expanded parking on the Spinelli property. She added that driving on Line Road is already dangerous and some drivers do not even stay on their side of the road.

Public Comment: Michael Devine, Chairman of the Open Space Review Board in Willistown – Said Willistown had to "scramble" to save this property once the price dropped and they were able to afford it. Willistown would like East Goshen's support, and he and Mary McLoughlin will take all comments back to Willistown.

Public Comment: Bill Egan, Mill Creek – Encouraged the Board to support Willistown and also to build the Applebrook trail along Line Road.

Public Comment: Steve Arnold, Applebrook – Stated that if the parking area is going to be close to Line Road it should be screened with landscaping.

Public Comment: Annette Case, Applebrook – Said parking for soccer events is a problem - people have parked in Applebrook for soccer events and walked over to the fields. She wants the parking area to be bermed up and screened with landscaping.

Thom Clapper asked for clarification that one home could possibly be built on the keyhole lot and Ms. McLoughlin said yes, one on the keyhole and 4 or 5 homes on the balance. Thom asked

for clarification that there are no restrictions on Willistown selling to a builder. Ms. McLoughlin said yes there are. The grant covenants will restrict residential development. For clarification, Thom recapped that there is a possibility of up to 10 parking spaces for the trail head and perhaps one home on the keyhole lot.

Public Comment: Michael Devine, Chairman of the Open Space Review Board in Willistown – Said the by-right is five cluster homes, not five individual homes.

Marty asked why Willistown would not put restrictions on the keyhole lot and Ms. McLoughlin said she was not sure and could not speak for her Board of Supervisors. Marty said he's in support of Willistown's plans but he wants a conservation easement on the entire property, either on both parcels or by combining both parcels into one. Ms. McLoughlin said his request should be put in East Goshen's letter to Willistown, which will then be passed on to the State. She added that Willistown is 100% confident the Spinelli property will remain park land.

Senya asked if East Goshen had been given a copy of Willistown's grant application and Ms. McLoughlin said no. Senya said he would like to have a copy before East Goshen responds to Willistown. He then asked if Willistown's Supervisors had any public meetings about this matter. Ms. McLoughlin said that all action taken in regard to this property was conducted at public meetings. She suggested Senya speak with David Burman, their Township Manager. Senya said it would have been helpful if the Comprehensive Plan citations in Willistown's grant application letter had been from Willistown's Comprehensive Plan instead of East Goshen's Comprehensive Plan. Ms. McLoughlin stated that citations from the Willistown Comprehensive Plan were used in their actual grant application.

Marty asked Ms. McLoughlin if Willistown was asking for East Goshen's support or merely for comments. Ms. McLoughlin said they were looking for either or both, and East Goshen can send a letter of support listing their caveats.

Senya asked what is Willistown's timeline. Ms. McLoughlin answered that the grant is currently being reviewed by the State, and noted that Willistown was only required to notify East Goshen.

Thom asked what the amount of the grant request was. Ms. McLoughlin said it was \$850K from the State and \$500K from the County. In addition, \$1.8M from their Open Space Fund will be used.

Public Comment: Annette Case, Applebrook – Requested that before the East Goshen Board supports this they unanimously agree to have the 1.9-acre keyhole lot be included in a conservation easement.

Marty moved to write a letter of support to Willistown with the following requests:

1. A conservation easement is placed over both lots, OR the 1.9-acre lot is purchased only with money from the Open Space Fund.
2. Parking is restricted to daylight hours.
3. A copy of the grant application is provided to East Goshen.

4. A copy of the plan is provided to East Goshen before final adoption by the Willistown Board of Supervisors.
5. The parking area is located as far back on the lot as possible.

Carmen seconded the motion.

Thom asked the audience if they had any concerns if a home is built on the keyhole lot. There were no comments. Ms. McLoughlin said the plan is not to have a house built there.

Public Comment: Michael Devine, Chairman of the Open Space Review Board in Willistown – Stated that in applying for the grant Willistown didn't want to confuse the issue of having a property with a burned-out home, buried oil tanks and environmental issues mixed in with the 20-acre lot that's in better condition. Willistown carved out the 1.9 acre portion to help ensure success in getting a grant for the rest of the property.

Rick Smith added for the record that Willistown is buying the 1.9-acre keyhole lot with Open Space Funds (bond money) and therefore they are not planning to "flip" it to a developer.

There was no further discussion or public comment. The Board voted unanimously to approve the motion.

Police Report

There were 564 calls for service from East Goshen in March. Chief Brenda Bernot reported that the father and son arrested for hosting an underage drinking party in Bow Tree are scheduled for a hearing on April 24. The Citizens' Police Academy will be starting up again in September. More details will be forthcoming. The DEA National Take Back Initiative for expired and unwanted prescription drugs will take place at Giant on Boot Road April 27 from 10:00am to 2:00pm. She urged everyone to keep their car doors locked and to remove valuable from their cars or store them out of sight. Finally she reminded everyone to be wary of phone scams which are still a problem in the area.

Marty asked that the Monthly Activity Report show if missing individuals are found. He would also like the category for stolen and recovered vehicles to be reinstated. Chief Bernot said she would check into it.

Resolution 13-12, Establishing the 2013 Public Safety Boundaries

Rick noted this is the standard resolution sent to the County every year. This year it was delayed until Chief Bernot was hired so that her signature could be added to the document. Marty moved to adopt Resolution 13-12. Carmen seconded the motion. There was no discussion or public comment. The motion passed unanimously.

Goshen Fire Company Report

The Fire Police responded to 38 calls for service and the EMS crew responded to 278 calls for service during the month of March.

Financial Planning Session

The Board scheduled a Financial Planning Session for June 5 at 10:00am.

Review of Minutes

The Board reviewed and corrected the draft minutes of April 2. Senya stated the minutes would stand as corrected.

Treasurer's Report & Expenditure Register Report

See attached Treasurer's Report for April 11, 2013.

The Board reviewed the Treasurer's Report and the current invoices. Thom moved to accept the Treasurer's Report 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 discussion or public comment. The Board voted unanimously to approve the motion.

Action List

Applebrook Golf Outing – A meeting with Applebrook is pending.

Light Fixtures – A notice to proceed will be issued this week.

Municipal Authority Projects –

Lockwood – need to do final restoration in 2013.

Marydell – under construction.

Reserve Pump Station – need easement.

Hershey Mill Pump Station – work to begin this month.

Quarterly Report on I&I – Public Works cleaned and TV'd Pin Oaks, North Lockwood, Brook Drive and Strasburg Road. They made four repairs and continued monitoring with portable flow meters and normal cap replacements.

Quarterly Review of Right-To-Know Requests – The report was included in the Board's packet and there were no comments.

Comcast Franchise – The Township Solicitor will work with Comcast on the agreement.

Any Other Matter

None.

Correspondence & Reports of Importance

Senya acknowledged receipt of a letter from Frank Vattilano changing the effective date of his retirement to December 31, 2013.

Meetings & Dates of Importance

Senya noted the upcoming meetings as listed in the agenda. Thom announced that the Farmers' Market will return to the outdoors beginning in May. Chuck noted that on May 14 the Friends of East Goshen will have a meeting.

Public Comment

None.

Adjournment

There being no further business, the regular meeting was adjourned at 9:08pm.

Executive Session

The Board met in Executive Session until 10:00pm to discuss a personnel matter.

Anne Meddings
Recording Secretary

Attachments:

Treasurer's Report

April 11, 2013

**TREASURER'S REPORT
2013 RECEIPTS AND BILLS**

GENERAL FUND

Real Estate Tax	\$125,204.48
Earned Income Tax	\$17,300.00
Local Service Tax	\$4,400.00
Transfer Tax	\$0.00
General Fund Interest Earned	\$1,073.82
Total Other Revenue	\$374,120.08
Total Receipts:	\$522,098.38

Accounts Payable	\$307,764.53
<u>Electronic Pmts:</u>	
Health Insurance	\$0.00
Credit Card	\$0.00
Postage	\$0.00
Debt Service	\$34,138.36
Payroll	\$83,000.00
Total Expenditures:	\$424,902.89

STATE LIQUID FUELS FUND

Receipts	\$363,305.89
Interest Earned	\$0.00
Total State Liquid Fuels:	\$363,305.89

Expenditures:	\$0.00
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CAPITAL RESERVE

Interest Earned	\$780.70
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Expenditures:	\$0.00
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TRANSPORTATION FUND

Interest Earned	\$295.43
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Expenditures:	\$0.00
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SEWER OPERATING

Receipts	\$21,395.32
Interest Earned	\$123.46
Total Sewer:	\$21,518.78

Accounts Payable	\$51,023.71
Debt Service	\$29,774.67
Total Expenditures:	\$80,798.38

REFUSE

Receipts	\$6,879.71
Interest Earned	\$52.35
Total Refuse:	\$6,932.06

Expenditures	\$64,608.23
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SEWER CAPITAL RESERVE

Interest Earned	\$230.80
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Expenditures	\$0.00
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