

**AGENDA**  
**EAST GOSHEN TOWNSHIP**  
**BOARD OF SUPERVISORS**

Tuesday, June 18, 2013  
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. Comp Plan Update – Announce the next meeting is scheduled for June 24, 2013
  - b. Announce that at their meeting on June 11, 2013 the Board acknowledged receipt of Dr. Thom Clapper's resignation from the Board.
  - c. Announce that the Board will meet on June 25, 2013 for the purpose of interviewing Janet Emanuel and Montajeon Gay and select one to them to fill the vacancy on the Board of Supervisors.
7. Public Hearings - None
8. Police – Chief Bernot  
Malvern Fire Co. – May 2013 Fire Operations Report  
Goshen Fire Co.  
Fire Marshal – None
9. Financial Report – May 2013 Financial Report
10. Old Business
  - a. Consider revisions to Peddling and Soliciting Ordinance
  - b. Consider revisions to the Personnel Manual
11. New Business
  - a. Presentation on the Central Chester County Bicycle and Pedestrian Circulation Plan
  - b. Consider Goshen Meadows Land Development
  - c. Consider Comprehensive Plan/ Sustainable Communities Assessment
  - d. Consider award of LED Signs Bid
  - e. Consider widening intersection of Strasburg Road and Dutton Mill Rd.
  - f. Consider mowing policy for Clymer's Woods at Applebrook
12. Any Other Matter
13. Approval of Minutes
  - a. June 4, 2013
  - b. June 11, 2013
14. Treasurer's Report
  - a. June 13, 2013
15. Review Action List
  - a. June 18, 2013
16. Correspondence, Reports of Interest
  - a. Acknowledge Commerce Commission 2<sup>nd</sup> Quarter - Annual Planning Session Goals
  - b. Acknowledge Municipal Authority 2<sup>nd</sup> Quarter – Annual Planning Session Goals

17. Dates of Importance

|                    |  |              |
|--------------------|--|--------------|
| June 13-Aug 22     | Town Tours & Village Walks<br>(Chester County) Thursdays                           | 5:30 PM      |
| June 17, 2013      | Commerce Commission  | 7:00 PM      |
| June 18, 2013      | Board of Supervisors   | 7:00 PM      |
| June 19, 2013      | Police Commission<br>WEGO Police Dept  | 5:30 PM      |
| June 20, 2013      | Farmer's Market<br>Township Park   | 3-7:00 PM    |
| June 22, 2013      | East Goshen Community Day<br>(June 23-raindate)                                    | 5:00 PM      |
| June 24, 2013      | Comp Plan Task Force   | 7:00 PM      |
| June 25, 2013      | Municipal Authority – Special Meeting<br>Award Reserve Pump Station Diversion Bids | 8:00 AM      |
| June 25, 2013      | Board of Supervisors   | 7:00 PM      |
| June 27, 2013      | Farmer's Market<br>Township Park   | 3-7:00 PM    |
| June 26, 2013      | Deer Committee   | 7:00 PM      |
| June 27, 2013      | Farmers Market<br>Township Park  | 3-7:00 PM    |
| July 1-Aug 2, 2013 | Youth Recreation Day Camp  | 8:45-12:00PM |

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.



## 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 - May 2013

| Calls for Month: 24  |         |            | Year Total: 121 |       |
|----------------------|---------|------------|-----------------|-------|
| Call Type            | Malvern | Willistown | East Goshen     | Other |
| Automatic Fire Alarm | 1       | 8          | 0               | 0     |
| EMS Assist           | 2       | 1          | 0               | 0     |
| Gas Leak - Inside    | 0       | 0          | 1               | 0     |
| Haz-Mat              | 0       | 0          | 0               | 1     |
| MVA                  | 1       | 2          | 0               | 1     |
| Structure Fire       | 0       | 1          | 0               | 2     |
| Trash Fire           | 0       | 1          | 0               | 0     |
| Wires                | 0       | 1          | 0               | 1     |
| <b>MONTH TOTAL</b>   | 4       | 14         | 1               | 5     |
| <b>YEAR TOTAL</b>    | 18      | 65         | 6               | 32    |

| Mutual Aid              | Given | Received | Month Total | Year Total |
|-------------------------|-------|----------|-------------|------------|
| Alert Fire Co.          | 0     | 0        | 0           | 1          |
| Berwyn Fire Co.         | 0     | 0        | 0           | 5          |
| East Whiteland Fire Co. | 4     | 0        | 4           | 19         |
| Fame Fire Co.           | 0     | 0        | 0           | 1          |
| Goodwill Fire Co.       | 0     | 0        | 0           | 2          |
| Goshen Fire Co.         | 2     | 0        | 2           | 11         |
| Lionville Fire Co.      | 0     | 0        | 0           | 2          |
| Newtown Sq. Fire Co.    | 0     | 0        | 0           | 5          |
| Paoli Fire Co.          | 1     | 0        | 1           | 5          |
| Radnor Fire Co.         | 0     | 0        | 0           | 2          |

| Total Value of Property & Contents | Total Month Loss | Total Year Loss | Total Year Saved |
|------------------------------------|------------------|-----------------|------------------|
| \$4,150,000                        | \$0              | \$2,500         | \$4,147,500      |

| Number of Personnel Attending Calls | Year Total | Hours in Service | Year Total |
|-------------------------------------|------------|------------------|------------|
| 223                                 | 1,172      | 113.91           | 874.55     |

| Number of Training Sessions | Year Total | Hours in Service | Year Total |
|-----------------------------|------------|------------------|------------|
| 4                           | 20         | 127.75           | 837.25     |

| Number of Special Assignments | Year Total | Hours in Service | Year Total |
|-------------------------------|------------|------------------|------------|
| 6                             | 12         | 175.25           | 280        |

| Total Hours in Service (Month) | Total Hours in Service (Year) |
|--------------------------------|-------------------------------|
| 416.91                         | 1,991.04                      |

# Memo

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To: Board of Supervisors  
From: Jon Altshul  
Re: May 2013 Financial Report  
Date: June 11, 2013

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As of May 31, 2013, the General Fund had year-to-date revenues of \$5,137,992 compared to expenses of \$3,480,775 for a positive variance of \$1,657,217. Compared to the YTD budget, revenues were \$173,232 over-budget, while expenses were \$175,838 under-budget for a positive budget variance of \$349,070. For perspective, the positive budget variance was \$558,706 at the end of April, a difference of \$209,696.

Net of core function revenue, all the operating departments were under-budget. High engineering recharge expenses in Administration were offset by high recharge revenues. Codes revenues were very strong in May due to permit fees received from Mars Drinks.

Among non-core revenues, Earned Income Tax continues to have a positive variance, although that variance shrank by \$245,393 to \$101,775 in May.

## Other Funds:

As of May 31, 2013, other funds' year-to-date performance was as follows:

- **State Liquid Fuels Fund** had \$363,518 in revenue and no expenses YTD. The fund balance was \$363,579.
- **The Capital Reserve Fund** had \$26,869 in expenses YTD and \$3,927 in revenue. The fund balance was \$6,072,985.
- **The Transportation Fund** had no expenses and \$2,129 in revenue YTD. Its fund balance was \$1,051,552.
- **The Sewer Operating Fund** had \$1,121,492 in expenses and \$1,450,559 in revenue YTD. The fund balance was \$960,187.
- **The Refuse Fund** had \$406,479 in expenses and \$477,474 in revenue YTD. The fund balance was \$880,094.
- **The Sewer Capital Reserve** had \$212,108 in expenses and \$1,099 in revenue YTD. The fund balance was \$1,265,340.



**EAST GOSHEN TOWNSHIP**  
**MAY 2013 FINANCIAL RESULTS**  
**May 31, 2013**

| Account Title                          | Annual<br>Budget | Y-T-D<br>Budget  | Y-T-D<br>Actual  | Budget-Actual<br>Variance |
|--|------------------|------------------|------------------|---------------------------|
| <b>GENERAL FUND</b>                    |                  |                  |                  |                           |
| EMERGENCY SERVICES EXPENSE             | 3,587,260        | 1,856,070        | 1,814,864        | (41,206)                  |
| PUBLIC WORKS EXPENSE                   | 2,344,518        | 685,980          | 602,088          | (83,892)                  |
| ADMINISTRATION EXPENSES                | 2,120,392        | 607,960          | 648,864          | 40,904                    |
| ZONING/PERMITS/CODES EXPENSES          | 473,095          | 210,763          | 155,500          | (55,263)                  |
| PARK AND RECREATION EXPENSES           | 785,482          | 208,217          | 171,836          | (36,381)                  |
| <b>TOTAL CORE FUNCTION EXPENSES</b>    | <b>9,310,747</b> | <b>3,568,990</b> | <b>3,393,151</b> | <b>(175,839)</b>          |
| EMERGENCY SERVICES REVENUE             | 51,643           | 24,902           | 15,608           | (9,294)                   |
| PUBLIC WORKS REVENUE                   | 846,600          | 141,448          | 126,053          | (15,395)                  |
| ADMINISTRATIVE REVENUES                | 309,797          | 101,773          | 152,523          | 50,750                    |
| CODES REVENUE                          | 275,825          | 110,009          | 192,296          | 82,287                    |
| PARK AND REC REVENUE                   | 114,183          | 35,181           | 36,081           | 900                       |
| <b>TOTAL CORE FUNCTION REVENUES</b>    | <b>1,598,048</b> | <b>413,313</b>   | <b>522,561</b>   | <b>109,248</b>            |
| <b>NET EMERGENCY SERVICES</b>          | <b>3,535,617</b> | <b>1,831,168</b> | <b>1,799,255</b> | <b>(31,913)</b>           |
| <b>NET PUBLIC WORKS</b>                | <b>1,497,918</b> | <b>544,532</b>   | <b>476,035</b>   | <b>(68,497)</b>           |
| <b>NET ADMINISTRATION</b>              | <b>1,810,595</b> | <b>506,187</b>   | <b>496,341</b>   | <b>(9,846)</b>            |
| <b>NET CODES</b>                       | <b>197,270</b>   | <b>100,754</b>   | <b>(36,795)</b>  | <b>(137,549)</b>          |
| <b>NET PARK AND REC</b>                | <b>671,299</b>   | <b>173,036</b>   | <b>135,755</b>   | <b>(37,281)</b>           |
| <b>CORE FUNCTION NET SUBTOTAL</b>      | <b>7,712,699</b> | <b>3,155,677</b> | <b>2,870,591</b> | <b>(285,086)</b>          |
| DEBT - PRINCIPAL                       | 436,000          | 0                | 0                | 0                         |
| DEBT - INTEREST                        | 208,182          | 87,624           | 87,624           | (0)                       |
| <b>TOTAL DEBT</b>                      | <b>644,182</b>   | <b>87,624</b>    | <b>87,624</b>    | <b>(0)</b>                |
| <b>TOTAL CORE FUNCTION NET</b>         | <b>8,356,881</b> | <b>3,243,301</b> | <b>2,958,214</b> | <b>(285,087)</b>          |
| <b>NON-CORE FUNCTION REVENUE</b>       |                  |                  |                  |                           |
| REAL ESTATE PROPERTY TAX               | 2,001,978        | 1,912,377        | 1,895,441        | (16,936)                  |
| OTHER INCOME                           | 48,132           | 16,090           | 14,543           | (1,547)                   |
| CABLE TV FRANCHISE                     | 410,000          | 201,471          | 212,105          | 10,634                    |
| REAL ESTATE TRANSFER TAX               | 500,000          | 208,333          | 190,009          | (18,324)                  |
| EARNED INCOME TAXES                    | 4,631,700        | 2,087,847        | 2,189,622        | 101,775                   |
| LOCAL SERVICES TAX                     | 315,000          | 125,330          | 113,711          | (11,619)                  |
| <b>TOTAL NON CORE FUNCTION REVENUE</b> | <b>7,906,810</b> | <b>4,551,448</b> | <b>4,615,431</b> | <b>63,983</b>             |
| <b>NET RESULT</b>                      | <b>(450,071)</b> | <b>1,308,147</b> | <b>1,657,217</b> | <b>349,070</b>            |

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

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

Date: May 22, 2013  
To: Board of Supervisors  
From: Rick Smith, Township Manager  
Re: Peddling and Soliciting Ordinance

We have revised the ordinance to allow for the establishment of a "Do Not Solicit" list that would be posted on the web page and changed all references in the Ordinance from Township Secretary to Township Manager.

However, the time limits are still an issue. As we discussed a restriction on the time that peddling and soliciting can occur may be challenged as violating a person's free speech. The Township is permitted to restrict the time, place and manner of certain speech if the regulation advances a legitimate state interest, the regulation is narrowly tailored to achieve the stated goal and the restriction still allows ample opportunity for free speech. If the goal of the Township is to protect its residents against crime that is believed to occur while a person is peddling or soliciting after daylight hours, there must be evidence that the regulation would advance the goal of preventing crime after daylight hours. It essentially becomes a balancing act between the freedom of speech rights of the peddler and the power of a municipality to protect its residents against crime. In order to tip the balance in our favor we would need evidence on the record that demonstrates that most burglaries and thefts that occurred in the Township occurred after dark and in locations where peddlers and solicitors would frequent if given a permit.

Accordingly, I asked the Chief for some data and she advised that the overwhelming majority of residential burglaries occur during daylight hours and during the last five years  $\pm 28\%$  of the thefts occurred between 7:30 pm and 7:30 am. Neither of these statistics helps support the suggested restriction of only allowing peddling and soliciting to occur during daylight hours.

However, over the last six months  $\pm 51\%$  of the thefts occurred between 7:30 pm and 7:30 am. The information provided by the Chief however does not address where these thefts occurred and if they were committed by persons who were in residential neighborhoods posing as peddlers/solicitors.

The attached draft prohibits soliciting after 7:00 pm which allows more opportunity for free speech than the suggested restriction of only allowing peddling/soliciting to occur during daylight hours. However, Kristin opines that even 7:00pm may be problematic since there are court cases where a court has overturned an ordinance that prohibited canvassing after 8:00 pm.

The Board should discuss the time restriction based on this information.



EAST GOSHEN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO.

AN ORDINANCE OF EAST GOSHEN TOWNSHIP,  
CHESTER COUNTY, PENNSYLVANIA, AMENDING  
CHAPTER 169 OF THE EAST GOSHEN TOWNSHIP  
CODE, TITLED, "PEDDLING AND SOLICITING", TO  
AMEND SECTIONS 169-2 AND 169-3 CONCERNING THE  
APPLICATION PROCESS AND RULES OF CONDUCT  
FOR PEDDLING AND SOLICITING IN EAST GOSHEN  
TOWNSHIP.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Goshen Township, that Chapter 169 of the East Goshen Township Code, titled, "Peddling and Soliciting", shall be amended as follows:

SECTION 1. The introductory sentence to Section 169-2 shall be amended to state as follows:

"Any person desiring to obtain a license to engage in the activities described in §169-1 hereof shall file an application with the Township Manager."

SECTION 12. Section 169-2.A shall be amended to add a new paragraph 9 which shall state as follows:

"(9) Two 2 inch by 3 inch photographs of the applicant taken within six months of the application."

SECTION 32. Section 169-2.B shall be amended as follows:

"Upon submission of the application, and the payment of a license fee and the fee charged for a Pennsylvania State Police background check, as set forth from time to time by resolution of the Board of Supervisors, the Township shall forward a copy of the application to the Pennsylvania State Police ~~which~~ shall determine and report to the Township Manager whether the applicant has ever been convicted of a crime constituting a misdemeanor, felony or a summary offense other than a traffic violation. The Township Manager shall not issue a license to any applicant convicted of any felony or misdemeanor who is still under court-ordered supervision of any kind as a result of said conviction(s). Otherwise, the Township Manager shall issue a license in the form of a card which shall contain a photograph of the applicant and which shall, unless revoked, entitle the applicant as the licensee to engage in the business or activity specified on the application for a period of one year from the date of issuance."

SECTION 4. Section 169-2.C shall be amended as follows:

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"Licenses may be renewed annually by the licensee upon payment of the fee herein above provided for, amendment of the original application to reflect any changes necessary in the information therein contained, and determination by the Police Department that the applicant has not in the interim period been convicted of any felony or misdemeanor for which the licensee is still under court-ordered supervision of any kind as a result of said conviction(s)."

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**SECTION 53.** Section 169-3.A shall be amended as follows:

"He shall display ~~carry~~ his license card with the photograph attached thereto at all times in a conspicuous location on his body and exhibit it upon request to any police officer or any person upon whom he shall call or with whom he shall talk in carrying on his licensed activities."

**SECTION 6.** Section 169-3.B shall be amended to change the term, "Township Secretary" to "Township Manager."

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**SECTION 47.** Section 169-3 shall be amended to add a new subparagraph "F" which shall state as follows:

"F. Activities which are licensed pursuant to this chapter of the Code shall only be conducted between the hours of 9:00 a.m. to 7:00 p.m. Monday through Friday, 9:00 a.m. to 6:00 p.m. on Saturdays and 12:00 p.m. to 6:00 p.m. on Sundays."

**SECTION 8.** Section 169-4 shall be amended to change the term, "Township Secretary" to "Township Manager."

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**SECTION 9.** Section 169-7 shall be revised as follows:

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**§ 169-7. Do Not Call Registry.**

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A. Any person in lawful possession and occupancy of any residence, house, apartment or other dwelling in the Township may require the Township to place and maintain his or her residence, house, apartment or other dwelling on the Solicitors Do Not Call Registry by submitting a request on a form supplied by the Township. The form shall contain the following information:

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1. The signature of the person completing the form(s);
2. The complete address of the residence, house, apartment or other dwelling to be placed on the registry;
3. The date the form was completed;
4. A statement that No Solicitors Shall Call at this Address or words of similar import; and
5. The exceptions, if any, which the person completing the form(s) wishes to be made to the requirement that Solicitors not call at his or her residence, house, apartment or other dwelling.

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B. Any person in lawful possession and occupancy of any residence, house, apartment or other dwelling in the Township may require the Township to remove his or her residence, house, apartment or other dwelling from the Solicitors Do Not Call Registry by submitting a Notice of Removal from said registry on a form supplied by the Township. The form shall contain the following information:

1. The signature of the person completing the form(s);
2. The complete address of the residence, house, apartment or other dwelling to be removed from each registry;
3. The date the form was completed; and

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4. A statement that the residence, house, apartment or other dwelling be removed from the Solicitors Do Not Call Registry.

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C. The decision whether to place a residence, house, apartment or other dwelling on the Solicitors Do Not Call Registry shall be solely that of the lawful possessor and occupant thereof and no official, agent or employee of the Township shall interfere with said decision.

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D. A residence, house, apartment or other dwelling, after being lawfully placed on the Solicitors Do Not Call Registry shall remain on said registry until the earliest of any of the following:

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a. The Township receives a Notice of Removal; or

b. The Township receives notice that the person who submitted the form is not or is no longer a lawful possessor and occupant of the premises.

a.E. A copy of the Solicitors Do Not Call Registry shall be made available for public inspection at all times on the internet website of the Township and during normal business hours at the Township office.

F. Notwithstanding any other provision of this Chapter, no solicitor, while soliciting, shall call upon, knock at the door or ring the doorbell of any residence, house, apartment or other dwelling in the Township which is at that time on the Solicitors Do Not Call Registry established and maintained pursuant to this Chapter or upon which there is posted at the entrance a notice which reads No Solicitors Allowed, or words of similar import, which clearly prohibit solicitors on the premises, unless such solicitor has previously been invited upon the premises by the lawful possessor and occupant thereof."

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**SECTION 10.** The existing Section 169-7 titled, "Violations and penalties" shall be renumbered to Section 169-8.

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**SECTION 115. Severability.** If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.



**SECTION 612. Repealer.** All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

**SECTION 713. Effective Date.** This Ordinance shall become effective in five days from the date of adoption.

ENACTED AND ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Louis F. Smith, Secretary

\_\_\_\_\_  
Senya D. Isayeff, Chairman

\_\_\_\_\_  
Thom Clapper Ph.D, Vice-Chairman

\_\_\_\_\_  
E. Martin Shane, Member

\_\_\_\_\_  
Carmen Battavio, Member

\_\_\_\_\_  
Charles W. Proctor, III, Esquire, Member

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# Memo

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To: Board of Supervisors  
From: Jon Altshul  
Re: Personnel Manual Update  
Date: June 12, 2013

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Following up on the discussion from the June 4 meeting about proposed changes to the personnel manual, I have attached a draft resolution for your consideration.

Of particular note, the Board asked that the employee incentive award be either an extra day off or the average daily salary of all hourly employees, rather than that specific employee's daily salary. For 2013, the average hourly employee earns \$204.61 per day.

Also, in response to a discussion at that meeting about the benefits of a Paid Time Off (PTO) leave policy where no formal distinction is made between different types of leave (e.g. sick, personal, vacation), it is staff's recommendation that the Township not switch to a PTO leave policy.

Organizations typically switch from traditional leave policies to PTO policies as a way of attracting and retaining younger employees, who might use relatively few sick days and might therefore view PTO as providing an extra week or two of vacation per year. Moreover, PTO might encourage employees to take more time off than they otherwise would in a traditional leave environment or, conversely, cause employees to come into work when they're sick if calling in sick will also mean sacrificing a day at the beach later in the year. Finally, supervisors may have less control over scheduling if employees don't need to justify time off to their supervisors.

Among area municipalities, only Pocopson, East Caln and Upper Uwchlan offer some form of PTO in lieu of sick leave.

Because the Township generally does not have difficulty attracting and retaining new employees and because there is nothing inherently less expensive about a PTO policy than a traditional leave policy, staff does not see any benefit in switching to a PTO model at this time.

**EAST GOSHEN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2013-\_\_**

**A RESOLUTION AMENDING THE EAST GOSHEN  
TOWNSHIP PERSONNEL MANUAL**

**WHEREAS**, the East Goshen Township Personnel Manual has not been amended since 2008

**WHEREAS**, East Goshen Township's Board of Supervisors has made various changes to benefits and personnel policies since 2008

**WHEREAS**, East Goshen Township's Board of Supervisors agreed in principle to a variety of changes to the personnel manual at its June 4, 2013, meeting

**WHEREAS**, it is good business practice to remind staff of Township policies from time to time

**BE IT RESOLVED THAT** the Board of Supervisors of the East Goshen Township hereby authorize the Township Manager to make the following changes to the East Goshen Township Personnel Manual:

**Throughout the document**

- Delete all references to "appointing authorities"
- Delete all references to "Office Manager"
- Replace "Director of Finance/Administration" and/or "Treasurer" with "Chief Financial Officer/Treasurer"

**§ 3-2. Hours of work.**

C. Office staff.

- (2) The Department Heads or Appointing Authorities shall assign the lunch periods to insure that the Township office remains open to conduct Township business in an orderly fashion between 7:00 8:00 a.m. and 5:30 5:00 p.m. each day.

**§ 4-2. Sick leave and disability coverage.**

- C. Short-term disability program. Following the seventh calendar day of an illness or the first day of any off-the-job injury, the Township's short-term disability illness insurance shall become effective. This program shall provide 66 2/3% of an employee's pay, up to a maximum of \$750 per week for a period of up to 180 days. Subject to the provisions of the short-term disability policy in place, employees who have acquired sufficient days of sick leave, annual leave or personal leave may use the available days to supplement the short-term disability program. In no case shall the employee receive more than his or her normal weekly wage. See Appendix B.



D. Long-term disability. Following the 180-day period covered by the short-term disability program, employees shall be eligible for long-term disability, which provides 66 2/3% of an employee's salary, with a maximum of \$5,000 per month, from the date of qualification up to the ~~individual employee's normal retirement date at age 65~~ normal retirement date specified in the policy if certified by the disability insurance provider and required medical practitioners. Subject to the provisions of the long-term disability policy in place, employees who have acquired sufficient days of sick leave, annual leave or personal leave may use the available days to supplement the long-term disability program. In no case shall the employee receive more than his or her normal weekly wage. See Appendix C. Employees on the Township's Long-Term Disability policy shall cease to be active employees after 180 days.

#### **§ 4-4. Injury leave (Workers Compensation).**

Injury leave is leave taken as a result of a job-related injury. All employees shall be eligible for injury leave, conditioned upon acceptance by the Township's Workers Compensation carrier that the injury in question is approved as job-related and compensable. All injuries must be immediately reported to a Department Head ~~or Appointing Authority~~. Subject to the provisions of the Workers Compensation policy in place, employees who have acquired sufficient days of sick leave, annual leave and personal leave may use the available days to supplement the Workers Compensation program. In no case shall the employee receive more than his or her normal, post-tax weekly wage.

#### **§ 5-4. Life insurance.**

Life insurance in the amount of 100% of each employee's annual wage or salary rounded to the next higher multiple of \$1,000 is provided to all regular full-time employees to a maximum of ~~\$50,000~~ \$100,000. The life insurance will be continued during the period of permanent disability of an employee and may be continued by the employee after termination with the Township at the individual's own cost with special application to the insurance carrier in accordance with COBRA.

#### **§ 5-8. Pension plan.**

- A. A Township-financed pension plan is provided for all regular full-time and part-time employees hired before January 1, 2011. This plan was designed to supplement Social Security benefits and provide retirement income based upon length of service and a salary average formula. The pension formula is ~~01.25%~~ 1.25% times the average of the highest five years of the last 10 years of service prior to January 1, 2011 times the number of years of total service prior to January 1, 2011. ~~The pension benefits are vested after five years of service and benefits~~ Benefits are payable at the individual's normal retirement date, which is the greater of age 65 or 10 years of service. This plan is now frozen for current and future employees and no credit is provided for salary increases or years of service incurred after December 31, 2010.
- B. The Plan also provides for early retirement options with a ~~5/9th~~ 5/9th of 1% reduction for each month that retirement precedes age 65. The minimum retirement age is 55.



- C. Effective January 1, 2011, a Township-financed defined contribution plan is provided for all regular full-time and part-time employees. The defined contribution benefit formula is 5% times annual compensation. The pension benefits are vested after 5 years of service.

A copy of the Pension Agreements s are is attached as Appendix G.

**§ 13-2. Exceptional Performance**

At the discretion of the Township Manager and based on the recommendation of the respective department head, non-exempt employees who provide exceptional value or service to the Township by the identifying cost savings or streamlined processes or procedures; performing exceptionally on a project; or otherwise representing the Township in a very favorable light shall be eligible for either of the following:

A. A day off the in the succeeding calendar year with pay. This day shall not be counted against the employee in determining perfect attendance for the purposes of the percent attendance incentive in § 13-1.

B. A check in the amount of the average daily salary of all regular non-exempt employees. This amount shall be calculated annually by the Chief Financial Officer/Treasurer after salaries are approved by the Board of Supervisors. For 2013, this amount is \$204.61.

**RESOLVED AND ADOPTED**, this 18th day of June, 2013.

ATTEST:

**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Memorandum

---

East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

Voice: 610-692-7171  
Fax: 610-692-8950  
E-mail: [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org)

---

Date: 6/06/2013  
To: Board of Supervisors  
From: Mark Gordon, Township Zoning Officer *amb*  
Re: Central Chester County Bicycle and Pedestrian Circulation Plan

Dear Board Members,

Please review the Bicycle and Pedestrian Circulation plan at <http://www.chesco.org/planning/cccbikeped>, particularly chapters 4-8—and the mapping associated with East Goshen within these chapters. Randy Waltermeyer from the CCPC will present a 10 minute presentation on the plan.

Recommendation:

Draft Motion:

Mr. Chairman, I move that we recommend that the Board of Supervisors endorse the Central Chester County Bicycle and Pedestrian Circulation Plan by resolution and encourage the Comprehensive Plan Task Force to include the plan into the 2015 East Goshen Township Comprehensive Plan update.

EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

June 6, 2013

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

Re: Central Chester County Bicycle and Pedestrian Circulation Plan  
Endorsement Recommendation

Dear Board Members:

At their meeting on June 5, 2013 the Planning Commission voted unanimously in favor of the following motion:

Madame Chairman, I move that we recommend that the Board of Supervisors endorse the Central Chester County Bicycle and Pedestrian Circulation Plan and encourage the Comprehensive Plan Task Force to include the plan into the 2015 East Goshen Township Comprehensive Plan update.

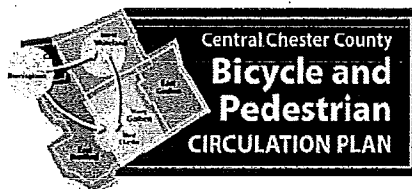
Sincerely,



Mark A. Gordon  
Zoning Officer

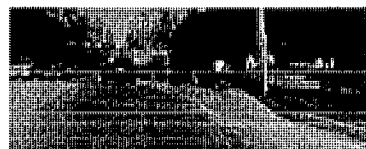


# Municipal Briefing Meeting



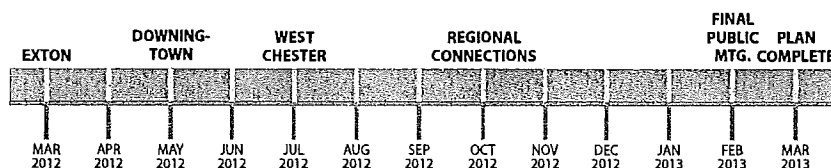
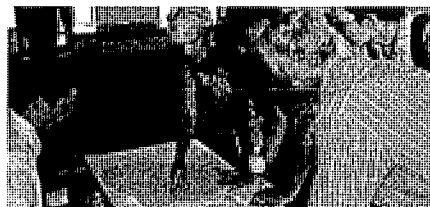
East Goshen Township

June 5, 2013

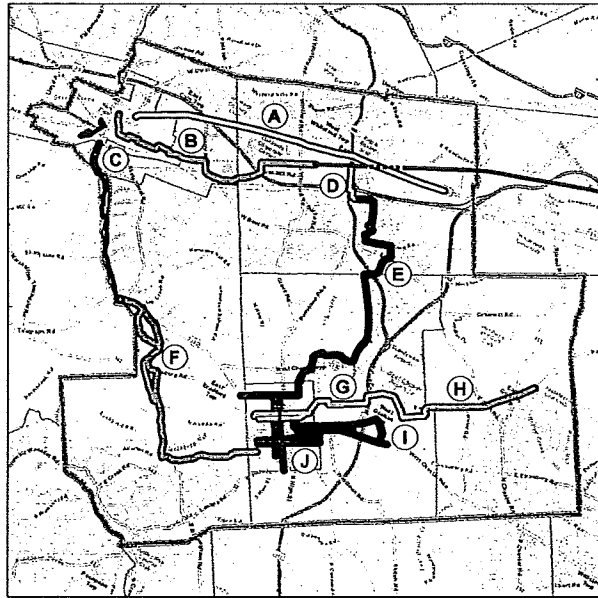


## Plan Development

- Plan Advisory Committee
  - 10 meetings
- Public Workshops
  - 5 public workshops
- Municipal Briefings
  - Board of Supervisors – December 2012



## Priority Projects



## Interpreting the Plan's cost estimates:

- Long-term plan/vision over 25 year horizon
- Estimated using federal/state requirements
- Not the anticipated "ask" of the municipalities, county, state, or other partners
- Much of the improvement plan can be implemented through non-budgetary mechanisms
- Collaborative implementation
- Need for prioritization
- Advancement and funding of a project must be decided on a project-by-project basis



Figure 37:  
Estimate of Probable Development Costs

|                                  | Estimation of Project by Municipality |                     |                      |                    |                      |                    |
|----------------------------------|---------------------------------------|---------------------|----------------------|--------------------|----------------------|--------------------|
|                                  | Downingtown Borough                   |                     | West Goshen Township |                    | East Goshen Township |                    |
|                                  | miles                                 | cost                | miles                | cost               | miles                | cost               |
| <b>Network Improvements</b>      | <b>21.87</b>                          | <b>\$3,528,000</b>  | <b>55.16</b>         | <b>\$5,003,000</b> | <b>18.21</b>         | <b>\$1,605,000</b> |
| Bike Lane                        | 3.59                                  | \$94,675            | 4.92                 | \$130,000          | 1.36                 | \$35,775           |
| Shared Roadway                   | 2.34                                  | \$12,365            | 10.66                | \$56,270           | 5.20                 | \$27,435           |
| Multi-Use Trails                 | 1.46                                  | \$462,600           | 5.08                 | \$1,608,000        | 2.47                 | \$782,700          |
| Chester Valley Multi-Use Trail   | 0.29                                  | \$139,500           | 0.00                 | \$0                | 0.00                 | \$0                |
| Restricted-Use Trails            | 0.00                                  | \$0                 | 0.66                 | \$14,040           | 1.57                 | \$33,260           |
| Bicycle Boulevard                | 1.26                                  | \$43,388            | 2.57                 | \$88,043           | 0.00                 | \$0                |
| Signed Bike Route                | 6.91                                  | \$72,980            | 19.06                | \$201,310          | 4.78                 | \$50,430           |
| Proposed Sidewalks               | 6.01                                  | \$1,427,625         | 12.21                | \$2,901,640        | 2.84                 | \$675,000          |
| Other Network Improvements       |                                       | \$1,275,000         |                      | \$3,540            |                      | \$0                |
| <b>Amenity Improvements</b>      |                                       | <b>\$85,000</b>     |                      | <b>\$158,000</b>   |                      | <b>\$30,000</b>    |
| <b>Intersection Improvements</b> |                                       | <b>\$215,000</b>    |                      | <b>\$1,275,000</b> |                      | <b>\$605,000</b>   |
| <b>Subtotal:</b>                 |                                       | <b>\$3,828,000</b>  |                      | <b>\$6,436,000</b> |                      | <b>\$2,240,000</b> |
| Contingency (10%):               |                                       | \$383,000           |                      | \$644,000          |                      | \$224,000          |
| <b>Total:</b>                    |                                       | <b>\$4,211,000</b>  |                      | <b>\$7,080,000</b> |                      | <b>\$2,464,000</b> |
| Design & Engineering (15%):      |                                       | \$632,000           |                      | \$1,062,000        |                      | \$370,000          |
| <b>Grand Total:</b>              |                                       | <b>\$4,843,000</b>  |                      | <b>\$8,142,000</b> |                      | <b>\$2,834,000</b> |
| <b>Grand Total-Region:</b>       |                                       | <b>\$42,513,000</b> |                      |                    |                      |                    |



## Implementing the Vision

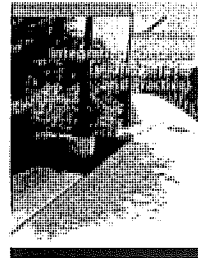
- Integrate vision into existing planning process
  - Land development approval
  - Roadway maintenance
- Pursue achievable short-term actions
  - Policies
  - Programs
- Focus on priority projects





## Policy Recommendations

- Land Development Requirements
  - Bus Shelters
  - Bike Parking
  - Sidewalks/Crosswalks
- Official Map
- Traffic Impact Studies
- Roadway Maintenance & Resurfacing



**RESOLUTION NO. \_\_\_\_\_**

**ENDORISING THE CENTRAL CHESTER COUNTY BICYCLE AND PEDESTRIAN  
CIRCULATION PLAN**

**WHEREAS**, the East Goshen Township Board of Supervisors has authority to endorse a plan for establishing a network for pedestrian and bicycle facilities; and

**WHEREAS**, the vision set forth in the Central Chester County Bicycle and Pedestrian Circulation Plan (the Plan) is for healthy, vibrant, and economically-viable communities that facilitate and encourage more walking and biking; and

**WHEREAS**, the Plan is intended to connect Downingtown, East Bradford, East Caln, East Goshen, West Chester, West Goshen, and West Whiteland and transform these communities into pedestrian, bicycle, and transit friendly places; and

**WHEREAS**, the Plan was developed in accordance with the township municipal comprehensive plan and is designed to;

- 1) Establish a comprehensive network of pedestrian, bicycle, and public transportation facilities that connect local and regional destinations for all users.
- 2) Provide supportive amenities that address the needs of pedestrians, bicyclists, and public transportation users.
- 3) Improve public health and safety through education, encouragement, and enforcement strategies.
- 4) Integrate concepts that enhance walking, bicycling, and public transportation with the policies and practices of government, private, and non-profit organizations.; and

**WHEREAS**, the Plan has been developed in accordance with the desires and needs of township residents as ascertained through public open houses; and

**WHEREAS**, the township Planning Commission, in conjunction with the have reviewed and provided comments to the Chester County Planning Commission in regard to the Plan; and

**NOW, THEREFORE, BE IT RESOLVED** by the East Goshen Township Board of Supervisors that the policies of the Central Chester County Bicycle and Pedestrian Circulation Plan may serve as general guidelines for future transportation decisions in East Goshen Township;

**RESOLVED AND ADOPTED**, this 18<sup>th</sup> day of June, 2013.

ATTEST:

**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS**

---

Secretary



**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION**  
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6100

June 7, 2013

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

**Re: Goshen Meadows Land Development**

Dear Board Members:

At their meeting on June 5, 2013 the Planning Commission reviewed the Preliminary and Final plans submitted for the land Development Application of Goshen Meadows Investors L.P.

The subject property is located at 1325 West Chester Pike, West Chester, PA 19382. The applicant has received conditional use approval from the Board of Supervisors on September 4, 2012, with ten (10) conditions. The land development plan proposes to develop the property and construct (five) 5 new apartment buildings with a total of 60 new apartment units and to adaptively reuse the existing historic resource with two(2) residential apartments, a fitness room and a rental office for the community.

The Planning Commission unanimously passed the following motion.

Madame Chairman, I move that we recommend that the Planning Commission recommend Preliminary / Final approval of the Goshen Meadows Investors, L.P., Land Development application and plans dated October 17, 2012 and last revised on May 17, 2013 with the following conditions:

1. The Applicant shall address all remaining comments outlined in the Township Engineer's review letter dated 5/31/2013 prior to approval.
2. The Plan shall not be released for recording until all the escrow for the improvements depicted on the plans has been posted.
3. The applicant shall pay 10% of the sewer tap-in fee for the entire project to reserve the sewer capacity for the project, prior to the plans being released for recording.
4. The applicant shall pay an Impact fee of \$396.25 per trip for the project prior to the issuance of any building permit.
5. The applicant will follow all applicable federal, State and Local laws and secure all proper permits prior to construction of the improvements depicted on the plans.

The applicant was present at the meeting and agreed to these conditions.

Sincerely,



Mark A. Gordon  
Zoning Officer



Yerkes Associates, Inc.

Consulting Engineers / Site Planners / Land Surveyors

May 31, 2013

East Goshen Township  
1580 Paoli Pike  
West Chester, Pennsylvania 19380

Attn: Mark Gordon, Township Zoning Officer

Re: Goshen Meadows Investors – West Chester Pike  
Land Development Plan Review

Dear Mark:

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

| <u>Sheet No.</u> | <u>Title</u>   |
|------------------|--|
| 1 of 17          | Plan of Consolidation / Land Development Plan                                |
| 2 of 17          | Plan of Proposed Improvements  |
| 3 of 17          | Grading Plan   |
| 4 of 17          | During Construction Erosion and Sediment Control Plan                        |
| 5 of 17          | Sanitary Sewer Profile and Details, last rev. March 25, 2013                 |
| 6 and 7 of 17    | Storm Sewer Profiles, last rev. March 25, 2013                               |
| 8 of 17          | Storm Sewer Details, last rev. March 25, 2013                                |
| 9 of 17          | Sanitary Sewer & Water Details, last rev. March 25, 2013                     |
| 10 of 17         | Miscellaneous Construction Details, last rev. March 25, 2013                 |
| 11 and 12 of 17  | E & S Control Details, last rev. March 25, 2013                              |
| 13 of 17         | Project Narrative, last rev. March 25, 2013                                  |
| 14 of 17         | Topographic Plan of Property / Demolition Plan,<br>dated March 25, 2013      |
| 15 of 17         | Traffic Control & Pavement Marking Plan                                      |
| 16 of 17         | Plan of Open Space Areas   |
| 17 of 17         | Turning Template Plan for Fire Truck Access                                  |
| 1 of 3           | Topographic Plan of Property / Tree Inventory,<br>last revised April 3, 2013 |
| 2 of 3           | Plan of Proposed Improvements / Tree Removal,<br>last revised April 3, 2013  |
| 3 of 3           | Planting Plan (prepared by Menke & Menke, LLC),<br>last revised May 21, 2013 |

Post-Construction Stormwater Management Drainage Analysis, dated October 30, 2013  
Erosion and Sediment Control Report, dated October 26, 2012  
Net 2-Year Storm Event Analysis, dated May 15, 2013  
Storm Pipe Analysis, dated May 15, 2013  
March 26, 2013 Plan Submission Letter

Professional services since 1874

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



A Site Lighting Plan prepared by Lighting Design Collaborative, dated May 20, 2013, was also included with the plan submission.

Unless noted otherwise, all plans have a latest revision date of May 17, 2013. 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 62 apartment units. Five new buildings will contain 12 units each and the existing dwelling is to be converted into two units and a fitness center. 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 parcel (tax map parcel 53-6-56) 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 and is situated within the C-4 Planned Highway Commercial District. Conditional use approval was granted on September 4, 2012 to allow the development of a 64 unit planned apartment development that includes the adaptive reuse of the historic dwelling.

The following revisions to the plans dated October 17, 2012 are noted:

- A. The overall number of proposed apartment units has been reduced from 64 (60 - two bedroom units and 4 - one bedroom units) to 62 - two bedroom units.
- B. The overall combined tract building coverage has been increased from 82,250 square feet (10.07 %) to 85,300 square feet (10.44%).
- C. The combined tract impervious coverage has been increased from 296,880 square feet (36.35 %) to 299,930 square feet (36.72 %).
- D. The proposed number of parking spaces has been reduced from 160 to 158.
- E. Proposed recreation / open space area locations are shown on sheet 16. The proposed recreation / common open space area to be provided for the combined tract is 54,190 square feet. The required recreation / open space area for the overall tract is 52,400 square feet (262 units @ 200 s.f./unit).
- G. Sheet 1 notes a proposed building height of 42.63 feet for each new building.

All comments from our previous review letter of December 19, 2012 have been satisfactorily addressed except for the following that are numbered as they appeared previously:



September 4, 2012 Conditional Use Decision

2. Condition 4 – The mitigation methods outlined in the Historic Resource Impact Study need to be satisfactorily addressed. The following items need to be addressed:
  - A. Rehabilitate the exterior of the historic dwelling;
  - B. Incorporate to the extent possible certain interior features in the dwelling, such as window surrounds, baseboards, doors, and possibly balustrades;
  - D. Consider design elements such as stucco surfaces, shutters, cornices and mansard roofs in the development of the new apartment buildings to blend with the architecture of the historic resource.
5. Condition 7 – Applicant shall comply with section 240-29.C.10 and provide recreation / common open space areas equal to at least 200 square feet per dwelling unit. Section 240-29.C.10 notes that all recreation / common open space areas shall be located where suitable for outdoor active or passive recreation (such as outdoor relaxation, walking, and / or gardening). The proposed location of recreation / common open space areas along with a description of the features to be included with each area are shown on sheet 16. Construction details, specifications, and a completion schedule for the proposed open space features need to be provided.

Zoning Ordinance

11. Section 240-27.D.2.b – The developer shall be responsible for the installation and cost for traffic improvement required by PADOT or determined by the Board of Supervisors to be necessary for the reasonable ingress and egress to the development . Sheet 1 notes that the West Chester Pike eastbound left turn lane is to be extended 125 feet in length (plus appropriate taper) and the westbound left turn lane is to be extended 150 feet in length (plus appropriate taper). The PennDOT Highway Occupancy Permit application plans will need to be reviewed and approved by the Township Traffic Engineer and the Developer will need to post escrow with PennDOT for completion of the traffic improvements.
12. Section 240-29.C.7.c – Each building with three or fewer stories shall be separated from each other building by at least 1.5 times the height of the tallest building. Sheet 1 notes a proposed building height of 42.63 feet. As such, the minimum required separation distance between buildings is 63.95 feet. The measured distance between the corners of buildings 2 and 3 is 60 feet. The proposed location of buildings 2 and 3 will need to be adjusted so that the minimum required separation distance is provided.

Subdivision and Land Development Ordinance

20. Section 205-61 – 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. It is our understanding that the tree removal plan has been reviewed and approved by the Conservancy Board.

Stormwater Management Ordinance 129-M-03

26. Section 404.A.1 – The stormwater management design will need to be adjusted as necessary to account for the additional runoff from the increased impervious cover.
27. Section 406.B – A copy of the PennDOT permit approval will need to be provided to the Township for the proposed storm pipe connection from stormwater management basin 'I' to the existing storm sewer inlet located along the north side of West Chester Pike.

General Comments

29. The manhole #34 outlet control detail on sheet 8 should be amended to note the manhole diameter and to address how the control structure is to be installed within the manhole. The 4 foot wide by 15 inch opening reference should also be clarified.
30. Clean-out or observation ports within the underground infiltration basins should be provided for the storage pipe end sections. The plans should also include a chart or table noting the diameter and length of the distribution pipe within each basin.
32. Proposed tree planting locations need to be checked and adjusted to avoid conflicts with the infiltration basins.
34. Since the proposed limit of disturbance exceeds one acre, the erosion and sediment control plan will need to be submitted to the Chester County Conservation District for review and approval. A letter of adequacy from the Chester County Conservation District and an NPDES Permit are required for final plan approval.

Plan approval is recommended conditioned upon the above comments being satisfactorily addressed. Please contact our office if you have any questions concerning this review letter.

Sincerely,  
YERKES ASSOCIATES, INC.

  
Thomas H. Kummer, R.L.A.

  
Michael Conrad, P.E.

Cc: Dennis O'Neill, P.E.

Professional services since 1874

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





# THE COUNTY OF CHESTER

## COMMISSIONERS

Terence Farrell  
Kathi Cozzone  
Ryan A. Costello

Ronald T. Bailey, AICP  
Executive Director

## PLANNING COMMISSION

Government Services Center, Suite 270  
601 Westtown Road  
P.O. Box 2747  
West Chester, PA 19380-0990  
(610) 344-6285 Fax: (610) 344-6515



December 14, 2012

Louis F. Smith, Jr., Manager  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

Re: Preliminary/Final Subdivision - Goshen Meadows Investors, L.P.  
# SD-11-12-7056 - East Goshen Township

Dear Mr. Smith:

A preliminary/final subdivision plan entitled "Goshen Meadows Investors, L.P.," prepared by Consulting Engineers and Surveyors, Inc., and dated October 17, 2012, was received by this office on November 19, 2012. The subdivision is situated on the north side of West Chester Pike (Route 3) west of Reservoir Road involves the consolidation of two existing parcels totaling 19.4 acres (UPI # 53-6-565, and 53-6-6.1) into one parcel. The project site, which is served by public water and sewer, is located in the C-4 Planned Highway Commercial and Business zoning district.

This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code (MPC). This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Goshen Township. We offer the following comments on the proposed subdivision for your consideration:

### ADMINISTRATIVE NOTES:

1. The applicant also proposes the construction of 60 apartment units in five new buildings, the conversion of an existing residence into four apartment units, and 160 parking spaces, on the 19.4 acre project site. This land development plan submission is addressed by the Commission in a separate review (CCPC# LD-11-12-7057, dated December 14, 2012).
2. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.



Page: 2

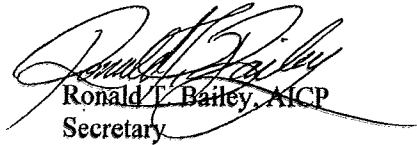
December 14, 2012

Re: Preliminary/Final Subdivision - Goshen Meadows Investors, L.P.

# SD-11-12-7056 - East Goshen Township

**RECOMMENDATION:** The Chester County Planning Commission has no planning issues with this subdivision application. All Township requirements should be satisfied before action is taken on this subdivision plan.

Sincerely,



Ronald T. Bailey, AICP  
Secretary

RTB/PF

cc: Metropolitan Management Corporation  
Goshen Meadows Investors, L.P.  
Consulting Engineers and Surveyors, Inc.  
Rich Avicoli, District Permits Manager, PennDOT  
Francis J. Hanney, P.E., PennDOT  
Chester County Conservation District



# THE COUNTY OF CHESTER



## COMMISSIONERS

Terence Farrell  
Kathi Cozzone  
Ryan A. Costello

Ronald T. Bailey, AICP  
Executive Director

## PLANNING COMMISSION

Government Services Center, Suite 270  
601 Westtown Road  
P.O. Box 2747  
West Chester, PA 19380-0990  
(610) 344-6285 Fax: (610) 344-6515

December 14, 2012

Louis F. Smith, Jr., Manager  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

Re: Preliminary/Final Land Development - Goshen Meadows Investors, L.P.  
# LD-11-12-7057 - East Goshen Township

Dear Mr. Smith:

A preliminary/final land development plan entitled "Goshen Meadows Investors, L.P.," prepared by Consulting Engineers and Surveyors, Inc., and dated October 17, 2012, was received by this office on November 19, 2012. The land development is situated on the north side of West Chester Pike (Route 3) west of Reservoir Road and involves the construction of 60 apartment units in five new buildings, the conversion of an existing residence into four apartment units, and 160 parking spaces, on a 19.4 acre site (UPI #53-6-56 and #53-6-56.1). The project site, which is served by public water and sewer, is located in the C-4 Planned Highway Commercial and Business zoning district.

This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code (MPC). This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Goshen Township. We offer the following comments on the proposed land development for your consideration:

### BACKGROUND:

1. The County Planning Commission previously reviewed a land development plan submission for UPI# 53-6-56 (5.7 acres). CCPC# 11762, dated March 25, 2005, addressed the construction of 22 townhouse units and 17 parking spaces. According to our records, this land development plan submission has not been approved by the Township.

### LANDSCAPES:

2. The project site is located within the **Suburban Landscape** designation of *Landscapes2*, the 2009 County Comprehensive Plan. The location of the proposed land development is consistent with the guidelines of the **Suburban Landscape**.

### WATERSHEDS

3. *Watersheds, An Integrated Water Resources Plan for Chester County and Its Watersheds*, was adopted in 2002 as the water resources component of *Landscapes*. *Watersheds* indicates that the proposed development activity is located within the East Branch subbasin of the Chester Creek watershed. The highest priority management objectives identified in *Watersheds* for

December 14, 2012

Re: Preliminary/Final Land Development - Goshen Meadows Investors, L.P.

# LD-11-12-7057 - East Goshen Township

consideration in land development and land use planning within the Chester Creek watershed include: reduce stormwater runoff, restore water quality of "impaired" streams, and protect vegetated riparian corridors.

It is recommended that these concerns and conditions be taken into consideration in final site design decisions. Specific strategies for implementation to effectively address these items can be found in Part 8 of *Watersheds*. A more detailed listing of water resources management needs and resources to be protected within the Chester Creek watershed can be found in Part 10 of *Watersheds*. The applicant should also comply with the applicable provisions of the Chester Creek Act 167 Plan approved by the PA Department of Environmental Protection on March 31, 2003.

PRIMARY ISSUES:

4. We endorse the provision of an emergency access driveway for the proposed apartment units (primary vehicular access will be provided from the existing boulevard-style entrance on Route 3).
5. We recommend that the applicant provide direct pedestrian access from the proposed units to the recreational areas on the existing Goshen Meadows apartment complex site.

ADMINISTRATIVE NOTES:

6. The applicant also proposes the consolidation of the two parcels that comprise the project site into a single 19.4 acre parcel. This subdivision plan submission is addressed by the Commission in a separate review (CCPC# SD-11-12-7056, dated December 14, 2012).
7. The plan indicates that the applicant obtained conditional use approval for this project on September 4, 2012, with 10 conditions of approval, pertaining to the construction of apartment units in the C-4 zoning district, along with the adaptive reuse of an historic resource (the conversion of the existing residence into four units). Prior to granting final plan approval, the Township should verify that all applicable conditions of approval are incorporated into the final plan. The County Planning Commission endorses the adaptive reuse of historic resources.
8. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
9. The items on the attached agency contact list should be addressed and reflected in the proposed land development.
10. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.



Page: 3

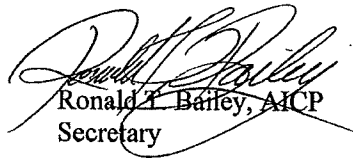
December 14, 2012

Re: Preliminary/Final Land Development - Goshen Meadows Investors, L.P.

# LD-11-12-7057 - East Goshen Township

**RECOMMENDATION:** The Commission recommends that the issues raised in this letter be addressed and all East Goshen Township requirements be satisfied before action is taken on this plan.

Sincerely,



Ronald T. Bailey, AICP  
Secretary

RTB/PF

Attachment

cc: Metropolitan Management Corporation  
Goshen Meadows Investors, L.P.  
Consulting Engineers and Surveyors, Inc.  
Rich Avicoli, District Permits Manager, PennDOT  
Francis J. Hanney, P.E., PennDOT  
Chester County Conservation District

# THE COUNTY OF CHESTER

Chester County  
Planning Commission  
601 Westtown Road, Suite 270  
P.O. Box 2747  
West Chester, PA 19380-0990



Board of  
County Commissioners  
Chester County, Pennsylvania

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MUNICIPALITY      East Goshen Township

CCPC FILE #      LD-11-12-7057

DATE      December 14, 2012

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The following agencies should be contacted regarding this subdivision or land development:

- ☒ Pennsylvania Department of Transportation (PennDOT): A PennDOT permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
- ☐ U.S. Army Corps of Engineers and Pennsylvania Department of Environmental Protection (DEP): Placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) with DEP under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact these agencies to determine if the proposed activity will require a permit and provide the municipality with documentation of this contact and of any subsequent permit(s) before action on this plan is taken.
- ☐ Pennsylvania Department of Environmental Protection (DEP): The applicant should contact DEP to determine whether a stream encroachment permit is necessary for the proposed road, driveway, or sanitary sewer line crossing in accordance with Section 205.293 of its rules and regulations and provide the municipality with documentation of this contact and the requirements of DEP before action on this plan is taken.
- ☐ Chester County Health Department (CCHD): A copy of the plan should be submitted to the CCHD for their review and comment on the proposed sewage disposal and/or water supply. The municipality from the appropriate authority and company prior to final plan approval, if applicable, should receive confirmation on the availability of sufficient sewer and water capacity.
- ☒ Chester County Conservation District (CCCD): The applicant should contact the office of the CCCD for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.



# pennsylvania

DEPARTMENT OF ENVIRONMENTAL PROTECTION

SOUTHEAST REGIONAL OFFICE

October 26, 2012

NOV 2 2012

Mr. Dennis O'Neill, P.E.  
Herbert E. MacCombie, Jr. & Associates  
P.O. Box 118  
Broomall, PA 19008

Re: Application for Exemption  
Goshen Meadows Apartments Project  
DEP Code 1-15919-229-E  
East Goshen Township  
Chester County

Dear Mr. O'Neill:

On October 16, 2012, we received your request for an exemption from planning requirements under the Pennsylvania Sewage Facilities Act concerning the above-referenced project. The request meets the requirements of Section 7(b)(5) of the Act.

An exemption from Sewage Facilities Planning is hereby granted by the Department of Environmental Protection (Department) for the development of 64 apartment units on 5.12 acres. This project is located on West Chester Pike at Mary Fran Drive in East Goshen Township, Chester County.

The project will be connected to the East Goshen Township Municipal Authority collection system and will generate 12,800 gallons of sewage per day to be treated at the West Goshen Township Sewer Authority Wastewater Treatment Facility.


This exemption only applies to planning requirements under the Sewage Facilities Act and the Clean Streams Law. Other Department permits may be required prior to any construction, which will encroach on streams or wetlands.

Any person aggrieved by this action may appeal, pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. Section 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A, to the Environmental Hearing Board, Second Floor, Rachel Carson State Office Building, 400 Market Street, P.O. Box 8457, Harrisburg, PA 17105-8457, 717.787.3483. TDD users may contact the Board through the Pennsylvania Relay Service, 800.654.5984. Appeals must be filed with the Environmental Hearing Board within 30 days of receipt of written notice of this action unless the appropriate statute provides a different time period. Copies of the appeal form and the Board's rules of practice and procedure may be obtained from the Board. The

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Southeast Regional Office | 2 East Main Street | Norristown, PA 19401-4915

484.250.5970 | Fax 484.250.5971

Printed on Recycled Paper 

[www.depweb.state.pa.us](http://www.depweb.state.pa.us)

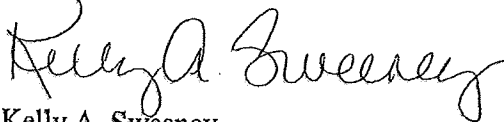
appeal form and the Board's rules of practice and procedure are also available in braille or on audiotape from the Secretary to the Board at 717.787.3483. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST REACH THE BOARD WITHIN 30 DAYS. YOU DO NOT NEED A LAWYER TO FILE AN APPEAL WITH THE BOARD.

IMPORTANT LEGAL RIGHTS ARE AT STAKE, HOWEVER, SO YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD (717.787.3483) FOR MORE INFORMATION.

If you have any questions, please call me at 484.250.5182.

Sincerely,



Kelly A. Sweeney  
Sewage Planning Specialist 2  
Clean Water

cc: Chester County Health Department  
Chester County Planning Commission  
Mr. Smith, Jr. - East Goshen Township  
West Goshen Township Sewer Authority  
East Goshen Township Municipal Authority  
Mr. Fagan  
Planning Section  
Re 30 (ekh12clw)300-3



# EAST GOSHEN CONSERVANCY

May 8, 2013

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

Re: Goshen Meadows Land Development Application  
Landscaping Plan

Dear Commission Members:

At their meeting on April 10, 2013 the Conservancy Board voted in favor of the following motion:

Madame Chairman, I move that we recommend that the Planning Commission accept the Landscaping plans for the Goshen Meadows land development application with the following condition:

The applicant agree to add two more tree species to the tree list and to limit the number of trees of any one species to a maximum of 10.

The motion passed and the applicant agreed to the condition.

Sincerely,



Mark A. Gordon  
Zoning Officer



# Historical Commission

East Goshen Township  
Chester County, Pennsylvania

1580 Paoli Pike



West Chester, PA 19380



610-692-7171

June 14, 2013

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

RECEIVED AFTER  
AGENDA  
WAS PRINTED

Re: Goshen Meadows Land Development

Dear Board Members:

At their meeting on June 13, 2013 the Historical Commission reviewed the architectural renderings submitted for the new apartment buildings proposed as part of the Goshen Meadows Investors L.P. land development application for the property located at 1325 West Chester Pike.

As you know the property has an approved Conditional Use plan for an planned apartment development and the plan incorporates the existing historic resource and adaptively reuses it as part of the new apartment community. Condition 4 d. of the conditional use approval requires the applicant to consider incorporating certain design features into the design of the new apartment buildings:

**Condition 4d.** Consider design elements, such as stucco surfaces, shutters, cornices and mansard roofs in the development of the new apartment buildings to blend with the architecture of the historic resource.

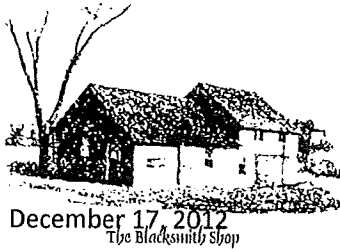
The applicant presented their architectural rendering for the new building design to the historic Commission on June 13, 2013. The applicant discussed their vision to accentuate the historic resource and not detract from it. As advised by their historic preservation consultant, the applicant has designed the new buildings without stucco, shutters, cornices and mansard roofs so as not to detract from the significance of the historic resource.

The Historical Commission unanimously passed the following motion:

"Mr. Chairman, I move that we accept the renderings of the new buildings and the applicant's testimony before us as satisfaction of condition 4(d.) of the Conditional Use approval and recommend that the Board of Supervisors approve the Land development plan of Goshen Meadows L.P., dated October 17, 2012 last revised on May 17, 2013."

Sincerely,

Mark A. Gordon  
Township Zoning Officer



# Historical Commission

East Goshen Township  
Chester County, Pennsylvania

1580 Paoli Pike

West Chester, PA 19380

610-692-7171

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

Re: Goshen Meadows Land Development  
Adaptive re-use of Historic Resource

Dear Commission Members:

At their meeting on December 13, 2012 the Historical Commission reviewed the plans submitted for the renovation and restoration of the historic resource located at 1325 West Chester Pike.

Goshen meadows investors has presented an architectural plan titled "Proposed floor plans" by PZS Architects dated 10/16/2012, as part of their Land Development Submission for the Apartment Community they propose to construct at 1325 West Chester Pike and pursuant to Condition 4 of the Conditional Use approval for the Planned Apartment Community. The applicant proposes to convert the existing residential dwelling into two, two bedroom units, a leasing office for the community and a fitness room. The applicant will incorporate the historic features of the interior in to the renovation and will repair and restore the exterior features. The applicant also agreed to use historically correct colors on the exterior of the historic resource.

The commission unanimously voted in favor of the following motion:

"Mr. Chairman, I move that we accept the architectural drawings of the adaptive reuse of the Historic Resource presented in the plans titled "Proposed floor plans" by PZS Architects dated 10/16/2012 with the following conditions:

1. The applicant will use historically correct colors on the exterior of the house during the restoration.
2. The applicant agrees to allow the Historical Commission to tour the house and take pictures prior to the start of renovations."

It should also be noted that applicant needs to demonstrate that the new apartment buildings will incorporate design elements that blend with the architecture of the Historic resource, as outlined in condition 4(d) of the Conditional Use decision.

Sincerely,

Mark A. Gordon  
Zoning Officer



**Noble Preservation**

Services, Inc.

Historic Preservation • Architectural Conservation  
Building Investigation • History and Research

April 17, 2012

**Mark A. Gordon, CFM**  
Director of Code Enforcement / Zoning Officer  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

Re: New construction adjacent to Historic Structures

Dear Mr. Gordon:

I've been asked to comment on the above referenced topic. The National Park Service frowns on attempting to mimic historic features within new construction adjacent to historic buildings. Features such as shutters, cornices and Mansard roofs will not be consistent with the Standards.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Noble", with a stylized, cursive script.

Tim Noble

# Memorandum

---

East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

Voice: 610-692-7171


Fax: 610-692-8950

E-mail: [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org)

---

**Date:** 6/12/2013

**To:** Board of Supervisors

**From:** Mark Gordon, Zoning Officer 

**Re:** Comprehensive Plan Update / **Sustainable Communities Assessment**

Dear Board Members,

The CPTF and the Planning Commission have reviewed the Sustainable Communities Assessment prepared by the Brandywine Conservancy. The assessment outlines the current practices of East Goshen Township laying a framework for recommendations during the comprehensive plan update process. This draft includes comments from the Township civil engineer, traffic engineer and Municipal authority engineer.

Please forward any comments the Board may have to the CPTF for their meeting on July 22. At that point your comments can be included and a final document can be prepared for action to be taken by the Board.

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION**

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

June 12, 2013

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

Re: **Comprehensive Plan Update / Sustainable Communities Assessment**

Dear Board Members,

The CPTF and the Planning Commission have reviewed the Sustainable Communities Assessment prepared by the Brandywine Conservancy as part of the Comprehensive Plan Update process. The assessment outlines the current practices of East Goshen Township laying a framework for recommendations during the comprehensive plan update process.

The Planning Commission unanimously passed the following motion at their meeting on June 5, 2013.

Madame Chairman, I recommend that the Board of Supervisors review and acknowledge the Sustainable Communities Assessment prepared by the CPTF and forward any recommendations they have to the CPTF for inclusion in the document.

Sincerely,



Mark A. Gordon  
Zoning Officer



## SUSTAINABLE COMMUNITIES ASSESSMENT FOR EAST GOSHEN TOWNSHIP, CHESTER COUNTY

2<sup>nd</sup> DRAFT—5/24/42/2013

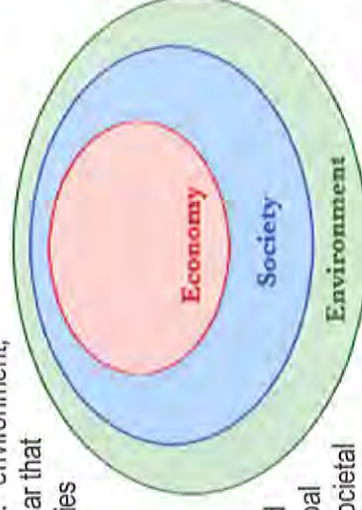
### Overview

Between February and April of 2013, staff from the Brandywine Conservancy's Environmental Management Center (EMC) conducted a focused assessment of East Goshen Township's ordinances, plans, and policies (collectively, the "framework") as these pertain to community sustainability. Using the focused assessment approach allowed EMC staff to investigate East Goshen's broad and complex framework given limited time and resources, laying the groundwork for clear recommendations for future action during the comprehensive planning process.

*"A healthy environment, one that is supported by sound land-use policies, is essential for healthy communities and strong local economies."*

It may be helpful to define the term "sustainability". Sustainability is widely accepted to refer to: *an approach that meets the needs of the existing generation while not compromising the needs of future generations, and while protecting the rights of both*. It is also commonly understood to mean the responsible use of natural resources such that renewable ones are not drawn down beyond their ability to regenerate, and non-renewable ones are used to the minimum possible extent. For example, applying this definition to the land-use component of East Goshen's environmental framework would mean an approach which promotes the redevelopment of underused commercial centers to have a mix of uses, which would conserve vital natural resources and promote a strong local economy.

Sustainability is often represented by the graphic shown here, at the center of the three nested circles: "environment," "society," and "economy." While this assessment looks principally at the outer, environmental, circle, it is clear that a healthy environment, one that is supported by sound land-use policies, is essential for healthy communities and strong local economies.



Specifically, we evaluated the following facets of sustainability: (1) Natural Resource Protection; (2) Water Quality & Quantity; (3) Land Use & Community Character; (4) Global Warming & Climate Change; (5) Renewable Energy & Energy Conservation; (6) Mobility & Transportation; (7) Community Health & Safety; and (8) Food Production & Security. Given the assessment's focus on ordinances, plans, and policies, we did not evaluate any of the Township's operations as they relate to sustainability (e.g., municipal vehicle types and fuels used; procurement of supplies). Nor did we address the major components of the societal and economic circles (e.g., local economies), since we believe these issues may better be addressed through the comprehensive planning process per se. However, that being said, it would be impossible to entirely disentangle so-called "environmental impacts" from the social and economic dimensions.

## Methodology

EMC staff attended two meetings in support of the focused assessment, held at the start of the process to gather information and perspective, on February 25<sup>th</sup>; and another on April 22<sup>nd</sup> to discuss this draft assessment. Present at both meetings were staff from the Township. In addition, written comments regarding the draft were provided by the Township's civil, sewer, and traffic engineers. This revision incorporates many of the comments received, and once accepted by the Task Force, will be forwarded to the Board of Supervisors for review and comment. The final SCA will be made part of the Township's comprehensive plan update, and its findings will be addressed through various recommendations for plan implementation, and consultants from the Township. The final report will be made public May 27<sup>th</sup>, at the monthly meeting of the Comprehensive Plan Task Force, in support of comprehensive planning efforts. The intent is that this be an iterative process involving the interplay of multiple knowledgeable stakeholders. Extensive research and analysis was conducted to perform the actual assessment, using either the electronic or paper versions of the following documents:

| Plans, Studies, and Reports                                       | East Goshen Township Code                   |
|---|---|
| ✓ Comprehensive Plan (2005)                                       | ✓ Ch. 106. Burning, Outdoor                 |
| ✓ Open Space, Recreation, and Environmental Resources Plan (1993) | ✓ Ch. 129. Energy Conservation              |
| ✓ Act 537 Plan (1994)   | ✓ Ch. 131. Erosion and Sediment Control     |
| ✓ Act 209 Study (1997)  | ✓ Ch. 156. Noise                            |
|   | ✓ Ch. 188. Sewers                           |
|   | ✓ Ch. 194. Solid Waste                      |
|   | ✓ Ch. 195. Stormwater Management            |
|   | ✓ Ch. 205. Subdivision and Land Development |
|   | ✓ Ch. 218. Trees                            |
|   | ✓ Ch. 240. Zoning                           |



## Results and Recommendations

The results of the focused assessment of East Goshen's efforts are provided in the charts that start on this page. These charts are organized according to the issues evaluated, while the symbols "+" and "X" are used to indicate the strengths and weaknesses, respectively, of the Township's current regulations, plans, and policies as they relate to environmental sustainability. For the same criteria, the letter "n" is used to note a neutral, or adequate, evaluation; i.e., the Township's efforts are neither significantly strong nor notably weak.

Eventually, as the comprehensive planning process continues and as East Goshen's priorities are better understood, recommendations will be developed that will address the most important deficiencies, and build on the greatest strengths, of the township. To do so now, without a clear understanding of the township's vision for a sustainable future, would be premature.

+++++

| Key Documents & Abbreviations  |
|--|
| Comp Plan: East Goshen Township Comprehensive Plan                     |
| OSRER: Open Space, Recreation, and Environmental Resources Plan        |
| <u>Act 537 Plan (Wastewater Plan)</u>                                  |
| <u>Act 209 Study (Traffic Impact Study 537 Plan (Wastewater Plan))</u> |

Act 209 Study (Traffic Impact Study)

| Zoning Districts                                |  |  |
|---|--|--|
| \$240-8: R-1 Low Density Open Space Residential | \$240-14: C-1 Community Commercial           | \$240-19: I-1 Light Industrial                                       |
| \$240-9: R-2 Low Density Residential            | \$240-15: C-2 Local Convenience Commercial   | \$240-20: I-2 Planned Business, Research and Limited Industrial Park |
| \$240-10: R-3 Medium Density Residential        | \$240-16: C-4 Planned Highway Commercial     | \$240-21: BP Business Park   |
| \$240-11: R-4 High Density Suburban Residential | \$240-17: C-5 Government, Finance and Office | HR Historic Resource Overlay   |
| \$240-12: R-5 Urban Residential                 |  |  |



## Natural Resource Protection

|   |   |
|---|---|
| <p><b>General comments</b></p> <p>These apply to all items below.</p>   | <ul style="list-style-type: none"> <li>+ <b>Comp Plan.</b> Objective to prohibit development in highly sensitive environmental areas, and the use of best management practices in design and land development to protect natural resources.</li> <li>+ <b>OSRER.</b> Resource priorities have been mapped.</li> <li>x <b>OSRER.</b> Has not been updated since 1993.</li> <li>+ <b>\$205-14.</b> The township has established a Conservancy Board that reviews all sketch, preliminary and final plans and makes recommendations for the purpose of preserving the township's natural features.</li> <li>+ <b>§§205-30 and -31.</b> Preliminary and final plans to include Conservation Plan.</li> <li>+ <b>\$240-25.</b> Requires all uses to be "developed in a manner consistent with the preservation of the quality of the existing environment and of any natural amenities present on the site."</li> <li>+ <b>\$240-28.</b> Single-family cluster development provides for opportunities to protect natural and cultural features.</li> </ul> |
| <p><b>Protect: floodplains</b></p> <p>Floodplain protection serves both to protect private property and conserve valuable ecological resources, and should consider downstream users.</p>   | <ul style="list-style-type: none"> <li>+ <b>Zoning Map.</b> Floodplains depicted on Zoning Map.</li> <li>+ <b>\$205-8.</b> Basements, cellars and slab foundations prohibited.</li> <li>+ <b>\$240-26.</b> Alluvial soils included within floodplains.</li> <li>n <b>\$240-26.</b> Existing non-conforming uses and structures shall not be expanded or enlarged, except under certain conditions.</li> <li>x <b>\$240-26.</b> Floodplain regulations largely focus on avoiding property damage and don't ensure protection of floodplain vegetation or prevent impervious surfaces therein. Protection of the floodplain's ecology also ensures the health, safety, and welfare of township residents, rather than maintaining ecological function (e.g., there is no requirement to keep the floodplain vegetated).</li> </ul>  |
| <p><b>Protect: riparian buffers</b></p> <p>Riparian buffers provide multiple benefits, from stormwater mitigation to wildlife habitat to aesthetics and more. Research has shown that benefits grow as the width of the buffer grows.</p> | <ul style="list-style-type: none"> <li>+ <b>Ch. 195, §401.C.</b> Stormwater management hierarchy prioritizes riparian buffers.</li> <li>+ <b>Ch. 195, §404.A(2).</b> Riparian buffers to be maintained with appropriate native vegetation.</li> <li>n <b>Ch. 195, §404.A(2).</b> Riparian buffers to be minimum of 50'. <b>Ridley Creek is a state-designated HQ waterway, and so carries a mandatory 150' buffer (when subject to an NPDES permit).</b></li> <li>+ <b>Ch. 195, Appendix C.</b> Stormwater management ordinance includes "Riparian Buffer Technical Reference Guide."</li> <li>n <b>Ch. 195, §404.A(2).</b> Riparian buffers to be minimum of 50'. <b>A better standard would include two zones, each 50' wide. Furthermore, Ridley Creek is a state-designated HQ waterway, and so carries a mandatory 150' buffer.</b></li> </ul>   |



|   |  |
|---|--|
| <p><b>Protect: woodlands &amp; hedgerows</b></p> <p>It is hard to overstate the value of mature woodlands, which include wildlife habitat, stormwater mitigation, soil conservation, carbon sequestration, mitigation of temperature extremes, improved property values, and much more.</p> | <ul style="list-style-type: none"> <li>+ Comp Plan. Woodlands mapped.</li> <li>+ §218-2. Ordinance prohibits damage to trees on township streets and property.</li> <li>+ §218-3. Requires the removal of diseased trees.</li> <li>n §205-7. Definition of Tree Protection Zone extends to the drip line. Tree roots typically extend twice that distance, however, and soil compaction over the roots can damage a tree.</li> <li>+ §§205-30 and -31. Preliminary and final plans to include location of all trees 6" dbh or greater, and specifications for protecting existing trees that are to remain through construction.</li> <li>+ §205-59. Existing trees to be preserved whenever possible.</li> <li>+ §205-61. 80% of trees on wooded lots to be retained; up to 50% of trees may be removed if they are replaced on an inch-for-inch basis (among other conditions) on the same site or elsewhere in the township.</li> <li>+ §205-63. Extensive requirements for protection of trees during construction activities.</li> <li>n §205-63.A(6). Damaged tree limbs to be pruned immediately. Should note that limbs should be pruned under the supervision of an arborist.</li> <li>x §240-6. "Forest" defined as a community of trees covering at least 10 acres. Interior woodlands may cover an area as small as ~3,600 sq. ft., or 0.08 acres.</li> <li>n §240-31.1. Detailed regulations for timber harvesting, but these regulations contain no recognition of the ecological value of the woodlands.</li> </ul> |
| <p><b>Protect: prime agricultural soils</b></p> <p>Prime agricultural soils, essentially a non-renewable resource, produce an extensive array of crops with minimal energy input, and provide other significant benefits, such as infiltration, when left undisturbed.</p>                  | <ul style="list-style-type: none"> <li>n Comp Plan. Prime ag soils have been mapped.</li> <li>x Ch. 240. <u>Aside from definition of "prime agricultural land" and ability to protect open space through clustering, no specific provision for protection of remaining prime farmland soils or farms.</u></li> <li>x Ch. 240. <u>There is no Agricultural district. While the majority of East Goshen is mapped as a "suburban landscape" by Chester County, portions in the east are considered to be "rural landscapes."</u></li> <li>n Ch. 240, Article II. Farming permitted by right in R-1 and R-2 districts.</li> <li>n Ch. 240, Article IV. Farming permitted by right in I-1, I-2, and BP districts.</li> </ul>   |
| <p><b>Protect: wetlands &amp; hydric soils</b></p> <p>Wetlands have been called "the kidneys of the Earth" for their ability to filter pollutants and maintain water quality. They also provide important wildlife habitat and can be a source of beauty.</p>                               | <ul style="list-style-type: none"> <li>+ Comp Plan OSRER. Wetlands and hydric soils mapped.</li> <li>x §205-7. Definition of Wetland Margin/Freeboard provides only a limited buffer, or possibly none at all in some cases.</li> <li>n x §240-25. Requires delineation of all wetlands on a site, <u>and</u> requires a 20' <u>setback for all structures</u> <u>buffer</u> from identified wetland boundaries. <u>Setback. However, this buffer is not a protected buffer however only intended to permit movement of construction vehicles.</u></li> </ul>  |

|   |   |
|---|---|
| <p><b>Protect: steep slopes</b></p> <p>Steep slopes require protection primarily to prevent soil erosion and to protect downslope areas from flooding, but also provide valuable habitat.</p>   | <ul style="list-style-type: none"> <li>+ <b>Comp Plan &amp; OSRER.</b> Steep and very steep slopes have been mapped.</li> <li>+ §205-7. Definition of Steep Slopes includes slopes of 15% grade or higher.</li> <li>+ n- §§205-7 and 240-6. "Very steep slopes" never explicitly defined (but can be inferred).</li> <li>+ §§205-30 and -31. Preliminary and final plans to include location of all steep (&gt;15%) and very steep (&gt;25%) slopes.</li> <li>+ §240-6. Definition of Steep Slopes includes slopes of 15% grade or higher.</li> <li>+ §240-25. Provides for extensive regulations of development on steep (&gt;15%) and very steep (&gt;25%) slopes.</li> </ul> |
| <p><b>Protect: rare species</b></p> <p>No one wants to be a party to extinction, which famed wildlife biologist E.O. Wilson refers to as "the death of birth."</p>  | <ul style="list-style-type: none"> <li>+ <b>Comp Plan &amp; OSRER.</b> Serpentine formations have been mapped.</li> <li>+ OSRER. PNDI sites mapped.</li> <li>+ §240-25. Requires delineation of all Serpentine rock formations, as well as the identification of all rare or endangered plants present.</li> </ul>  |
| <p><b>Protect: air quality</b></p> <p>From the municipal perspective, the primary means of protecting air quality are, (1) to provide for dense, mixed-use development that promotes human-scale transportation choices; and (2) to provide for green infrastructure, which cleanses the air of pollutants.</p>   | <ul style="list-style-type: none"> <li>+ <b>Ch. 106.</b> Burning of municipal waste, brush, grass, and leaves is prohibited.</li> </ul>   |
| <p><b>Identify, map and protect greenways</b></p> <p>Greenways represent a unique opportunity to connect disparate areas into one single whole, while also providing a showcase of a place's ecological wealth. They provide opportunities for recreation and non-vehicular mobility, and also provide wildlife with vital connections between natural areas.</p> | <ul style="list-style-type: none"> <li>+ <b>OSRER.</b> Open space areas and greenway corridors have been mapped. Unclear if up-to-date.</li> </ul>  |

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## Water Quality and Quantity

### Water Conservation

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| Ordinance prevents depletion of groundwater and surface water supplies<br>It is important to ensure that water resources are not used at an unsustainable rate, both to protect ecological integrity and to ensure a sustainable water supply for human use. | + OSRER. Aquifers and headwater areas mapped.<br>+ §131-6.C(1). Post-construction runoff to roughly equal pre-construction and maximize infiltration.<br>+ §188-8. Ordinance prohibits pumping of ground and surface water, by means of a sump pump or floor drain, into sewer system.<br>+ §240-25.D. Prohibits activities which may result in pollution of groundwater. |
| Permit/promote harvested/recycled water (e.g., greywater systems, rain barrels) use<br>Such measures reduce water consumption and save money and energy.   | n No provisions.  |
| Identify native and drought-tolerant plants for use in required landscaping plans<br>Native plants are already adapted to the existing hydrologic conditions, and so do not require the extensive watering typical of introduced species.                    | + <u>Board Resolution 2011-20 added a recommended list of approved Township tree and street tree species, nearly all of which are native.</u> <del>x No general requirement for native plant use.</del>   |

### Water and Sewer Infrastructure

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| Utilize existing public water/sewer lines before expanding or increasing capacity<br>Controlling expansion of sewage capacity & water supply is a key element in growth management.         | n Ch. 205. New buildings placed within certain distance of public sewer line must hook into system.  |
| Has a maintenance program for on-lot disposal systems (OLDS)<br>Ongoing maintenance of OLDS is essential for protecting water quality and ensuring the long-term viability of such systems. | + Ch. 188, Article II. Routine maintenance and regular pumping of on-lot sewage disposal systems mandated by ordinance, <del>with regular inspections by the township.</del> |

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| <p>Ensure the future land-use plan directs any expansion of water, sewer, stormwater capacities</p> <p>Proper growth management links the expansion of public utilities to community-created plans.</p>   | <p><del>+ Comp Plan. Recommends Act 537 Plan be updated, as needed, to be consistent with Comp. Plan. n Comp Plan. All of East Goshen is planned for development, and this development is required to connect to public infrastructure.</del></p>  |
| <p>Update the community's Act 537 plan based on the future land-use plan</p> <p>Since the future land-use plan represents the community's vision, the sewage plan (Act 537 Plan) should be consistent with it.</p>  | <p><del>n Act 537 Plan. Act 537 Plan has been updated/amended as development plans are approved for specific properties. However, this ad hoc approach could be much improved. x Act 537 Plan. Dated 1995. The Plan itself notes that its timeframe is 1993-2002.</del></p>  |
| <p>Encourage spray/drip irrigation where use of existing treatment is not an option</p> <p>Spray/drip irrigation ensures the integrity of the local hydrologic cycle better than stream discharge plants, which send water and nutrients downstream, often requiring costly system design, operation, and upgrades.</p> | <p>Act 537 Plan:<br/>+ East Goshen has <u>one remaining</u> two spray irrigation <u>system -- systems--Lockwood Chase (403 EDUs)</u> and Hershey's Mill (2,032 EDUs).<br/><del>n Public</del>However, the majority of sewage is treated at the Ridley Creek Sewage Treatment Plant (0.754 MGD) and the West Goshen (Chester Creek) Wastewater Treatment Facility (1,000-975 MGD).<br/><del>n East Goshen has one community onlot treatment plant at Willow Pond (28 EDUs).</del></p>   |
| <p><i>Stormwater Management</i></p> <p>Implement stormwater BMPs / green infrastructure</p> <p>BMPs, aka "green infrastructure," represent low-cost, environmentally-integrated techniques for stormwater management, and can also create community amenities.</p>  | <p><del>n Ch. 195, Stormwater Management:</del><br/><del>The township's stormwater management ordinance will soon be greatly revised, pending the completion of the county's Act 167 process. Those portions that will not be revised are largely the result of state mandates.</del><br/><del>n §302.B. For new impervious coverage that is exempted from quantity controls, infiltration only required to deal with 1" of runoff; if site conditions preclude infiltration, then detention of 1" is acceptable.</del><br/><del>+ Ch. 195, §401.C. Stormwater management hierarchy prioritizes riparian buffers and infiltration.</del><br/><del>n Ch. 195, §401.D. Applicants "highly encouraged" to use BMPs and to minimize new impervious surface.</del><br/><del>x Ch. 195, §403. Broadly speaking, the focus on peak discharge has led to poor water-quality quantity outcomes, and is inconsistent with the new emphasis on volume control. (4-e,;</del></p> |





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|  | <p><del>flooding</del>;<br/> <del>+Ch. 195, §406.O.</del> Roof drains must discharge into a BMP providing infiltration.<br/> <del>n-Ch. 195, §404.D.</del> Design of stormwater management systems "should" consider protection of aquatic and wildlife habitat, streambank erosion, and volume control.<br/> <del>nx-Ch. 195, Appendix B.</del> Storm frequency table, from 1986, outdated. Storm intensities now much greater and more frequent.</p>  |
| Require Low Impact Development techniques<br>Low Impact Development (LID) is a design approach that focuses on conservation and use of natural features to protect water quality on-site.                          | <p><del>n</del> Ch. 195, §401.D. Applicants "highly encouraged" to use innovative site design techniques that minimize new impervious surface.<br/>         + Ch. 195, §406.N. Minimization of impervious surfaces and infiltration are required.<br/> <del>+x \$205-44.E(2). Board may reduce right-of-way and cartway widths. No provision is made for minor narrowing streets, in appropriate circumstances (to reduce impervious coverage).</del><br/>         + Ch. 195, §702. Drainage plan shall contain an operations and maintenance plan.<br/> <del>+Ch. 195, §702.C. If the township accepts dedication of any stormwater management facilities, the developer is required to post financial security up to 15% of the cost of construction of that facility.</del><br/>         + Ch. 195, §704. The Township Engineer shall conduct routine <u>inspection</u><del>maintenance</del> of all stormwater management facilities.<br/>         + Ch. 195, §705. East Goshen Township has a stormwater management fund, which developers are required to pay into when facilities are accepted by the township for dedication.</p> |
| Require routine maintenance of stormwater management facilities<br>Like all infrastructure, stormwater management facilities are subject to degradation over time, and therefore benefit from ongoing maintenance. |   |

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## Land Use and Community Character

### Land-Use Planning

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| Steer growth and new development to the most appropriate places within community/region       | <p>Steering growth to existing population centers, such as villages, towns and cities preserves open space and helps to ensure more efficient use of existing infrastructure, while also promoting a sustainable local economy.</p> | <p>n Comp Plan. The Future Land-Use Map shows <u>nearly</u> all of East Goshen <u>to be</u> developed.</p> <p>n Zoning Map. All of East Goshen is zoned for development.</p>   |
| Participate in multi-municipal/regional land use planning                                     | <p>Many issues are best dealt with on a regional rather than municipal basis, and efficiencies of scale can reduce burden on local budgets.</p>   | <p>+ Comp Plan. Objective 2E supports regional planning.</p> <p>+ East Goshen participates in the West Chester Regional Planning Commission, established in 1959; and the West Chester Area Council of Governments.</p>  |
| Ensure planning policies and regulations are consistent with regional growth management plans | <p>A municipality's policies and regulations are the tools which implement the local plan, and it only makes sense for them all to work in concert.</p>   | <p>n Comp Plan and Landscapes2. Most of East Goshen lies within the "Suburban Landscape," as identified in Landscapes2. This is largely <u>consistent</u> <del>concurrent</del> with East Goshen's development pattern.</p>  |
| Increase density/intensity in urban and village areas where appropriate                       | <p>Greater intensity of use and density of population can reduce the per capita cost of infrastructure, helping a municipality's dollars to go farther, while also promoting a sustainable local economy.</p>                       | <p>+n Comp Plan. <u>Township's southwest corner planned for urban and high density residential (3-14 du's/ac).</u></p> <p>n <u>Small areas</u> Ch. 240. <u>Areas</u> in the southwest of the township have been zoned R-5 Urban Residential, and C-4 Planned Highway Commercial that allows two-story apartments and townhouses by conditional use approval.</p> <p>+ Ch. 240, Article II. The R-4 and R-5 districts permit apartments at a density of 14.5 DU's/ac.</p> |
| Encourage and/or incentivize infill development and redevelopment of previously-disturbed     |   | <p>+ Comp Plan. Several objectives in the Land-Use chapter support redevelopment at higher intensities, along with preservation of the remaining open space in the township.</p>   |



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| Open space is a resource with limited capacity for regeneration, so it makes sense to encourage infill development and redevelopment of previously-disturbed lands.  |   |
| <p><b>Adopt and implement Smart Growth principles</b></p> <p>Smart growth principles encourage the concentration of development in existing walkable &amp; bikeable communities; transit-oriented development; mixing of uses; a range of housing &amp; transportation options; a sense of place; distinct community boundaries; the preservation of open space and critical environmental resources; and community involvement in land-use decisions.</p> | <p>n Comp Plan. Recommends the development of a Town Center, which <u>may, unfortunately, has not have been implemented</u> <del>be a fruit</del>.</p> <p>+ Ch. 205, Article V. The township highly encourages the submittal of sketch plans, which often lead to better developments, as well as less cost to the developer.</p> <p>+ \$205-58. Developers required to consider reserving space within their developments to accommodate community facilities such as schools.</p> <p>x Ch. 240. Requires a generally suburban development pattern, which segregates uses and requires residents to be auto-reliant.</p> <p>+ Ch. 240. Generally promotes the preservation of sensitive environmental features and open space.</p> |
| <p><b>Allow for Traditional Neighborhood Development</b></p> <p>TNDs aim to be complete neighborhoods, with a mix of housing types, a network of well-connected streets and blocks, humane public spaces, and have amenities such as stores, schools, and places of worship within walking distance of residences.</p>   | <p>x <del>Ch. 240</del> n Ch. 240. No such provisions, although little vacant land remains in the township to warrant adding this tool. How redevelopment is someday managed to produce more sustainable developments needs to be considered. <del>No such provisions.</del></p>  |
| <p><b>Adopt Transferable Development Rights ordinance</b></p> <p>TDRs are a market-based tool, often used for the preservation of farmland and natural areas, by transferring the "development rights" from these areas to areas with the infrastructure to support more intense/dense development.</p>  | <p>x No provisions.</p>   |
| <p><b>Update municipal comprehensive plan to promote sustainability</b></p>  | <p>n Comp Plan. The Comprehensive Plan reflects East Goshen's intentions to preserve remaining historic resources, open space, and particularly its commitment to protecting woodlands.</p>   |



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| <p>Municipal sustainability begins with the comprehensive plan, which can help to set the vision and subsequent priorities for sustainability.</p>  | <p>Nevertheless, much could be done to better promote sustainability, such as the creation of mixed-use zones and higher-density, more walkable neighborhoods.<br/> n The Town Center concept could potentially promote economic and social sustainability goals, yet the Plan's recommendations have not been pursued to date. <del>has not yet taken off.</del></p>  |
| <p><i>Character and Aesthetics</i></p> <p>Preserve, through zoning and other means, the community's significant historical resources</p> <p>A community's historical resources are its connection to its past and help to define it as a unique place, worthy of respect and stewardship.</p> | <p>+ <b>Comp Plan.</b> Several objectives calling for the protection of the township's historic resources.<br/> + <b>OSRER.</b> Scenic and historic resources mapped.<br/> + <b>\$205-14.</b> The township has established a Historical Commission that reviews all sketch, preliminary and final plans (when applicable) and makes recommendations for the purpose of preserving and promoting the township's historic and cultural amenities.<br/> + <b>\$240-20.</b> Provides for protection of National Register of Historic Places-eligible buildings.<br/> + <b>\$240-38.2.</b> East Goshen Township maintains a historic resources inventory.<br/> + <b>\$240-38.9.</b> All requests for a demolition permit for historic resources must be forwarded to both the Historical Commission and the Board of Supervisors. An impact study is also required.</p> |
| <p>Encourage and promote, through zoning, the adaptive reuse of historic buildings</p> <p>A key element in historic preservation is the preservation of the usefulness of the historic structure, which often relies on creative reuse opportunities.</p>                                     | <p>+ <b>\$240-38.5.</b> A variety of uses are permitted in historic structures, in addition to the uses permitted in the underlying zoning district.</p>   |
| <p>Preserve through ordinance incentives significant cultural and scenic resources</p> <p>In some cases, historic preservation is best achieved through other parts of the Code.</p>  | <p>+ <b>Comp Plan.</b> Objective to protect scenic vistas.<br/> + <b>\$240-38.6.</b> The Board may modify area and bulk requirements to facilitate re-use of historic resources.</p>   |
| <p>Enact ordinances limiting both noise and light pollution</p> <p>The livability of a place can be dramatically affected, for good or ill, by noise and lighting.</p>  | <p>+ <b>Ch. 156.</b> Township has adopted a thorough noise ordinance.<br/> n <b>\$240-24.</b> Township repeats noise provisions, but in a different format, which may cause confusion.<br/> + <b>\$240-8.E(7).</b> In PRDs, lighting shall not be located so as to shine into habitable rooms or yards.<br/> n <del>§§240-24.G(2) and .H. and 240-27.C(7).</del> Glare to be minimized.<br/> n <del>\$240-24.H.</del> Light and glare controls.<br/> n <del>§§240-24.H(2) and 240-27.C(7)(b).</del> Allows use of translucent covers of <del>Full cut-off</del> luminaires.</p>  |



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|  | which reduces glare but still permits some not required;<br>* §240-27-E(7). Required lighting could be designed so as to generate avoidable light pollution. |
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## Global Warming & Climate Change

### Greenhouse Gas Pollution Reduction

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| <p>Enact ordinances to encourage mixed use/Transit-Oriented Developments (TODs)</p> <p>Mixed-use and transit-oriented development is the hallmark of strong, well-planned communities. By reducing reliance on fossil fuels, they also have a positive impact on climate change.</p>  | <p>+ §240-16. Single-family detached dwellings and townhouses are permitted in the C-5 Highway Commercial district.</p> <p>+ §240-20. Single-family detached dwellings in various configurations are permitted in the I-2 district.</p> <p>+ §240-29.D. "Convenience commercial" permitted within planned apartment developments. However, the density of the surrounding population is not sufficient to support such commercial areas.</p> |
| <p>Enact ordinances to allow live-work units and home-based businesses in residential zoning districts</p> <p>In existing residential districts, a certain degree of "mixed-ness" may be achieved by permitting and encouraging live-work units and home-based businesses. In an economy struggling to provide full employment, opportunities to work at home may allow a person to remain in his/her home.</p> | <p>+ §§240-9.E, -10.E, -11.E, and -12.E. R-2, R-3, R-4, and R-5 districts permits home occupations, home-related businesses and no-impact home-based businesses as accessory uses.</p>   |
| <p>Incentivize green building techniques for new developments and redevelopment projects</p> <p>"Green" buildings have been shown to have greater value, be more affordable to maintain, be more attractive to certain demographics, and to have a high return-on-investment in terms of local employment.</p>  | <p>x No such provisions have been made. Examples include density bonuses for LEED-certified construction; and the adoption of the Green Building Code (with state approval).</p>   |
| <p>Promote and incentivize reforestation on open</p>  | <p>x No provisions within ordinances that require reforestation with new or re-development.</p>  |



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| space<br>Reforestation provides greater habitat, variety of landscape, stormwater mitigation, and a sink for atmospheric carbon dioxide, the primary greenhouse gas pollutant.   | + <u>Conservancy Board actively pursues reforestation of Township-owned properties.</u>  |
| Encourage use of human-scale transportation (public transit, biking, walking)<br>Studies have shown that communities which provide opportunities for non-motorized transport are healthier, happier, and have more disposable income. Such communities also emit fewer greenhouse gas pollutants through their reduced reliance on fossil fuels. | x §205-56. Sidewalks not required. <u>The Federal Highway Administration recommends that, in single-family developments of about ¼ DU/ac, that sidewalks be placed on one side of the street.</u>  |
| Develop, adopt and implement a Climate Action Plan to reduce greenhouse gas emissions<br>A Climate Action Plan (CAP) is one way a community can consciously reduce its negative impact on the global climate, while also saving energy, reducing per capita infrastructure costs, and saving money.  | x The township has not adopted a CAP. However, as part of the Philadelphia metropolitan region, a greenhouse gas emissions and energy consumption inventory for the township has already been completed by DVRPC. This is a critical step in the development of a CAP. |
| <i>Climate Change Adaptation</i>   |  |
| Build resilience by developing, adopting and implementing an adaptation component to Climate Action Plan in the face of present, and projected future, impacts of climate change<br>By many measures, climate change has already occurred and is already intensifying local weather patterns; this may be expected to continue.                  | x The township has not adopted a CAP.  |
| Adapt: heat  | x No specific provisions.<br>+ Nevertheless, the township has a clear commitment to woodland protection, which can mitigate  |





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| Steadily increasing temperatures, with increasing incidence of extreme temperatures, can be expected with very high scientific confidence. Local governments can take steps to adapt to this. Examples include green infrastructure installation, modifying any acceptable plants lists to include heat- and drought-tolerant plants, etc.                                | high temperatures. See notes elsewhere; particularly the <i>Natural Resources Protection</i> section.  |
| <p><b>Adapt: water</b></p> <p>Climate scientists also have high confidence that one consequence of climate change is an intensifying hydrologic cycle: generally, precipitation will occur less frequently but, when it does occur, there will be more of it. Local governments need to prepare for increasing incidence of flash flooding interspersed with drought.</p> | <p>x No specific provisions.</p> <p>x Ch. 195, Appendix B. Storm frequency table, from 1986, outdated. Storm intensities now much greater and more frequent.</p> <p>n The township's commitment to riparian and wetland buffers helps to mitigate against flooding, but these buffers could be much stronger. See the <i>Natural Resources Protection</i> section.</p> |

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## Renewable Energy and Energy Conservation

### Renewable Energy

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| <p>Allow solar panels by-right when accessory to a principal use</p> <p>As the most accessible distributed, renewable energy technology for private property owners, it is important to reduce barriers to their installation whenever possible.</p> | <p>+ \$240-9.E(10), -10.E(10), -11.E(10), and -12.E(10). In R-2, R-3, R-4, and R-5 districts, solar energy systems are explicitly permitted as accessory uses.</p> <p>n \$240-8.E. Solar energy systems not listed explicitly as a permitted accessory use in R-1 district (nevertheless, §240-32.O permits accessory systems in all districts).</p> <p>+ Ch. 240, Article III. Solar energy systems permitted accessory uses in all commercial districts.</p> <p>+ Ch. 240, Article IV. Solar energy systems permitted accessory uses in all industrial and business park districts.</p> <p>+ \$240-32.O. Solar energy systems permitted by right as accessory uses in all districts.</p> |
| <p>Establish a minimum percentage of solar-oriented lots or buildings in new developments</p>  | <p>x Ch. 205. No such provisions.</p> <p>x Ch. 240, Article II. No such provisions.</p>  |





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| One major barrier to installation of solar systems on roofs is the orientation of the building. In the northern hemisphere, solar works best on south-facing slopes.                          |  |
| <p>Permit small wind energy conversion systems (WECS) in all zoning districts</p> <p>Small wind energy systems have minimal impacts, and are an important part of the overall energy mix.</p> | <p>+ §240-11.E(11) and -12.E.(11). In R-3 and R-4 districts, wind energy systems are permitted accessory uses.</p> <p>x Ch. 240, Article II. Wind energy systems not permitted in the R-1 and R-2 residential districts.</p> <p>x Ch. 240, Article III. Wind energy systems not permitted in any commercial district.</p> <p>+ §240-19. Wind energy systems permitted accessory uses in I-1.</p> <p>x Ch. 240, Article IV. Wind energy systems not permitted in any other industrial or business park districts.</p> <p><u>n §240-32.I Supplemental regulations for windmills.</u></p> <p><u>x §240-32.I(4) and (5). Restrictions on height and setback makes development of wind energy in East Goshen nearly impossible.</u></p> |

#### Energy Efficiency and Conservation

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| <p>Encourage new &amp; renovated residential/commercial buildings to achieve LEED, Energy Star, or comparable standards</p> <p>In the U.S., buildings are responsible nearly half of all energy consumed. Any effort to reduce total energy consumption, therefore, must include building energy efficiency as a crucial element. Energy-efficient buildings also tend to be more attractive investments and therefore have more stable real estate value.</p> | <p>n Ch. 129. The Township has official adopted the International Energy Conservation Code, 2003 Edition (the use of an updated version of this is already mandated by the state legislature through the UCC).</p> |
| <p>Add an energy element to the comprehensive plan</p> <p>Energy is the most crucial input to the economy, and it is arguable that comprehensive plans which do not consider energy are not truly comprehensive.</p>   | <p>n Comp Plan. There is no energy conservation element in the present plan. However, one will be incorporated into the update.</p>  |

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## Mobility and Transportation

### Non-vehicular Transportation

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| <p><b>Encourage Transit-Oriented Development (TOD)</b></p> <p>Mixed-use and transit-oriented development is the hallmark of strong, well-planned communities. By reducing reliance on fossil fuels, they also have a positive impact on climate change.</p> <p>Establish sidewalks in residential, village, downtown areas</p> <p>Sidewalks are the key element in safe, walkable, livable neighborhoods.</p> <p><b>Require bike racks at appropriate locations in new/infill developments</b></p> <p>Appropriately-located bike racks can make cycling significantly easier and more attractive, while also protecting landscaping and infrastructure, which otherwise becomes the default bike "rack."</p> <p><b>Establish maximum block widths- that encourage, rather than discourage, walking and bicycling; and help to disperse traffic, reducing congestion.</b></p> <p>Block width is a strong determinant in the friendliness of an area for pedestrian and cycling activity.</p> | <p>+ §§240-11.A &amp; -12.A. Specific intent of R-4 and R-5 districts to locate higher density in areas near public transit.</p> <p>x Ch. 240. While the R-4 and R-5 districts are specifically intended to offer higher densities in areas located near public transit, they are still single-use districts and could be more "TOD-like" by permitting some commercial and other uses by-right.</p> <p>x §205-56. Sidewalks not required.</p> <p>x No such provisions.</p> <p>x §205-54. Minimum block width set at 600', with no consideration for the needs of pedestrians except for blocks exceeding 1,000' in length. Blocks in walkable areas are typically on the order of 250–500' in width. If that is not deemed feasible in a suburban context, however, then a mid-block path system could be required to improve pedestrian access. <u>Paths should be clearly indicated and probably paved.</u></p> <p>n §205-54. Crosswalks required for blocks exceeding 1,000' in length.</p> |
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*Roads and Streets*

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| <p>Codify "complete streets" principles in the SALDO and embrace PennDOT's new Smart Transportation design standards which emphasize context-sensitive design</p> <p>Complete streets designed and maintained to ensure accessibility to all users, including motorized and non-motorized traffic and public transit. Such streets would include sidewalks, crosswalks, medians and raised crosswalks where necessary, pedestrian signals, bulb-outs, staggered parking, street trees, pervious paving and other green infrastructure measures, etc.</p> | <p><b>x</b> Comp Plan. Goal to optimize mobility and minimize congestion at odds with objective to minimize cut-through traffic in neighborhoods. A well-connected street network disperses traffic and is of benefit to both motorists and non-motorists.</p> <p><b>x</b> Ch. 205, Article IX. Complete Streets principles (particularly the needs of non-motorized users) not explicitly considered.</p> <p><b>x</b> §205-56. Sidewalks not required.</p> <p><b>n</b> §205-62. Street trees at 3" dbh to be provided as determined by the Board of Supervisors or Planning Commission.</p> |
| <p>Eliminate the creation of new cul-de-sacs</p> <p>Cul-de-sacs discourage connectivity, thus fostering more driving (and fossil fuel consumption) than otherwise would be necessary. Traditional neighborhoods only rarely incorporate these elements.</p>  | <p><b>x</b> §205-42-D and -F. New minor/local public streets to be designed to discourage through traffic; and use of cul-de-sacs not discouraged. Each provision concentrates traffic and reduces mobility.</p>   |
| <p>Use future land-use plan to direct expansion of road capacities</p> <p>A well-planned community is one in which the land-use plan and the street plan are coordinated to create the community's vision for itself.</p>  | <p><b>+</b> Comp Plan. Recognizes connection between land-use and transportation.</p> <p><b>x</b> The township has no Official Map.</p> <p><b>+</b> Act 209 Study. East Goshen has adopted a traffic impact fee based on a land-use assumptions report.</p>  |
| <p>Maximize existing road capacity (e.g., traffic calming, travel demand management [TDM], etc.) before constructing new roads</p> <p>Often, much can be done to use existing road capacity more efficiently, reducing or eliminating the need for new roads. This reduces capital</p>   | <p><b>+</b> Comp Plan. Objective to use travel demand management and improve public transit to better utilize existing road capacity.</p>  |



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| construction costs and ongoing maintenance costs, which can be considerable.   |   |
| <p><b>Plan road improvements to prioritize safety and pedestrian/bike uses</b></p> <p>A road that has been designed with pedestrians and cyclists in mind is one which attracts such users, which promotes public health, a sense of community, saves energy and money, and can promote and support a human-scale business district.</p> | <p>n \$205-54. Crosswalks required for blocks exceeding 1,000' in length.</p> |

#### Parking

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| <p><b>Establish a range of parking standards for commercial uses</b></p> <p>Appropriate parking standards can have far-reaching impacts on a community's development pattern. Often, maximum parking standards are warranted, rather than minimum (which unnecessarily increases the cost of development).</p> <p><b>Ordinances should require porous pavement, shade trees, landscape buffers in parking lots</b></p> <p>Such "green infrastructure" elements can result in a vastly superior built environment, from an aesthetic as well as a functional point-of-view.</p> | <p>x 240-33. Relies on minimum parking standards only; no provision for maximum limits.</p>  |
| <p><b>Permit on-street parking wherever possible and appropriate</b></p> <p>The benefits of on-street parking are many: it provides a natural buffer between traffic and pedestrians, it reduces impervious surface, it reduces the cost of development, it reduces the urban heat island effect, it results in a more pleasing</p>  | <p>+ \$240-27.C(1). 5% of interior of parking areas to be landscaped.</p>  |
|  | <p>x 240-30.D. On-street parking explicitly not permitted to count towards parking requirements in Townhouse developments.</p> <p>n* On-street parking not otherwise addressed, <u>although on-street parking is permitted on all streets within developments.</u></p> |

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| built environment, etc.   |  |
| <p><b>Permit shared parking in non-residential zoning districts</b></p> <p>Shared parking, like on-street parking, has multiple benefits, such as the reduction of impervious surface, the reduced cost of development, and the reduced consumption of land.</p> <p><b>Promote parking demand management techniques</b></p> <p>Parking Demand Management involves the efficient use of parking facilities through motorist information and enforcement. There are two major components to parking management: pricing and supply management. Benefits may include increased throughput, efficient use of the system, reduced demand and increased roadway capacity.</p> | <p><b>x 240-33.</b> No provision made for shared parking. <u>although 240-33.B.(6) allows a single parking lot to be used for more than one use provided each use's required parking is fully accommodated.</u></p> <p><b>n While the Township Code has no specific provisions, some local employers are known to make use of this technique. x No such provisions.</b></p>  |
| <p><b>Require the establishment and maintenance of pedestrian/bike trails that connect to public facilities, parks, open space, schools, business/shopping</b></p> <p>Multi-use trails are a crucial element in a region's transportation network, and encourage walking and cycling for work, play and shopping. Trails have also been shown to significantly increase adjacent real estate values.</p>  | <p>+ <b>Comp Plan.</b> Objective to develop trail segments to connect residential communities to parks, open space, and area merchants.</p> <p>+ <b>Comp Plan.</b> Objective to explore use of pedestrian and bike paths as alternative transportation network.</p> <p>+ <b>\$240-8.</b> R-1 district requires 15% of tract (1/3 of total common open space) to be devoted to uses that include paths and trails.</p> <p>n <b>\$205-56.</b> The Board of Supervisors may require sidewalks and/or paths at their discretion.</p> |

#### Trails

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## Community Health and Safety

### Public Health and Safety

|  |   |
|--|---|
| Require street trees and sidewalks in residential areas and village/downtown areas<br><br>In addition to making for a more inviting environment for pedestrians, such amenities have been shown to improve public health.                      | <ul style="list-style-type: none"> <li>x §205-56. Sidewalks not required.</li> <li>+ <u>Board Resolution 2011-20 added a list of approved Township tree and street tree species nearly all of which are native.</u></li> <li>n §205-62. Street trees at 3" dbh to be provided as determined by the Board of Supervisors or Planning Commission.</li> </ul>  |
| Provide adequate active and passive recreational opportunities<br><br>Exercise is a key element in an individual's health, and it has been shown that people exercise more regularly when given opportunity's to do so close to home and work. | <ul style="list-style-type: none"> <li>+ <b>Comp Plan.</b> Regional coordination of recreation programs.</li> <li>+ §205-14. The township has established a Park and Recreation Board that reviews all sketch, preliminary and final plans (when applicable) and makes recommendations for the purpose of preserving and promoting the township's park and recreation facilities.</li> <li>+ §205-58. Developers required to make available open space for passive and active recreation.</li> <li>+ §205-64. Requires provision of common open space at 20% of total lot area in mobile home parks.</li> </ul> |

### Solid Waste and Recycling

|   |  |
|---|--|
| Require recycling centers/stations in new developments over a certain size<br><br>In our modern society, the production of waste is nearly unavoidable, but there are many ways in which it can be minimized and, in some instances, eliminated. Recycling permits the more efficient use of natural resources, while also encouraging a more beautiful, livable environment. | <ul style="list-style-type: none"> <li>+ §194-3. Source-separation of recyclable materials mandated throughout the township; and leaf-waste pickup provided in spring and fall.</li> <li>n §194-8. <u>Recycling centers permissible for multi-family residential complexes.</u></li> <li>+ §194-9. Commercial, institutional, and municipal establishments required to recycle.</li> <li><del>n §194-8. Recycling centers permissible for multi-family residential complexes.</del></li> </ul> |
| Adopt a construction debris demolition ordinance or require construction waste management plan<br><br>A great deal of the waste generated by our modern society comes from development and  | <ul style="list-style-type: none"> <li>+ §194-6.D. Curbside disposal of building materials and hazardous materials prohibited.</li> </ul>  |



|  |  |
|--|--|
| <p>redevelopment. A municipality can significantly reduce this waste stream by requiring construction waste to be reused or recycled.</p> <p><b>Require salvage/material recycling in demolition permit or land development approval</b></p> <p>Much of the waste generated from development and redevelopment isn't waste at all, and can be recycled back into productive use. <u>Furthermore, a great deal of the waste reaching landfills is from development projects; builders have a responsibility to reduce this flow, which is a burden on us all.</u></p>   |  |
|  | <p><b>x</b> No such provisions.</p>  |
| <p><i>Housing Diversity and Accessibility</i></p>  |  |
| <p><b>Create incentives to promote a diverse housing supply that includes affordable housing</b></p> <p>A diverse community is a much more robust community, both economically and socially.</p> <p><b>Locate housing within walking distance of businesses, services, employment centers, public transportation</b></p> <p>Such a development pattern encourages walking and cycling, which can greatly improve the public's health, rather than driving, which reduces it.</p> <p><b>Permit smaller lot sizes in appropriate residential zoning districts</b></p> <p>Smaller lot sizes can promote greater diversity of uses, which a complete neighborhood must have and which promotes walking and cycling.</p> <p><b>Permit accessory dwelling units (in addition to primary residence) on residential lots</b></p> | <p>+ <b>Comp Plan.</b> Supports housing diversity.</p> <p>+ <b>\$240-12.</b> R-4 district permits apartments and townhouses.</p> <p>+ <b>\$240-29.</b> Planned apartment developments permitted in R-4, R-5, and C-4 districts.</p> <p>+ <b>\$240-30.</b> Townhouse developments permitted in R-4, R-5, and C-4 districts.</p> <p>+ <b>§§240-11.A &amp; -12.A.</b> Specific intent of R-4 and R-5 districts to locate higher density in areas near public transit and shopping.</p> <p>+ <b>\$240-10 and -11.</b> R-3 and R-4 district permits 12,000-ac and 10,000-ac lots (respectively) for semi-detached dwellings.</p> <p><b>n §240-32.C. Provision for apartment for care of a relative that must be converted once vacated.*</b><br/><b>No such provisions.</b></p> |

|   |   |
|---|---|
| One way to provide affordable housing is to permit accessory dwelling units. Often called "in-law quarters," they may also allow extended families to live close together, which has numerous public and private benefits.  |   |
| Permit second-story (and greater) residential uses in commercial and mixed-use zoning districts<br><br>Perhaps the one element which most simply distinguishes towns and villages from residential areas is the existence of vertical mixing of uses, with retail/offices/etc. on the ground floor and homes above. Such patterns also promote walking and cycling, which improves the public health. | <p><del>x</del> No such provisions.</p> <p><del>n</del> <u>There is a laundry on West Chester Pike in a building that also contains two apartments.</u></p> |

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## Food Production and Security

|  |   |
|--|---|
| Incentivize through ordinances the permanent preservation of agricultural lands<br><br>Agricultural lands are a non-renewable resource that, in a world of ever-increasing population, warrant protection. | <p><del>x</del> No ordinance <u>IDR or other provisions, other than cluster, that protect, or incentivize the preservation--East Goshen itself, of remaining course, has no agricultural lands uses left. However, there may be potential for a regional program.</u></p>   |
| Permit a broad range of agricultural uses by right in rural and semi-rural areas<br><br>One way to steward the agricultural economy is to permit it to diversify by allowing complementary uses.           | <p><del>n</del> <u>Comp Plan. Contains an agricultural land-use category but no specific agricultural zoning.</u></p> <p><del>x</del> <u>Ch. 240. There is no Agricultural district.</u></p> <p><del>n</del> Ch. 240, Article II. Farming permitted by right in R-1 and R-2 districts.</p> <p><del>n</del> Ch. 240, Article IV. Farming permitted by right in I-1, I-2, and BP districts.</p> |
| Permit farmers' markets, farm stands, community gardens in public/open spaces,   | <p>+ \$240-10.E(17). Seasonal sale of farm products permitted in R-3 district, as an accessory use.</p> <p>+ \$240-34.B. Seasonal sale of farm products permitted in C-1 district.</p>  |





|   |  |
|---|--|
| <p><b>residential vegetable gardens</b></p> <p>These are all key elements in the agricultural economy, and in particular help to promote the <i>culture</i> of agriculture.</p>   |  |
| <p><b>Permit small-scale farming uses (e.g., egg production) w/ complementary structures in all residential or mixed-residential zoning districts</b></p> <p>Small plots and micro-animal operations are capable of producing a great deal of food for families and their neighbors, thus representing an important element of food security.</p> | <p><del>x</del> <u>\$240-32.A. Keeping of chickens limited to lots of two acres or more. n No specific provisions.</u></p> |
| <p><b>Permit small-scale manufacture of food products within appropriate zoning districts</b></p> <p>Such operations help to promote local foods and support a local economy, while also providing food security.</p>   | <p>n No specific provisions.</p>   |
| <p><b>Allow composting as part of gardening and small-scale farming uses</b></p> <p>Composting is a way to divert one of the primary sources of municipal waste away from the waste stream and back into productive use: soil. All sustainable agricultural operations, as well as home gardens, much incorporate composting.</p>                 | <p>n No specific provisions, <u>but accessory composting on residential lots implicitly permitted.</u></p>                 |
| <p><b>Require or encourage fruit and nut trees as part of landscaping requirements</b></p> <p>Another important piece of the food security puzzle is "edible landscaping." Native fruit and nut trees can provide a food source for humans as well as birds and other wildlife.</p>   | <p>x No specific provisions.</p>   |



## Conclusions and Summary

East Goshen has taken steps to towards sustainability at the municipal level, within the framework of its policies, plans, and regulations as they relate to environmental, social, and economic issues. Specifically, the township has adopted strong policies into its code to protect natural resources within the context of a suburban landscape: East Goshen has good policies for woodland protection, steep slope protection, and riparian buffer protection. The Conservancy Board's efforts to reforest Township-owned properties benefit several sustainability aspects, and encouraging the use of native plants for on-site landscaping and street trees is a positive step. The township also has a clear commitment to the preservation of its cultural heritage. Since a community's natural environment and cultural history are two of its most fundamentally defining aspects, these commitments are laudable—and should be built upon.

Still, there is room for improvement on East Goshen's path to sustainability. Within the *Natural Resources Protection* section, foodplain protection could be enhanced by protecting natural vegetation and pervious soils within better recognizing its ecological value. In *Water Quality and Quantity*, East Goshen should consider a more comprehensive requiring native or non-invasive plants in landscaping plans, and should also update to its Act 537 Plan rather than piece-meal as development proposals are accepted. For *Land-Use and Community Character*, adopting special standards for parcels with underused commercial space, for example by permitting their reuse as a mixed residential/commercial community, could greatly promote sustainability and the local economy. In *Global Warming & Climate Change*, East Goshen should strongly consider developing a Climate Action Plan that focuses on both mitigation (carbon pollution reduction) and adaptation (to existing and future unavoidable climate change). In the *Renewable Energy & Energy Conservation* section, the single most important step would be to develop anand energy conservation element into its comprehensive plan update—and implement it. Within the *Mobility & Transportation* section, it would be very-useful to develop an Official Map, adopt a "complete streets" ordinance, and revisit parking standards. For *Community Health & Safety*, East Goshen should revise its SALDO to require sidewalks in all zoning districts, and should consider allowing commercial and residential uses to mix within a single building (commercial below, residential above). Finally, in *Food Production & Security*, East Goshen has permitted most of its agricultural lands to be developed; those that remain ought to be provided with incentives for preservation and used for growing productsprotected. If that could be offered locally. The proves infeasible, then the township should also consider adopting provisions to permit and support small-scale farming operations, or the keeping of chickens on smaller lots, in appropriate districts.

Seeking sustainability requires both continued vigilance and extensive patience. Accordingly, the recommendations described briefly above are intended to *broadly* guide efforts to achieve sustainability, above and beyond the Township's existing efforts. It is notable that many actions can be taken that promote sustainability within a variety of areas. Such actions ought to be prioritized. For example, expanding resource protection regulations can reduce greenhouse gas emissions while also providing protection from flooding, as well as having wildlife habitat, community health, and economic benefits. Decisions regarding which of the recommendations to implement, or which are even feasible, should be considered first by the Planning Commission in consultation with Township staff and consultants, appointed and advisory officials, and the public, with recommendations provided to the Board of Supervisors. EMC staff is ready to answer questions, provide additional information, and otherwise assist as the Township proceeds with its comprehensive plan update, and with implementation of this report.

June 12, 2013

To: Board of Supervisors

From: Rick Smith

Re: Bid Results for LED Signs

We have solicited bids for two double sided outdoor LED Signs. On June 12<sup>th</sup> 2013 at 10:00am bids were opened. One bid was rejected due to being incomplete; it was missing the bid bond. We recommend that Visual Information Services Corp. be awarded the bid in the amount of \$43,869.00.

Attached is the bid tabulation.

## LED Sign Bid Results June 12, 2013

|   |                                  |
|---|----------------------------------|
| Visual Information Services Corp<br>P.O. Box 349<br>Bowmansville PA 17507 | <b>Total Cost</b><br>\$43,869.00 |
|---|----------------------------------|

|  |   |
|--|---|
| Signs Plus<br>4242 McIntosh Lane<br>Sarasota, FL 34232 | <b>Total Cost</b><br>\$42,918.00 Bid incomplete (no bid bond) |
|--|---|

Also submitted an option for LED signs with Fixed ID Cabinet: \$25,219 per location - Total \$50,438

|   |                                  |
|---|----------------------------------|
| Chadmark Associates<br>313 Woodbridge lane<br>Media, PA 19063 | <b>Total Cost</b><br>\$45,850.00 |
|---|----------------------------------|

|   |                                  |
|---|----------------------------------|
| Vis Signs/ Visual Information Systems Inc.<br>517 Milbeth Drive Suite 100<br>Pittsburgh, PA 15228 | <b>Total Cost</b><br>\$46,835.00 |
|---|----------------------------------|

|  |                                  |
|--|----------------------------------|
| Forman Sign Company<br>10447 Drummond Road<br>Philadelphia, PA 19154 | <b>Total Cost</b><br>\$48,990.00 |
|--|----------------------------------|

|  |                                  |
|--|----------------------------------|
| KC Sign Company<br>142 Conchester Highway<br>Aston, PA 19014 | <b>Total Cost</b><br>\$49,200.00 |
|--|----------------------------------|



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

June 11, 2012

To: Board of Supervisors

From: Mark Miller

Re: Road Widening

We have received complaints regarding the intersection of Strasburg and Dutton Mill Rd. When traveling west on Strasburg Rd. and you turn north onto Dutton Mill Rd. you have to go into the southbound lane in order to make the turn. With the increased traffic it is a matter of time before there is an accident. In order to improve the turning radius we have to widen the road, however, there is a huge rock that has to be removed. We made an attempt to remove the rock to no avail. I reached out to the Earth Core company who recommended drilling the rock and pulverizing it so it can be removed and we can then complete the widening. I attached pictures of the intersection as well as the cost for the improvement.

|                |                   |
|----------------|-------------------|
| Rock Drilling  | \$ 3,900.00       |
| Materials      | \$ 7,500.00       |
| Township Labor | \$5,500.00        |
| Misc.          | <u>\$1,000.00</u> |
| Total          | \$17,900.00       |

nns





Dutton Mill

Looking West.  
Strasburg Rd





Strasburg Rd  
West ← → East

Looking North

Rock







7

Looking East







Strasburg Rd West

Dutton Mill Rd.







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

**Voice** (610) 692-7171

**Fax** (610) 425-8950

**E-mail** [rsmith@eastgoshen.org](mailto:rsmith@eastgoshen.org)

**Date:** June 13, 2013

**To:** Board of Supervisors

**From:** Rick Smith, Township Manager

**Re:** Clymer's Woods at Applebrook

By way of background the Conservancy Board has undertaken a project to create a forest at the east end of the Applebrook called Clymer's Woods. This area on Paoli Pike is also considered one of the "gateways" to the Township.

In order to create the forest the Conservancy Board planted a relatively large number of trees in what was originally an area maintained as lawn. They have requested that the Public Works Department: utilize the highest setting on the mowers and not weed eat around the trees. The mowing is only needed to keep out the invasive species.

As a result the area tends to look "un-kept" or scruffy, especially when it is compared to the rest of the Applebrook Park and the Township Park. Once the trees fully mature, this will not be an issue since grass will not grow on the forest floor.

However, there has been a concern expressed about how this area should be maintained in the interim.

**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
1580 PAOLI PIKE  
June 11, 2013  
Draft Minutes**

**Present:** Chairman Senya D. Isayeff, Vice-Chairman Carmen Battavio, and Supervisors Marty Shane and Chuck Proctor. Also present were Township Manager Rick Smith, Zoning Officer Mark Gordon, and Township Solicitor Kristin Camp. ABC members in attendance were Erich Meyer (Park & Rec), Kathryn Yahraes (Historical Commission), Janet Emanuel and Peter Mylonas (Zoning Hearing Board).

**Call to Order & Pledge of Allegiance**

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

**Moment of Silence**

Carmen called for a moment of silence to remember the troops who help keep us safe.

**Recording of Meeting**

No one recorded the meeting.

**Public Comment on Non-Agenda Items**

None.

**Chairman's Report**

Senya acknowledged receipt of Thom Clapper's resignation from the Board of Supervisors, effective June 10. Senya expressed the Board's regret at losing Thom earlier than anticipated due to a tragic and unexpected family matter. (Thom's term expires at the end of 2013 and he was not planning to run for reelection.) Senya stated that Thom was a loyal, productive and serious member of the Board of Supervisors for many years, and will be missed.

Senya stated that the Board has 30 days to appoint someone to fill Thom's unexpired term. If the Board does not appoint someone, the matter would go to the Township's Vacancy Board, which would have 15 days to appoint someone. If the Vacancy Board does not appoint someone, the matter would go to the County Court of Common Pleas.

The Board has two options:

1. Advertise the opening; hold public interviews, and vote to appoint someone to fill the unexpired term.
2. Interview the candidates for Supervisor who won in the recent Primary Election and will be on the ballot for the fall General Election. These candidates are Janet Emanuel, who won the Primary on the Republican side and also received enough write-in votes to run on the Democratic ticket in the fall, and Montajeau Gay, who won on the Democratic side. Carmen Battavio also won on the Republic side but since he is an incumbent he



1 cannot be considered to fill Thom Clapper's unexpired term.

2  
3 Senya noted that if the Board went with Option 1 and selected someone who did not run in the  
4 Primary, it would be highly unlikely for that person to garner enough write-in votes in the  
5 General Election to get elected. Going with Option 2 would allow one of the viable candidates  
6 in the General Election to get a leg up on assuming the duties and responsibilities of being a  
7 Supervisor and better serve the residents of East Goshen.

8  
9 *Public Comment: Leo Sinclair, Lochwood Lane* – Asked Senya who are the candidates that will  
10 be on the ballot in the fall. Senya repeated the names of the candidates.

11  
12 Marty noted that the Board could also have an Option 3 and make a decision this evening.  
13 However, he thinks it best to conduct interviews of the candidates who won in the primary,  
14 because the public has already voted and selected those individuals as their candidates. He said  
15 it is appropriate, expedient and logical for the Board to interview Janet Emanuel and Montajeau  
16 Gay and select one of them to fill Thom's unexpired term. Carmen said he agreed with Marty.

17  
18 Senya said he'd prefer not to make a decision this evening, as all this has happened very  
19 suddenly and, despite the staff's great effort to get the word out, there was just not enough time  
20 to adequately inform the residents of the meeting. The additional time will also give the  
21 candidates enough time to prepare for the interviews and for the Board to do its homework for  
22 the benefit of the 18,027 residents of East Goshen.

23  
24 *Public Comment: Joe Buonnano, Herron Lane* – Asked where the Democratic write-in votes  
25 for Janet Emanuel came from – what precinct. Senya said he did not know. Rick told Mr.  
26 Buonnano he could go to the Chester County Voter Services webpage as the information should  
27 be available there. Rick then noted that Voter Services needs to officially certify the write-in  
28 candidates and he has been informed they will do so this week. Senya held up the Write-In  
29 Winners' spreadsheet and informed everyone that it was a printed copy of the official results  
30 posted on the Voter Services section of the Chesco.org website.

31  
32 Senya reiterated that the Board can choose to interview the two non-incumbent candidates who  
33 won the Primary, or can interview interested applicants (residents) from the general public.

34  
35 Marty moved for the Board to interview the two non-incumbent candidates who won the Primary  
36 (Janet Emanuel and Montajeau Gay) in a public meeting for 15 minutes each on June 25 at a  
37 meeting beginning at 7:00pm. The Board would then vote that evening to appoint one of the  
38 candidates to fill Thom Clapper's unexpired term which runs through the end of 2013. The  
39 Board's vote will take place regardless of the participation of the candidates that evening. Chuck  
40 seconded the motion.

41  
42 Senya asked Ms. Gay and Ms. Emanuel if two weeks would be enough time for them to prepare  
43 for a public interview, and both said yes.

44  
45 *Public Comment: Leo Sinclair, Lochwood Lane* – Asked if the interviews would be open, and  
46 Senya said that just as Mr. Shane's motion stated and as they had been when he was appointed

1 four years ago, the interviews and the vote to appoint someone to complete Dr. Clapper's  
2 unexpired term would be held in a public meeting and public comments would be accepted after  
3 the interviews and before the vote. Marty told Mr. Sinclair that interviews for anyone running  
4 for elected office are always held in open public meetings and voted on publicly.

5  
6 Senya told Ms. Gay, who unlike Ms. Emanuel is not currently involved in any of the ABCs, that  
7 he, the rest of the Board, Rick Smith and the Township staff would all be available to assist her  
8 and provide her with any information she may need as she prepares for the interview. He told  
9 her the Supervisors and staff would provide her with their phone numbers should she have any  
10 questions. He stated he is pleased to see a younger person interested in getting involved in local  
11 government.

12  
13 *Public Comment: Joe Buonnano, Herron Lane* – Observed that since Janet Emanuel won on  
14 both the Republican and Democratic tickets, anyone voting a straight-party ticket for either party  
15 in the fall would be voting for her. Senya said that was correct and that the cross-party votes say  
16 a lot about our community. Mr. Buonnano said he believes this situation presents a problem as it  
17 will dilute the Democratic vote. Marty noted that this situation happens in other places.

18  
19 *Public Comment: Kathryn Yahraes* – Wanted to know if the Board plans to meet on June 18 in  
20 addition to the June 25 meeting. Senya said yes; June 18 will be a regular meeting and June 25  
21 will be a special meeting. He reminded Ms. Yahraes that while the Board has generally been  
22 holding just two meetings a month, the other Tuesdays of the month have been advertised as  
23 meeting nights to be scheduled at the Board's discretion.

24  
25 **Adjournment**

26 There being no further business, the meeting was adjourned at 7:36pm.

27  
28  
29 Anne Meddings  
30 Recording Secretary  
31 *Attachments:*

- 32 • 2013 Primary Write-In Winners  
33 • 2013 Primary Statistics  
34 • 2013 Voter Services Posting dated June 11



**County of Chester**  
**2013 Municipal Primary Write-In Winners**  
**May 21, 2013**

| Office                 | Precinct/Municipality/School District | Party      | Name                     | Votes |
|------------------------|---------------------------------------|------------|--------------------------|-------|
| Judge of Elections     | 035 East Brandywine N-1               | Republican | Peter Schaeffer          | 13    |
| Inspector of Elections | 038 East Brandywine S                 | Republican | Walter S Dawson Jr       | 27    |
| Judge of Elections     | 038 East Brandywine S                 | Republican | Thomas C Albrecht        | 30    |
| Inspector of Elections | 060 West Caln 1                       | Republican | Patricia A Butler        | 6     |
| Inspector of Elections | 140 South Coatesville                 | Democratic | Jean E London            | 12    |
| Judge of Elections     | 140 South Coatesville                 | Democratic | Estelle L Vaughn         | 23    |
| Inspector of Elections | 155 North Coventry W-1                | Democratic | Susan H Pecarich         | 11    |
| Inspector of Elections | 155 North Coventry W-1                | Republican | Susan H Pecarich         | 64    |
| Inspector of Elections | 185 West Downingtown N                | Republican | Selena McFalls           | 5     |
| Inspector of Elections | 195 Easttown 1                        | Republican | Robert C Fisk            | 17    |
| Judge of Elections     | 195 Easttown 1                        | Republican | Margaret S Bridwell      | 25    |
| Inspector of Elections | 198 Easttown 2                        | Republican | Lorraine S Fiorrello     | 32    |
| Judge of Elections     | 198 Easttown 2                        | Democratic | Amedeo G Piccioni        | 47    |
| Judge of Elections     | 198 Easttown 2                        | Republican | Scott Nolan              | 33    |
| Inspector of Elections | 201 Easttown 3                        | Republican | Jean T Morroney          | 11    |
| Judge of Elections     | 201 Easttown 3                        | Republican | John E Dorsz             | 14    |
| Inspector of Elections | 204 Easttown 4                        | Democratic | Margaret R Dalesandro    | 16    |
| Inspector of Elections | 204 Easttown 4                        | Republican | Francis T Adams III      | 18    |
| Judge of Elections     | 204 Easttown 4                        | Republican | Marilyn W Sprague        | 12    |
| Judge of Elections     | 210 Easttown 6                        | Republican | Susan Butler             | 10    |
| Judge of Elections     | 230 East Fallowfield W                | Democratic | Ruth S Walker            | 33    |
| Judge of Elections     | 240 Franklin                          | Republican | Joseph M Neuman          | 112   |
| Inspector of Elections | 245 East Goshen 3                     | Democratic | Susan B Rivell           | 5     |
| Judge of Elections     | 245 East Goshen 3                     | Democratic | Tema L Tiller            | 15    |
| Judge of Elections     | 246 East Goshen 4                     | Democratic | Patrick R Considine      | 14    |
| Inspector of Elections | 255 West Goshen N-1                   | Democratic | Krishnaswami Ramabadran  | 36    |
| Inspector of Elections | 255 West Goshen N-1                   | Republican | Rebecca L Sarcia         | 76    |
| Judge of Elections     | 285 West Goshen M-1                   | Republican | Daniel B Hingley         | 30    |
| Inspector of Elections | 280 West Goshen S-2                   | Democratic | Mariellen H Marchione    | 12    |
| Inspector of Elections | 280 West Goshen S-2                   | Republican | Curtis M Wise            | 5     |
| Inspector of Elections | 286 West Goshen S-4                   | Democratic | Anne H Peirce            | 8     |
| Judge of Elections     | 286 West Goshen S-4                   | Democratic | Marcy V Barth            | 14    |
| Judge of Elections     | 301 Honey Brook Township 2            | Republican | Leona M Mendenhall       | 35    |
| Inspector of Elections | 320 Kennett Township 1                | Democratic | Charles L Ingersoll      | 44    |
| Judge of Elections     | 328 Kennett Township 3                | Democratic | Leighton P Everhart Jr   | 136   |
| Judge of Elections     | 328 Kennett Township 3                | Republican | Leighton P Everhart Jr   | 10    |
| Inspector of Elections | 330 London Britain                    | Republican | Herbert T Conner         | 89    |
| Inspector of Elections | 340 London Grove Chatham              | Republican | Donna M Hopkins          | 22    |
| Inspector of Elections | 350 Malvern                           | Democratic | Grant Xavier VanSciver   | 15    |
| Judge of Elections     | 355 East Marlborough E                | Democratic | Lorraine Stanish         | 28    |
| Judge of Elections     | 380 West Nantmeal                     | Republican | Kathleen R O'Neill       | 29    |
| Inspector of Elections | 385 New Gargen North                  | Democratic | Mary A Cuddyre           | 17    |
| Judge of Elections     | 385 New Gargen North                  | Republican | Heather Lynn Dlicher     | 45    |
| Inspector of Elections | 395 New London                        | Republican | Eric Gregory Otteni      | 7     |
| Judge of Elections     | 435 Upper Oxford                      | Republican | Karen S Hovis            | 69    |
| Inspector of Elections | 445 Parkesburg South                  | Republican | Gale P Fulmer            | 7     |
| Inspector of Elections | 450 Penn                              | Republican | Joseph James Constantine | 9     |
| Judge of Elections     | 450 Penn                              | Republican | Jacquelyn J Stenta       | 50    |
| Inspector of Elections | 454 Pennsbury North-2                 | Democratic | Elizabeth M McCay        | 6     |
| Inspector of Elections | 530 Pocopson                          | Republican | Miriam I Murphy          | 23    |
| Inspector of Elections | 535 Sadsbury North                    | Republican | Judith Whisler Klingman  | 9     |
| Judge of Elections     | 540 Sadsbury South                    | Republican | Carole L Zipperlen       | 19    |
| Judge of Elections     | 550 Schuylkill 1                      | Republican | E Gordon Lash            | 10    |
| Inspector of Elections | 560 Spring City 1                     | Republican | Grace M Burke            | 20    |
| Inspector of Elections | 580 Thornbury 1                       | Republican | Mary Ann Wiggins         | 5     |
| Inspector of Elections | 600 Tredyffrin East-4                 | Democratic | Diana Lane Calligan      | 5     |

| Office                     | Precinct/Municipality/School District | Party      | Name                       | Votes |
|----------------------------|---------------------------------------|------------|----------------------------|-------|
| Inspector of Elections     | 600 Tredyffrin East-4                 | Republican | Diana Lane Calligan        | 6     |
| Inspector of Elections     | 605 Tredyffrin East-5                 | Republican | Bayard H Graf              | 8     |
| Inspector of Elections     | 615 Tredyffrin Mid-2                  | Democratic | Frances M Teli             | 7     |
| Judge of Elections         | 615 Tredyffrin Mid-2                  | Republican | J Bradford Parkes          | 26    |
| Inspector of Elections     | 616 Tredyffrin Mid-3                  | Democratic | Kelley Campbell            | 29    |
| Inspector of Elections     | 618 Tredyffrin Mid-5                  | Democratic | Antonia F Budd             | 13    |
| Inspector of Elections     | 618 Tredyffrin Mid-5                  | Republican | Emilie J Christensen       | 28    |
| Judge of Elections         | 618 Tredyffrin Mid-5                  | Democratic | Kathryn E Luminais         | 14    |
| Judge of Elections         | 618 Tredyffrin Mid-5                  | Republican | Kathryn E Luminais         | 48    |
| Judge of Elections         | 630 Tredyffrin West-1                 | Democratic | Carol I Clarke             | 25    |
| Judge of Elections         | 630 Tredyffrin West-1                 | Republican | Pauline A Hagan            | 15    |
| Inspector of Elections     | 645 Tredyffrin West-4                 | Republican | Martha M Atchinson         | 5     |
| Inspector of Elections     | 654 Uwchlan 2                         | Republican | Marjorie B Green           | 31    |
| Judge of Elections         | 654 Uwchlan 2                         | Republican | William K Spicher          | 30    |
| Inspector of Elections     | 659 Uwchlan 7                         | Republican | Bruce W Bell               | 34    |
| Judge of Elections         | 659 Uwchlan 7                         | Republican | Matthew R Quay             | 33    |
| Judge of Elections         | 661 Uwchlan 9                         | Republican | Pamela A Grassano          | 20    |
| Inspector of Elections     | 665 Upper Uwchlan 1                   | Republican | Lydia W Ruth               | 19    |
| Judge of Elections         | 665 Upper Uwchlan 1                   | Republican | Josephine A Elefante       | 18    |
| Judge of Elections         | 667 Upper Uwchlan 3                   | Republican | Carol Schuck Oksala        | 11    |
| Inspector of Elections     | 670 Valley North                      | Democratic | Paul Laverne Johnson       | 35    |
| Inspector of Elections     | 670 Valley North                      | Republican | Paul Laverne Johnson       | 6     |
| Judge of Elections         | 670 Valley North                      | Democratic | Dianita Marie Wilson       | 55    |
| Judge of Elections         | 670 Valley North                      | Republican | Donna L Hammond            | 33    |
| Inspector of Elections     | 675 Valley South                      | Democratic | Tracy M Glasco             | 7     |
| Inspector of Elections     | 675 Valley South                      | Republican | Tracy M Glasco             | 5     |
| Inspector of Elections     | 683 East Vincent 4                    | Republican | M Teresa Abreu             | 27    |
| Inspector of Elections     | 700 Warwick East                      | Democratic | Nancy Bitler               | 7     |
| Inspector of Elections     | 700 Warwick East                      | Republican | Barbara Ann Wade           | 27    |
| Judge of Elections         | 700 Warwick East                      | Republican | Merrill D Walters          | 28    |
| Inspector of Elections     | 715 West Grove 2                      | Republican | Anne Marie Leinhauser      | 16    |
| Inspector of Elections     | 764 West Whiteland 6                  | Democratic | Evelyn M Dougherty         | 23    |
| Judge of Elections         | 764 West Whiteland 6                  | Democratic | Emily Purnell Johnson      | 24    |
| Judge of Elections         | 765 West Whiteland 7                  | Republican | Richard P Ford Jr          | 20    |
| Inspector of Elections     | 780 Willistown North-3                | Republican | Barrie Jones               | 40    |
| Inspector of Elections     | 790 Willistown North-5                | Republican | Barrie Jones               | 11    |
| Inspector of Elections     | 820 West Chester 2-East               | Democratic | Narrina V Maldonado        | 7     |
| Judge of Elections         | 835 West Chester 3                    | Republican | Jean L Gross               | 35    |
| Member of Council          | Atglen Borough                        | Democratic | Jason T Link               | 15    |
| Member of Council          | Atglen Borough                        | Republican | Jason T Link               | 53    |
| School Director            | Avon Grove Area SD Region 2           | Democratic | Edward D Farina            | 136   |
| Auditor                    | Birmingham Township                   | Republican | Edward T Borer             | 46    |
| Township Commissioner      | Cain Township                         | Democratic | Adam Christopher Thomas    | 41    |
| Township Commissioner      | Cain Township                         | Democratic | Cynthia L. Haynes Eshleman | 30    |
| Township Commissioner      | Cain Township                         | Republican | John D Contento            | 194   |
| Auditor                    | Charlestown Township                  | Republican | John A Calvecchio          | 85    |
| Township Supervisor        | Charlestown Township                  | Republican | John C Martin Jr           | 85    |
| Member of Council At Large | City of Coatesville                   | Republican | Ingrid W Jones             | 14    |
| Mayor                      | Downingtown Borough                   | Republican | Josh Maxwell               | 39    |
| Township Supervisor        | East Bradford Township                | Democratic | John D Snook               | 15    |
| Tax Collector              | East Brandywine Township              | Democratic | Dennis M Mulhern           | 59    |
| Township Supervisor        | East Brandywine Township              | Democratic | Jay G Fischer              | 80    |
| Township Supervisor        | East Cain Township                    | Democratic | Don Ash                    | 23    |
| Tax Collector              | East Coventry Township                | Democratic | Missy King                 | 15    |
| Township Supervisor        | East Coventry Township                | Democratic | Ray Kolb                   | 35    |
| Township Supervisor        | East Coventry Township                | Democratic | W Atlee Rinehart           | 28    |
| Tax Collector              | East Goshen Township                  | Republican | Christian Middleton        | 51    |
| Township Supervisor        | East Goshen Township                  | Democratic | Janet L Emanuel            | 37    |
| Township Supervisor        | East Marlborough E                    | Democratic | John J Sarro               | 35    |



| Office                        | Precinct/Municipality/School District | Party      | Name                   | Votes |
|-------------------------------|---------------------------------------|------------|------------------------|-------|
| Township Supervisor           | East Marlborough E                    | Democratic | Richard E Hicks        | 36    |
| Township Supervisor           | East Nantmeal Township                | Republican | Tyler Wren             | 16    |
| Auditor                       | East Nottingham Township              | Republican | Lynne C Baumeister     | 47    |
| Township Supervisor           | East Nottingham Township              | Democratic | Joe Bauer              | 23    |
| Auditor                       | East Whiteland Township               | Republican | Anthony J Izzi         | 47    |
| Tax Collector                 | East Whiteland Township               | Democratic | Thomas Lee Parker      | 42    |
| Auditor                       | Easttown Township                     | Democratic | Eric D Knight          | 131   |
| Auditor                       | Easttown Township                     | Republican | Erving T Arnold III    | 127   |
| Tax Collector                 | Easttown Township                     | Democratic | Diana M Braunstein     | 187   |
| Tax Collector                 | Easttown Township                     | Republican | Loren Jean West        | 125   |
| Auditor                       | Franklin Township                     | Republican | Frederick F Scheing    | 104   |
| Auditor 2yr Unexpired         | Franklin Township                     | Republican | Nicole Morley          | 104   |
| Auditor 4yr Unexpired         | Franklin Township                     | Republican | James T Johnston Jr    | 104   |
| School Director               | Great Valley SD Region 3              | Democratic | Delphine G Carroll     | 161   |
| School Director 2yr Unexpired | Kennett Consolidated SD Region B      | Democratic | Joseph L Meola         | 13    |
| School Director 2yr Unexpired | Kennett Consolidated SD Region B      | Republican | Joseph L Meola         | 107   |
| School Director               | Kennett Consolidated SD Region C      | Democratic | Janis W Reynolds       | 43    |
| Mayor                         | Kennett Square Borough                | Democratic | Matthew Fettick        | 27    |
| Member of Council             | Kennett Square Borough                | Democratic | Danilo Maffei          | 15    |
| Member of Council             | Kennett Square Borough                | Democratic | Donna Lynn Sinclair    | 35    |
| Member of Council             | Kennett Square Borough                | Democratic | Patrick Taylor         | 20    |
| Member of Council             | Kennett Square Borough                | Republican | Donna Lynn Sinclair    | 33    |
| Member of Council             | Kennett Square Borough                | Republican | Patrick Taylor         | 20    |
| Auditor                       | Kennett Township                      | Democratic | Margot Shaw Taylor     | 116   |
| Tax Collector                 | London Britain Township               | Democratic | Janie Lou Schnelle     | 19    |
| Township Supervisor           | London Britain Township               | Democratic | David W Owens          | 43    |
| Township Supervisor           | London Grove Township                 | Democratic | Richard J Scott-Harper | 10    |
| Township Supervisor           | New Garden Township                   | Republican | Randy T Geouque        | 20    |
| Township Supervisor           | Newlin Township                       | Republican | Janie H Baird          | 24    |
| Township Supervisor           | North Coventry Township               | Democratic | James T Marks III      | 13    |
| School Director               | Octorara SD Region 2                  | Republican | Henry D Oleyniczak     | 30    |
| Mayor                         | Oxford Borough                        | Democratic | Geoffrey L. Henry      | 59    |
| Member of Council             | Oxford Borough                        | Democratic | Metro Walter Saranetz  | 25    |
| Member of Council             | Oxford Borough                        | Democratic | Ronald Hershey         | 67    |
| Member of Council             | Oxford Borough                        | Democratic | Sherry Andrews         | 18    |
| Auditor                       | Penn Township                         | Democratic | Eric M Crist           | 84    |
| Auditor 4yr Unexpired         | Penn Township                         | Democratic | Marybelle Gier         | 81    |
| Auditor 4yr Unexpired         | Pennsbury Township                    | Republican | Reese C Reynolds       | 10    |
| Township Supervisor           | Pennsbury Township                    | Democratic | Scotty Scottoline      | 11    |
| Member of Council             | Phoenixville West Ward                | Republican | Dana Dugan             | 19    |
| Township Supervisor           | Sadsbury Township                     | Democratic | Earl E Taylor Jr       | 14    |
| Member of Council             | South Coatesville Borough             | Republican | Terry Ann Bruno        | 15    |
| Tax Collector                 | South Coatesville Borough             | Democratic | Angela James           | 16    |
| Mayor                         | Spring City Borough                   | Democratic | Michael A Weiss        | 10    |
| Township Supervisor           | Thornbury Township                    | Democratic | Michael Aiello         | 12    |
| Auditor                       | Upper Oxford                          | Republican | Timothy S Hancock      | 62    |
| Tax Collector                 | Upper Oxford                          | Republican | Nadine E Hook          | 29    |
| Township Supervisor           | Upper Oxford                          | Democratic | Scott Rugen            | 17    |
| Tax Collector                 | Upper Uwchlan Township                | Democratic | Ben Lagarde            | 20    |
| Township Supervisor           | Uwchlan Township                      | Democratic | Fred Gaines            | 23    |
| Auditor                       | Valley Township                       | Democratic | Anthony Romero         | 19    |
| Auditor                       | Valley Township                       | Republican | Anthony Romero         | 14    |
| Tax Collector                 | Valley Township                       | Republican | Sherwood P Stanton     | 25    |
| Township Supervisor           | Valley Township                       | Republican | Joe Sciandra           | 89    |
| Township Supervisor           | Warwick Township                      | Democratic | Charles Jacob          | 12    |
| Auditor                       | West Bradford Township                | Democratic | Louis A DiJiacomo      | 13    |
| Auditor                       | West Bradford Township                | Republican | Louis A DiJiacomo      | 75    |
| Tax Collector                 | West Brandywine Township              | Democratic | Kenneth E Hawk         | 12    |
| Township Supervisor           | West Brandywine Township              | Democratic | Doug Smith             | 103   |

| Office              | Precinct/Municipality/School District | Party      | Name                    | Votes |
|---------------------|---------------------------------------|------------|-------------------------|-------|
| Mayor               | West Chester                          | Republican | Carolyn Comitta         | 53    |
| Township Supervisor | West Fallowfield                      | Republican | Anne E Hutchison        | 29    |
| Township Supervisor | West Marlborough                      | Democratic | William W Wylie Jr      | 12    |
| Auditor             | West Pikeland                         | Democratic | David James Vigilante   | 40    |
| Auditor             | West Pikeland                         | Republican | David James Vigilante   | 117   |
| Tax Collector       | West Pikeland                         | Democratic | Frank J Mercurio        | 39    |
| Tax Collector       | West Pikeland                         | Republican | Frank J Mercurio        | 110   |
| Township Supervisor | West Pikeland                         | Democratic | Dr. Richard R Bright Jr | 52    |
| Township Supervisor | West Pikeland                         | Democratic | Pamela A Conti          | 52    |
| Auditor             | West Vincent Township                 | Democratic | John P Eldridge Jr      | 128   |
| Tax Collector       | West Vincent Township                 | Democratic | Michael Schneider       | 11    |
| Township Supervisor | West Vincent Township                 | Democratic | Ted Otteni              | 147   |
| Auditor             | Westtown Township                     | Republican | Scott E Yaw             | 14    |
| Auditor             | Willistown Township                   | Republican | Anthony Buonano         | 324   |



SUMMARY REPORT  
RUN DATE:06/11/13  
RUN TIME:02:24 PM

OFFICAL RESULTS  
PRIMARY ELECTION, MAY 21, 2013  
CHESTER COUNTY, PA  
STATISTICS

|  | VOTES   | PERCENT |
|--|---------|---------|
| PRECINCTS COUNTED (OF 226) . . . . .     | 226     | 100.00  |
| REGISTERED VOTERS - TOTAL . . . . .      | 330,676 |         |
| REGISTERED VOTERS - REPUBLICAN . . . . . | 147,704 | 44.67   |
| REGISTERED VOTERS - DEMOCRATIC . . . . . | 125,125 | 37.84   |
| BALLOTS CAST - TOTAL . . . . .           | 35,129  |         |
| BALLOTS CAST - REPUBLICAN . . . . .      | 22,727  | 64.70   |
| BALLOTS CAST - DEMOCRATIC . . . . .      | 12,402  | 35.30   |
| VOTER TURNOUT - TOTAL . . . . .          |         | 10.62   |
| VOTER TURNOUT - REPUBLICAN . . . . .     |         | 15.39   |
| VOTER TURNOUT - DEMOCRATIC . . . . .     |         | 9.91    |

TOWNSHIP SUPERVISOR EAST GOSHEN TOWNSHIP  
VOTE FOR NOT MORE THAN 2

|                             |       |       |
|-----------------------------|-------|-------|
| JANET L EMANUEL . . . . .   | 1,252 | 44.76 |
| CARMEN R BATTAVIO . . . . . | 1,258 | 44.98 |
| JOHN F HERTZOG . . . . .    | 265   | 9.47  |
| WRITE-IN . . . . .          | 22    | .79   |

TOWNSHIP SUPERVISOR EAST GOSHEN TOWNSHIP  
VOTE FOR NOT MORE THAN 2

|                         |     |       |
|-------------------------|-----|-------|
| MONTAJEAN GAY . . . . . | 393 | 84.15 |
| WRITE-IN . . . . .      | 74  | 15.85 |

**ELECTION RESULTS**[Forms](#)[Become an Election Official](#)[Campaign Checklist](#)[Prior Election Results](#)[Where Do I Vote? - County Polling Places](#)[Election/Voting Links](#)[Mission and Goals](#)[Go back to Voter Services Homepage](#)[2013 Municipal Primary DEM Sample Ballots](#)[2013 Municipal Primary REP Sample Ballots](#)**COUNTY ALERTS**[REFER VOTER HEALTH & HUMAN SERVICES](#)[COMMISSIONER MEETING MINUTES & VIDEOS](#)[VIDEO TOUR OF CHESTER COUNTY](#)[County of Chester](#)[313 W. Market St.](#)[P.O. Box 2748](#)[West Chester, PA 19380-0991](#)[Ph: \(610\) 344-6000](#)[Toll Free: 1 \(800\) 692-1100](#)[DEPARTMENTS](#)[FORMS](#)[JOB OPPORTUNITIES](#)[EXPLORE CHESTER COUNTY](#)[You are here: Home > Departments > Departments R - Z > Voter Services](#)**Voter Services****What's New**

- [CHECK YOUR REGISTRATION STATUS](#)
- [2013 Sample Ballots DEM](#)
- [2013 Sample Ballots REP](#)
- [Polling Place Changes - May 2013](#)

On June 11, 2013 the Computation Board has officially certified all returns and write-in winners of the May 21, 2013 Municipal Primary Election:  
To view click on link: ["2013 Municipal Primary Write-In Winners"](#).

[2013 Chester County Municipal Primary Official Candidate List](#)

As of 7/15/13, You will be asked to show PHOTO ID but it will not be required on May 21, 2013 to cast your vote.

Please click here [PA VOTER ID INFORMATION](#) to find out what is acceptable photo ID for the future.

- [Absentee Ballot Application](#)
- [2013 Important Dates](#)
- [2013 Campaign Finance Rules](#)
- [2013 First Worker Class Schedule](#)

**CONTACT US**

**James L. Forsythe,**  
*Director*

Government Services  
Center  
601 Westtown Road  
Suite 150  
P.O. Box 2747  
West Chester, PA 19380-0990

[Click here to e-mail](#)

Phone: (610) 344-6110  
Fax: (610) 344-6682

Office hours:  
Monday through Friday  
8:30a - 4:30p

[Election Results](#)[How Do I...](#)



# EAST GOSHEN TOWNSHIP ACTION LIST

|    | New additions are in <b>bold</b>              | June 18, 2013 |
|----|---|---------------|
| #  | Item  | Date          |
| 2  | Incentitive Plan                              | June 18, 2013 |
| 3  | Picnic  | June 18, 2013 |
| 6  | Applebrook Golf Outings                       | June 18, 2013 |
| 7  | Light Fixtures at Municipal Complex           | June 18, 2013 |
| 1  | Hershey's Mill Dam                            | July 3, 2013  |
| 4  | Comp Plan                                     | July 3, 2013  |
| 5  | Comp Plan Goals for ABCs                      | July 16, 2013 |
| 8  | Quarterly Report Municipal Authority Projects | July 16, 2013 |
| 9  | Quarterly Financial Reports                   | July 16, 2013 |
| 10 | Quarterly Report on I&I                       | July 16, 2013 |
| 11 | Quarterly Review of Right to Know Requests    | July 16, 2013 |
| 13 | Comcast Franchise Renewal                     | July 16, 2013 |

## EAST GOSHEN TOWNSHIP ACTION ITEM

Develop Incentive plan to acknowledge cost saving ideas

[illegible]

## EAST GOSHEN TOWNSHIP ACTION ITEM

|        |
|--------|
| Picnic |
|--------|

3

**3/5/2013**

\_\_\_\_\_

|   |
|---|
| Have a picnic for employees and their spouses and supervisors |
|---|

| Date      | Action   |
|-----------|--|
| 4/2/2013  | Work in progress   |
| 5/7/2013  | The original suggestion was to have an event at the Township Park and invite the employees and their spouses. An informal survey of the employees indicates that most spouses are employed and would not be able to attend. We would suggest going with a late lunch at the Township Building, with hamburgers and hotdogs for the employees only and the supervisors. |
| 6/4/2013  | Picnic scheduled for June 7. Goal will be marked as completed after 6/7<br>6/7 rained out, re scheduled to 6/14  |
| 6/14/2013 | <b>Picnic scheduled for June 14.</b>   |
|           |  |
|           |  |
|           |  |



## EAST GOSHEN TOWNSHIP ACTION ITEM

6

Completed Date:

## Review Applebrook Golf Outing Agreement

| Date      | Action   |
|-----------|--|
| 12/4/2012 | Chuck, Marty and Frank to review, meet with Applebrook and Report Back                                   |
| 3/19/2013 | Group concluded current agangement is ok, Set up meeting with Applebrook for 4/4                         |
| 4/19/2013 | 4/4 meeting canceled, need to reschedule   |
| 6/4/2013  | Attempting to select date  |
| 6/18/2013 | <b>Tentative agreement has been reached. The only change is in the date for the September 2013 event</b> |

## EAST GOSHEN TOWNSHIP ACTION ITEM

Item:

**Light Fixtures at Municipal Complex**

No:

**7**

List Date:

**7/3/2012**

Completed Date:

Description:

**Consider replacing fixtures at Twp. Building Complex with energy efficient fixtures**

| Date       | Action   |
|------------|--|
| 7/3/2012   | added to the To Do List. Revisit at years end            |
| 11/13/2012 | Revisit light Fixtures Per BOS included in 2013 budget   |
| 1/15/2013  | Currently working on bid specs                           |
| 2/19/2013  | Out for bid. Bids opened on March 12, 2013               |
| 3/19/2013  | Board to act on bids                                     |
| 4/16/2013  | Bid Awarded, Notice to proceed will be issued this week. |
| 6/4/2013   | Fixtures are in the process of being retrofitted.        |
| 6/18/2013  | <b>Completed</b>   |

## Rick Smith

---

**From:** alzuccarello [REDACTED]  
**Sent:** Thursday, June 06, 2013 7:37 AM  
**To:** rsmith@eastgoshen.org  
**Cc:** EMShane [REDACTED]  
**Subject:** COMMERCE COMMISSION Update Q2 - Annual Planning Session Goals

Hi Rick,  
Saw May 30 memo re Annual Planning Session Q2 Goals in my 6/5 Planning Commission packet. Being pro-active & pre-emptive.

### Q2 Goals Update: EAST GOSHEN **COMMERCE COMMISSION**

Our EGT retail Business Directory has been assembled, categorized, and included on the Twp website at tail-end of Q1 into Q2. It is a basic 'Shop East Goshen' handy guide and has been directly distributed, by email link. These were sent directly to the CC's contact list of business leaders of both Commercial & Industrial/Business Parks zones, and requested for distribution to their employees. The same constituents have been advised, and cordially invited, with their employees, to the annual Community Day & Fireworks Event of 6/22, and also respectfully requested to sign-up for Constant Contact. The businesses were advised about East Goshen's Farmers' Market with the direct Twp link to access. Our Fall Forums have specific Comp Plan Update input to gather in Q3 & Q4 after the Community Day event. The 'landlord' issue is on-going, and two sensitive shopping districts issues will be in process for discussions at our upcoming 6/17 meeting with both John Theilacker of Brandywine Conservancy, and Steve Kehs of TRIAD Assocs.

Our inaugural year's locate, meet & greet is basically over. We're assuming the role of East Goshen's good will ambassadors to our businesses - with specific missions and field intelligence duties.

Thanks, Al



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

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

Date: June 11, 2013  
To: Board of Supervisors  
From: Rick Smith, Township Manager  
Re: 2013 Goals and Action Items  
2<sup>nd</sup> Quarter Report

**Goals** - The Municipal Authority has 3 goals for 2013. Status of the tasks that needs to be completed to achieve the goal is as follows:

**Marydell Pump Station Elimination Project– Complete construction**

*4/4/13 Engineering, Permitting, ROW Acquisition and Bidding Project are complete. The Notice to Proceed has been issued and the project is currently under construction.*

*6/10/13 Construction is 80% complete*

**Hershey Mill Pump Station Diversion Project – Complete construction**

*4/4/13 Engineering, Permitting, ROW Acquisition and Bidding Project are complete. The Notice to Proceed has been issued although the actual construction has not started.*

*6/10/13 The new force main has been installed and is in service. Contractor is doing final restoration.*

**Reserve Pump Station Elimination Project – Complete construction**

*4/4/13 Engineering and Permitting are complete. Still need to obtain ROW from the Reserve at Spring Meadows. One ROW still needs to be acquired we need to conduct test borings then go out to bid. Bid Documents are being finalized.*

*6/10/13 All ROWs have been acquired. Test borings completed, no rock but high ground water along stream. Bids to be opened on June 19. MA has a special meeting on June 25 to award bid.*

**Comprehensive Plan** - The Comp Plan lists 4 Recommendations that are applicable to the Authority and the Action Items needed to address each and their status are as follows:

**7B-3 Evaluate the Township Act 537 Plan (1997) and update as needed to address areas lacking service in the Township.**

Review the Township Act 537 Plan to ensure consistency with the Comprehensive Plan (Immediate and High)

*4/4/13 The Authority completed a Wastewater Needs Evaluation in 2007 that concluded that the RCSTP should be expanded and that several diversion projects should be implemented.*

*6/11/13 No change*

Based on the review of the Act 537 Plan, implement recommendations and update as necessary (Immediate and Medium)

*4/14/13 The Authority has been working to implement the recommendations in the 2007 Needs Evaluation. These include revising the Act 537 Plan as required and the construction of the following improvements: The expansion of the RCSTP is completed. Lockwood STP and been decommissioned and the flow diverted, the Marydell and Hershey Mill PS projects are under construction. The Reserve PS is ready for bidding once the final ROW has been acquired. Act 537 Planning on the Reservoir Road PS will start in 2014.*

*6/11/13 See Goals above. In light of BoS request to investigate having a single borrowing in order to take advantage of the low rates we intend to meet with Pa DEP to discuss concept for Reserve Pump Station.*

Review Township Act 537 Plan at a minimum of bi-annually or as often as necessary (On-going and Medium)

*4/4/13 This is done on an as-needed basis*

*6/11/13 No change*

#### **7B-4 Evaluate the need to provide sewer service across Township boundaries**

Consider the cost-effectiveness of extending services to area outside the Township (On-going and High)

*4/4/11 This was looked at during the 2007 Needs Evaluation. The Authority responded positively to a capacity request from the developer of a Willistown property in 2010*

*6/11/13 No change*

#### **7B-5 Provide for the upgrading of existing public sewer lines and wastewater treatment facilities**

Evaluate new technologies and existing equipment needs. (On-going and Medium)

*4/4/13 The RCSTP was expanded and upgraded.*

*6/11/13 Currently testing real time process monitoring equipment at RCSTP.*

Evaluate the existing sewer system lines and connections to ensure that the system is free of stormwater infiltration and other problems (On-going and High)

*4/4/13 The Authority has an on-going program to identify and correct I&I problems. Semiannual reports are provided to the Authority.*

*6/11/13 No change*

**9D-1 Review and update the mission statement for each of the Townships Authorities, Boards and Commissions**

ABC's should review their mission statements as required (On-going and High)

*4/4/13 The Authority's mission (purpose) statement is set forth in the Articles of Incorporation.*

*6/11/13 No change*

Provide an annual report including activities and decisions by each of the ABCs. (On-going and High)

*4/4/13 The Authority provides an annual update at the Annual Planning Session in January.*

*6/11/13 No change*

ABC shall develop by-laws to cover day to day operations (Immediate and High)

*4/4/13 The Authority adopted by-laws in 1997 and has adopted several resolutions that address other operational issues.*

*6/11/13 No change*

Cc: Municipal Authority

F:\Data\Shared Data\ABC'S\Planning Session\Municipal Authority 061113.docx