

AGENDA
EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS

Tuesday, July 2, 2013
7:00 PM

JUDGE WILLIAM D. KRAUT WILL SWEAR IN JANET EMANUEL AS SUPERVISOR

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 July 22, 2013
7. Public Hearings
8. Police/EMS Reports – None
9. Financial Report
 - a. Capital Reserve & Sewer Capital Reserve Funding Levels - June 25, 2013
 - b. Amendment to Sewer Capital Reserve Budget – June 27, 2013
10. Old Business
 - a. Comp Plan Update/Sustainable Communities Assessment (John Theilacker, Project Manager, will be present to answer any questions)
11. New Business
 - a. Consider PECO Natural Gas service to Cell Tower
12. Any Other Matter
13. Approval of Minutes
 - a. June 5, 2013
 - b. June 18, 2013
14. Treasurer’s Report
 - a. June 27, 2013
15. Review Action List
 - a. July 2, 2013
16. Correspondence, Reports of Interest
 - a. Acknowledge Planning Commission 2013 Goals
 - b. Acknowledge Rose Hill Estates Condominiums – Property Concerns & Safety Violations
 - c. Staff response to Rose Hill Estates Condominiums Property Concerns & Safety Violations
 - d. Acknowledge Janet Emanuel’s resignation from the Zoning Hearing Board effective June 26, 2013
17. Dates of Importance

July 02, 2013	Board of Supervisors	7:00 PM
July 03, 2013	Planning Commission	7:00 PM

Park Commission will not meet in July		
July 04, 2013	Independence Day Office Closed	
July 04, 2013	Farmer's Market	3-7:00 PM
July 08, 2013	Municipal Authority CANCELLED	7:00 PM
July 10, 2013	Conservancy Board	7:00 PM
July 11, 2013	Historical Commission	7:00 PM
July 11, 2013	Farmer's Market	3-7:00 PM
July 15, 2013	Commerce Commission	7:00 PM
July 16, 2013	Board of Supervisors	7:00 PM
July 17, 2013	Police Commission WEGO Police Station	5:30 PM
July 17, 2013	Historical Commission w/s Comp Plan as it relates to historical resources	6:30 PM
July 18, 2013	Farmer's Market	3-7:00 PM
July 22, 2013	Comp Plan Task Force	7:00 PM
July 25, 2013	Farmer's Market	3-7:00 PM
July 25, 2013	Town Tours & Village Walks Historic Goshenville	5:30 PM
July 1-Aug 2, 2013	Youth Recreation Day Camp	8:45-12:00 PM

Summer 2013 Newsletter:

Posted to Website – Approximately July 1, 2013

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.

Memo

To: Board of Supervisors
From: Jon Altshul
Re: Capital Reserve and Sewer Capital Reserve Funding Levels
Date: June 25, 2013

BACKGROUND

At the June 5 planning session, the Board directed staff to determine the appropriate funding level for both the capital reserve and the sewer capital reserve funds. The Board also expressed an interest in issuing a multi-year, inter-fund loan between the general fund and the sewer capital reserve fund to reimburse costs incurred by the Municipal Authority for the various diversion projects, as an alternative to traditional borrowing.

This memo lays out the following three issues:

- 1) The appropriate funding levels for the capital reserve
- 2) The appropriate funding levels for the sewer capital reserve
- 3) Considerations for possible inter-fund borrowing

APPROPRIATE FUNDING LEVELS FOR THE CAPITAL RESERVE FUND

The Township transfers money from the general fund to the capital reserve fund based on the annual change in the "accumulated depreciation" of Township assets. For assets not totally depreciated, the replacement value equals the accumulated depreciation of that asset, adjusted for inflation. A simple example is that if a truck with a useful life of 10 years is purchased in 2008 for \$20,000, it would have a replacement value of slightly more than \$8,000 in 2012 (or 4 years * \$2,000 + inflation) and slightly more than \$14,000 in 2015 (7 years * \$2,000 + inflation). For fully depreciated assets, the replacement value equals the total accumulated depreciation adjusted by inflation.

Mark, Rick and I updated the fixed asset worksheet to include a variety of existing capital assets that are not currently being amortized in the fixed asset replacement list, such as Park bridges, as well as the new assets that we plan to add this year, such as the Hershey Mill Dam restoration and the Geothermal project. A list of these assets is provided as **Attachment #1**. We did not include land or buildings. These additions added roughly \$200,000 to the 2014 accumulated depreciation total, representing \$2 million worth of assets.

ACCUMULATED DEPRECIATION OF FIXED ASSETS

	2013	2014	2015	2016	2017	2018	2019
Accumulated Depreciation (Funding requirement)	3,654,198	4,133,218	4,606,578	5,043,718	5,478,726	5,913,975	6,340,252

For perspective, the capital reserve fund has a balance of \$6,048,010 as of June 25, meaning that the capital reserve fund is presently overfunded by roughly \$2.4 million.

At the planning session, the Board also discussed the possibility of paying for the nine “new” capital projects¹ out of the capital reserve fund instead of the general fund, as was originally budgeted, and then transferring from the general fund to the capital reserve fund an amount equal to the purchase price of those assets to reimburse the capital reserve. A list of those projects is provided below²:

“NEW” CAPITAL ASSETS BUDGETED IN 2013 GENERAL FUND

Project	Cost
Geothermal	\$500,250
Blacksmith Shop Roof	\$13,500
Energy Efficient Light Fixtures	\$11,000
Township Parking Lot	\$28,000
LED Sign (Boot/Paoli)	\$20,000
Amphitheater construction	\$8,000
Basketball court resurfacing	\$10,000
LED Sign (Park)	\$20,000
Hershey Mill Dam repair	\$240,000
TOTAL	\$850,750

To that end, I have provided as **Attachment #2** a capital reserve detail sheet with three year-end scenarios:

- 1) All capital purchases are paid from the capital reserve fund with no additional year-end transfer other than what was budgeted
- 2) All capital purchases are paid from the capital reserve fund with an additional year-end transfer from the general fund to cover the cost of those projects
- 3) The capital reserve pays for the budgeted projects only and receives the budgeted transfer only

As you’ll see, under all three of these scenarios, the capital reserve would finish the year with substantially more money than the 2014 funding requirement. Ultimately, the question before the board is a philosophical one: should the Board draw down the capital reserve fund or the general fund.

- As currently budgeted, the general fund will have a year end fund balance of approximately \$5.98 million or 60% of annual expenditures. If the capital reserve bears the cost of all capital purchases this year, the general fund should have a year-end fund balance of \$6.83 million or nearly 69% of annual expenditures.

¹ In this context, “new” refers to both new capital assets, such as the geothermal HVAC system, as well as existing capital assets, such as the Blacksmith Shop roof, that were not previously included in the fixed asset worksheet.

² In addition, \$33,200 for the Milltown Dam Spillway repair was appropriated from the capital reserve fund on June 5th. However, no funds were appropriated from the general fund to reimburse the capital reserve for this expense.

RECOMMENDATIONS:

- Staff has no recommendation regarding whether funds should be appropriated from the capital reserve fund in 2013 to pay for the nine “new” projects, as both the general fund and the capital reserve fund are well positioned at this time.
- If the Board decides to pay for the nine “new” capital expenses in 2013 from the capital reserve fund, there is no reason to increase the year-end transfer from the general fund beyond what was originally budgeted.

APPROPRIATE FUNDING LEVELS FOR THE SEWER CAPITAL RESERVE FUND

Mark, Rick and I also updated the fixed asset worksheet for the sewer capital reserve. Specifically, this worksheet now includes the generator, meter, pumps, controls and miscellaneous equipment at the four pump stations that will be operational when the diversion projects are complete; the equipment at the Ridley Creek Plant other than land, buildings and structures; the six Township-owned sewer meters; and \$200,000 for miscellaneous gravity lines, force mains and manhole covers. A copy of these fixed assets is provided as **Attachment #3**. As a practical matter, we did not include all the sewer lines in the ground, as the cost of replacing all of those would be cost-prohibitive and would necessitate borrowing. As shown in the table below, the 2013 funding requirement is about \$1.28 million, rising to \$1.95 million in 2019. The current replacement value of all the assets in the fixed sewer asset worksheet is about \$3.77 million.

ACCUMULATED DEPRECIATION OF FIXED SEWER ASSETS

	2013	2014	2015	2016	2017	2018	2019
Accumulated Depreciation (Funding requirement)	\$1,281,868	\$1,391,300	\$1,499,364	\$1,606,168	\$1,716,484	\$1,830,310	\$1,947,648

For perspective, the current balance of the sewer capital reserve is \$1,009,490. Net of the year-end transfer from the sewer operating fund (+\$160,000), additional anticipated interest income (+\$1,401) and remaining transfers to the Municipal Authority for the diversion projects (-\$303,337) and other capital expenses (-\$117,000), the sewer capital reserve should have a year-end balance of approximately \$750,000 without any borrowing to reimburse the fund for the diversion projects. As further perspective, it is anticipated that the entire cost of the diversion projects, excluding the Reservoir Road project, will be \$1.2 million between 2011 and 2013.

RECOMMENDATIONS:

- The Sewer Capital Reserve should strive to maintain a fund balance at least equal to the accumulated depreciation of the fixed assets every year.
- The Township should approve borrowing in an amount sufficient to reimburse the sewer capital reserve fund such that the projected balance of the sewer capital reserve fund equals approximately \$1,391,300 at the beginning of 2014. This would correspond with approximately \$650,000, slightly more than half of the cost of the diversion projects.

CONSIDERATIONS FOR POSSIBLE INTERFUND BORROWING

Over the past two weeks, the municipal bond market has been negatively impacted by indications that the Federal Reserve will unwind its bond buying program. Between May 13 and June 25th, rates on 10-

year fixed rate DeVal notes have jumped from 1.611% to 1.900%, while rates on 20-year notes have jumped from 2.598% to 2.853%. That said, it's still a very good time to borrow and DeVal's rates are still favorable to the "all-in true interest costs" that we were quoted last month if we were to issue bonds.

Rick and I spoke with our auditor about the Board's suggestion that the General Fund reimburse the sewer capital reserve fund for the diversion projects instead getting a loan from DeVal. Our auditor indicated that while having a formal multi-year intra-fund loan is relatively rare, the Government Accounting Standards Board does have accounting guidelines on these transactions, although there is no formal guidance on the interest rate that should be levied.

The advantage of having an intra-governmental loan is that money can be "lent" at a lower rate than might be available in the private market and without issuance costs. For perspective, the nominal interest savings on a 10-year \$650,000 loan at 1% compared to 1.9% is roughly \$33,000.³ Including issuance costs, this would mean total 10-year savings of roughly \$45,000. The disadvantage is that the general fund would be subjecting itself to some interest rate risk. That is, if bank rates go up after the loan is made, the general fund would miss out on interest income, which might be greater than the savings. In addition, it's important to analyze the impact of such loans on the long-term general fund projections. We want to avoid borrowings that might erode too much of the general fund balance.

I have stressed tested various inter-fund borrowing scenarios and feel confident that an inter-fund loan with a repayment schedule of not more than 10 years and a principal amount of \$650,000 would minimize interest rate risk and protect the general fund's long-term solvency. Longer repayment schedules or principal values that also include the engineer's estimate of \$1.6 million for the Reservoir Road diversion project would not be advisable.

That said, we do plan to incur preliminary costs for the Reservoir Road project in 2014 and the additional issuance costs involved in borrowing \$2.25 million versus \$650,000 are minimal. In other words, while there may be some cost savings in doing a small interfund borrowing, we will need to borrow eventually, so it may make sense to do it all at once.

For perspective, debt service on a ten-year \$2.25 million DeVal note would increase the variable sewer rate by about 76 cents per thousand gallons (compared with the current rate of \$7.51/TG), while debt service on a 20-year note would increase the rate by roughly 39 cents per thousand gallons.

RECOMMENDATION

- The Board should approve borrowing \$2.25 million from DeVal to a) reimburse the sewer capital fund reserve fund for costs incurred in the four diversion projects and b) for future costs of the Reservoir Road diversion project.

³ An interest rate of 1% was chosen as an approximate midpoint between current long-term (5-year) CD rates of 1.7% and the Township's average return on cash (.33%)

ATTACHMENT #1

East Goshen Township
CAPITAL RESERVE FIXED ASSETS
Projection of Accumulated Depreciation

Item	Period	Lifetime	Estimated Replacement Cost	2013	2014	2015	
VEHICLES AND EQUIPMENT							
2011 Ford F350 4X4	3/11/2011	2011	10	\$33,092	6,817	10,523	14,428
2012 Ford F350	2012	2012	10	\$37,079	3,819	7,861	12,125
2011 Ford F350	6/9/2010	2010	10	\$41,820	12,923	17,732	22,792
2003 Ford F350 4X4	8/29/2002	2002	10	\$46,575	47,972	49,370	50,767
5/2006 Ford F350 4x4	2006	2006	10	\$55,244	39,831	46,847	54,195
1/2012 Ford Escape xlt	3/30/2012	2012	10	\$26,184	2,697	5,551	8,562
2005 Ford F350	2005	2005	10	\$40,895	33,697	39,014	44,576
2003 Sterling Acterra utility body	#####	2002	10	\$130,992	134,922	138,852	142,782
2005 Ford F550 4X4	5/25/2005	2005	10	\$67,285	55,443	64,190	73,341
2004 Ford F350 4x4	5/19/2004	2004	10	\$46,810	43,393	49,618	51,023
2007 Ford F350	2008	2008	10	\$51,530	26,538	32,773	39,318
02/2009 Ford Rangler xlt	3/4/2009	2009	10	\$19,764	8,143	10,475	12,926
11/2003 INT 4200	4/1/2004	2004	10	\$160,490	148,775	170,120	174,935
1988 Case 585 Tractor	1988	1988	10	\$52,639	54,218	55,797	57,376
2010 Case 521E Loader	2010	2010	10	\$97,297	30,065	41,254	53,027
2012 John Deere 5083 E Limited Util	2012	2012	10	\$43,357	4,466	9,192	14,178
1999 John Deere Gator	11/6/1998	1998	10	\$12,858	13,244	13,630	14,016
2008 John Deere Gator	4/29/2008	2008	10	\$6,909	3,558	4,394	5,271
2003 CAT 430D BackHoe	8/4/2003	2003	10	\$136,457	140,551	144,644	148,738
Sullair 185 CFM air compressor	11/3/1999	1999	10	\$15,704	16,175	16,646	17,117
2010 Brush Bandit 1590XP Chipper	9/13/2010	2010	10	\$44,704	13,813	18,954	24,363
Dyna Pac Roller ce122	5/6/1997	1997	10	\$39,206	40,383	41,559	42,735
1989 Case 245 Tractor	1989	1989	10	\$36,705	37,806	38,908	40,009
1999 Case C50 Tractor	1999	1999	10	\$28,267	29,115	29,963	30,811
2000 New Holland tn65d Tractor	4/27/2000	2000	10	\$45,888	47,264	48,641	50,018
1991 Case 380B	1991	1991	10	\$33,457	34,461	35,465	36,469
1990 Hyster Forklift	2/4/2010	2010	10	\$1,809	559	767	986
2005 CAT EXCAVATOR 302.5C	2/24/2006	2006	10	\$55,244	39,831	46,847	54,195
2011 Leeboy Paver	6/14/2011	2011	10	\$94,580	19,483	30,076	41,237
2003 Caterpillar 248 Skid Steer	8/1/2003	2003	10	\$54,014	55,635	57,255	58,875
1997 Ford L8501	1/31/1997	1997	10	\$130,688	134,609	138,529	142,450
1997 Ford L8501	1/31/1997	1997	10	\$130,688	134,609	138,529	142,450
2013 Peterbilt348 (Truck 44)	2013	2013	10	\$140,809	-	14,926	30,696
2005 FREIGHTLINER	#####	2005	10	\$127,797	105,305	121,918	139,299
2005 FREIGHTLINER	#####	2005	10	\$127,797	105,305	121,918	139,299
1998 Case C50	4/15/1998	1998	10	\$28,931	29,799	30,667	31,535
2012 Peterbilt348	#####	2011	10	\$160,501	33,063	51,039	69,979
2007 O'Brian Jetter	2008	2008	10	\$48,439	24,946	30,807	36,959
2009 Case 450CT/S3	2/20/2009	2009	10	\$71,063	29,278	37,663	46,475
2007 Ford Explorer	2007	2007	10	\$23,888	14,763	17,725	20,831
2008 Sterling	5/27/2009	2009	10	\$142,459	58,693	75,503	93,168
Subtotal				\$2,689,918	\$1,815,967	\$2,056,145	\$2,284,328
TRAILERS							
2003 Tilt Trailer	2003	2003	10	6,254	6,442	6,630	6,817
1993 Haulmark	1993	1993	10	6,757	6,960	7,163	7,366
1991 Int.	1991	1991	10	8,266	8,514	8,762	9,010
1990 Interstate	1990	1990	10	28,154	28,999	29,843	30,688
2001 Marthon TAR BUGGY	9/19/2001	2001	10	7,517	7,742	7,968	8,193
WorkHorse 5 Ton Trailer	4/11/2000	2000	10	7,648	7,877	8,107	8,336
Wells Fargo 18'	4/24/2001	2001	10	9,847	10,142	10,438	10,733
10/2007 Big Tex	10/1/2007	2007	10	3,813	2,356	2,829	3,325
Big Tex	2006	2006	10	6,813	4,913	5,778	6,684
2006 Eager Beaver 20	#####	2006	10	6,813	4,913	5,778	6,684
Big Tex	4/23/2008	2008	10	3,655	1,882	2,325	2,789
Subtotal				95,538	90,740	95,619	100,625
BACKHOE ATTACHMENTS							
18" 24" 30" Buckets	1998	1998	20	\$5,626	4,346	4,770	5,212
Frost Point	2000	2000	20	\$18,355	12,289	13,620	15,005
Milling Head for skid steer	2009	2009	20	\$22,207	4,575	5,885	7,262
Brushcutter - skid steer equip	2009	2009	20	\$8,883	1,830	2,354	2,905
Subtotal			0	\$55,071	\$23,039	\$26,629	\$30,384
PUMPS							
Honda 2" GX-160	2001	2001	15	5,251	4,327	4,824	5,342
Honda 3" GX-240	2002	2002	15	4,075	3,078	3,456	3,850
Honda 3" GX-240	2000	2000	15	4,895	4,369	4,842	5,335
07 Honda GX-160	2003	2003	15	5,970	4,099	4,641	5,206
Honda 4" GX-340	2002	2002	15	5,531	4,178	4,690	5,225
Honda 4" GX-340	2008	2008	15	4,351	1,494	1,845	2,213
Electric 2" Pumps	2010	2010	15	4,108	846	1,161	1,493
Subtotal			0	34,182	22,392	25,460	28,664
GENERATORS							
Honda 1,000-EX	2/2/1994	1994	15	5,279	5,438	5,596	5,754
Honda 3,800-EB	9/16/2004	2004	15	5,082	3,141	3,591	4,062

ATTACHMENT #1

East Goshen Township
 CAPITAL RESERVE FIXED ASSETS
 Projection of Accumulated Depreciation

Item		Period	Lifetime	Estimated Replacement Cost	2013	2014	2015
Honda EB2500X	2003	2003	15	4,264	2,928	3,315	3,718
Subtotal				14,626	11,506	12,502	13,535
ROAD SAWS							
TARGET PAC1V20H	1/16/1998	1998	10	6,429	6,622	6,815	7,008

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East Goshen Township
CAPITAL RESERVE FIXED ASSETS
Projection of Accumulated Depreciation

Item	Period	Lifetime	Estimated Replacement Cost	2013	2014	2015
Subtotal			6,429	6,622	6,815	7,008
SEWER EQUIPMENT						
2000-RST Video Pipe Camera	2000	2000	10	6,118	6,302	6,485
Mini Camera - Self Leveling	7/23/2010	2010	10	11,931	3,687	5,059
Camera and Reel	2000	2000	10	12,237	12,604	12,971
2001-RST Large Video Pipe Camera	2001	2001	10	81,020	83,451	85,881
1992 Vistec. Robotic Pipe Camera	1992	1992	10	38,179	39,325	40,470
Subtotal			149,485	145,368	150,866	156,437
SHOP EQUIPMENT						
Lincoln Welder	1/5/2007	2007	10	4,778	2,953	3,545
MIG Welder Miller 250x	8/24/2000	2000	10	4,895	5,042	5,188
Table Saw	2005	2005	10	4,601	3,791	4,389
Subtotal			14,273	11,785	13,122	14,516
MECHANICS TOOLS						
Miller syncrowave 200 tig welder	2010	2010	10	4,800	1,483	2,035
Miller bob cat 250 welder	2009	2009	10	3,942	1,624	2,089
Rotary Lift TL07	2007	2007	10	22,037	13,619	16,351
Subtotal			30,779	16,726	20,476	24,410
MOWERS						
Woods C-114	6/30/1999	1999	10	\$23,556	24,263	24,969
Woods C-114	6/2/1998	1998	10	\$24,109	24,833	25,556
Woods D80	2001	2001	10	\$12,003	12,363	12,723
Exmark LZ	2006	2006	10	\$11,049	7,966	9,369
Woods DS126	2008	2008	7	\$8,520	6,268	7,741
Rhino Flail/RHD88	2002	2002	10	\$29,837	30,732	31,627
Alamo Flail	1988	1988	10	\$34,742	35,784	36,826
Mott Flail	1999	1999	10	\$54,964	56,613	58,262
Spare Mott Mower	1988	1988	10	\$6,738	6,940	7,142
Exmark LZ	2007	2007	10	\$10,750	6,643	7,976
Exmark LZ	2011	2011	10	\$6,545	1,348	2,081
Exmark LZ	2011	2011	10	\$6,545	1,348	2,081
Exmark LZ	2012	2012	10	\$8,434	869	1,788
Exmark LZ	2012	2012	10	\$8,434	869	1,788
Boom Mower McConnel	2007	2007	10	\$9,555	5,905	7,090
07 Exmark /Fronrunner	2008	2008	4	\$10,978	11,308	11,637
07 Exmark/ Fronrunner	2007	2007	4	\$10,750	11,072	11,395
Exmark LZ	2007	2007	4	\$10,750	11,072	11,395
2013 Exmark lazer z	2013	2013	10	\$9,435	-	1,000
2013 Exmark lazer z	2013	2013	10	\$9,435	-	1,000
Subtotal		0	\$07,130	256,196	273,448	291,254
SNOW EQUIPMENT						
Monroe 11 ft. Power Angle On #41	2006	2006	10	5,770	4,160	4,893
Monroe 11 ft. Power Angle On #42	2006	2006	10	5,770	4,160	4,893
Monroe 11 ft. Power Angle On #43	#####	2011	10	-	-	-
Flink 11 ft. Power Angle On #37	1/31/1997	1997	10	7,678	7,908	8,139
Flink 11 ft. Power Angle On #38	1/31/1997	1997	10	7,678	7,908	8,139
Flink 11 ft. Power Angle On #44	2013	2013	10	6,009	-	637
Flink 11 ft. Power Angle On #40	9/9/1999	1999	10	6,674	6,874	7,075
Fisher 8 ft. Power Angle On #1	8/27/2010	2010	10	7,746	2,393	3,284
Fisher 8 ft. Power Angle On #2	6/1/2000	2000	10	5,812	5,987	6,161
Fisher 8 ft. Power Angle On #3	10/2/1996	1996	10	7,617	7,845	8,074
Fisher 8.0 ft Angle On #4	10/2/1996	1996	10	7,617	7,845	8,074
Subtotal			68,370	55,082	59,367	63,804
PLOWS						
Fisher 8' #5	2001	2001	7	5,701	5,872	6,043
8' Fisher #7	2003	2003	7	5,401	5,563	5,726
Monroe 11 One Way	2010	2010	7	10,711	4,728	6,488
Monroe 11 Power Angle on #40	2010	2010	7	5,081	2,243	3,078
Fisher 9' Power	2005	2005	7	7,157	7,371	7,586
Fisher 8' EZ-V #10	2006	2006	7	4,665	4,805	4,945
Fisher 8' EZ-V #14	2007	2007	7	4,539	4,007	4,811
Fisher 9' on # 27	2000	2000	7	6,883	7,090	7,296
Henke on Loader	1/20/2010	2010	10	8,649	2,672	3,667
Subtotal		0	\$8,787	44,353	49,640	54,447
SALT SPREADERS						
Elkin TK39	1998	1998	10	\$5,143	5,298	5,452
Elkin TK# 9	2006	2006	10	\$4,235	3,054	3,592

ATTACHMENT #1

East Goshen Township
CAPITAL RESERVE FIXED ASSETS
Projection of Accumulated Depreciation

Item	Period	Lifetime	Estimated Replacement		2013	2014	2015
			Cost				
Elkin SPARE	1993	1993	10	\$6,301	6,490	6,679	6,868
ELKIN TK #43	2011	2011	10	\$5,610	1,156	1,784	2,446
Elkin TK # 40	1999	1999	10	\$5,025	5,176	5,327	5,478
Elkin TD # 41	2005	2005	10	\$6,390	5,265	6,096	6,965
Elkin TK # 42	2005	2005	10	\$6,390	5,265	6,096	6,965
Elkin SPARE	1997	1997	10	\$5,881	6,057	6,234	6,410
Elkin TK#37	1997	1997	10	\$5,881	6,057	6,234	6,410
Elkin TK# 38	1997	1997	10	\$5,881	6,057	6,234	6,410
Subtotal				\$6,738	49,876	53,727	57,713
BUILDINGS & MISC							
Township Building Roof	1993	1993	25	91,316	75,244	81,308	87,590
Public Works Roof	1993	1993	20	127,842	131,677	135,513	139,348
Public Works Annex	2007	2007	15.5	305,769	121,913	146,374	172,020
27 HVAC Units	2008	2008	15	154,591	53,076	65,547	78,635
HVAC Unit	2010	2010	15	8,662	1,784	2,448	3,147
Fuel Dispensing System	2010	2010	12	9,788	2,520	3,458	4,445
HVAC Blacksmith Shop	2008	2008	15	5,726	1,966	2,428	2,912
HVAC Plank House	2008	2008	15	5,726	1,966	2,428	2,912
Heat Pumps (Front Hallway & Lobby)	2012	2012	15	14,286	981	2,019	3,114
Sprinkler System	2012	2012	25	11,147	459	945	1,458
Hershey Mill Dam Restoration	2013	2013	30	240,873	-	8,511	17,503
Public Works Infared Unit Heater	2012	2012	15	3,468	238	490	756
Geothermal	2013	2013	50	502,070	-	10,644	21,890
Blacksmith Shop Roof	2013	2013	25	13,549	-	574	1,181
Plank House Roof	2012	2012	25	5,049	208	428	660
Energy Efficient Light Fixtures	2013	2013	12	17,954	-	1,586	3,262
Twp Parking Lot (paving & curb)	2013	2013	20	28,102	-	1,489	3,063
LED Sign (Boot & Paoli)	2013	2013	15	22,015	-	1,556	3,199
PW Annex Heating (Rayvac)	2007	2007	15	4,995	2,058	2,471	2,904
Milltown Dam Spillway	2013	2013	25	33,321	-	1,413	2,906
Milltown Dam Valves	2013	2013	25	40,146	-	1,702	3,501
Office Furniture	1993	1993	20	36,526	37,622	38,718	39,814
Subtotal				1,682,920	431,714	512,050	596,222
Item							
OFFICE EQUIPMENT							
Desktop Computer (Fuel Delivery)	2003	2003	5	2,252	2,319	2,387	2,454
Desktop Computer (Chas)	2005	2005	5	1,871	1,927	1,983	2,039
Desktop Computers (AMS&RCSTP)	2006	2006	5	4,665	4,805	4,945	5,085
Desktop Computers	2013	2013	5	6,086	-	1,290	2,653
Desktop Computers	2009	2009	5	8,575	7,066	9,090	9,347
Desktop Computers	2010	2010	5	9,854	6,090	8,356	10,741
Desktop Computers	2012	2012	5	13,390	2,758	5,677	8,757
Laptop (Rick & PW Sewer)	2011	2011	5	4,332	1,785	2,755	3,778
Laptop Computer	2006	2006	5	2,210	2,276	2,342	2,409
Laptop Computer	2007	2007	5	2,150	2,214	2,279	2,343
Laptop Computer (Mark M)	2008	2008	5	4,718	4,859	5,001	5,142
Server	2005	2005	5	7,856	8,092	8,328	8,563
Printer	2004	2004	5	6,687	6,888	7,088	7,289
Phone System	2005	2005	10	23,259	19,165	22,189	25,352
Security System	2005	2005	10	25,559	21,061	24,384	27,860
Office Equipment	2008	2008	10	5,726	2,949	3,641	4,369
Document Management	2011	2011	10	20,972	4,320	6,669	9,144
Document Management	2008	2008	10	22,395	11,533	14,243	17,087
Docstar Software Upgrade to 3.1 an	2012	2012	10	22,524	2,320	4,775	7,365
Canon ipf 760 Multifunction Printer	2012	2012	10	8,432	869	1,788	2,757
Pressure Sealer for invoices	2004	2004	10	9,964	9,236	10,562	10,861
Subtotal				213,477	122,533	149,773	175,397
Miscellaneous Roads							
GEO XT (GIS/GPS system)	2012	2012	10	7,950	819	1,685	2,600
Mobile Radios	2013	2013	10	5,773	-	612	1,258
Shoring Equipment	1994	1994	20	9,000	8,807	9,540	9,810
Public Works Generator	2012	2012	15	25,000	1,717	3,533	5,450
Truck Lift	2007	2007	15	27,000	11,124	13,356	15,696
Traffic Signals	2005	2005	15	450,000	247,200	286,200	327,000
Subtotal				524,723	269,666	314,927	361,814
Park							
LED Sign (Park)	2013	2013	15	20,073	-	1,418	2,917
Basketball court & baskets	2013	2013	15	10,036	-	709	1,459
Park Bathroom Roof	2006	2006	25	5,017	1,447	1,702	1,969
Park Bathroom Fixtures	2006	2006	20	5,017	1,809	2,127	2,461
Park backstops & fences	2006	2006	20	15,837	5,709	6,715	7,768
Tennis courts surface, nets & fences	2000	2000	15	50,170	44,785	49,634	54,685
Tot-Lot Equipment	2002	2002	20	145,547	82,452	92,568	103,120
Park exercise area	2005	2005	20	10,034	4,134	4,786	5,468
Milltown Tot-Lot	2001	2001	20	5,017	3,100	3,457	3,828

ATTACHMENT #1

East Goshen Township
 CAPITAL RESERVE FIXED ASSETS
 Projection of Accumulated Depreciation

Item	Year	Period	Lifetime	Estimated	2013	2014	2015
				Replacement Cost			
Pulte/Hassler Bridge	2010	2010	25	108,108	13,362	18,335	23,567
Applebrook Bridge	2006	2006	25	27,701	7,989	9,396	10,870
Tennis Court Bridge	1985	1985	25	10,034	10,335	10,636	10,937
Park Bridge	2000	2000	25	20,068	10,748	11,912	13,124
Amphitheater Construction	2013	2013	25	8,029	-	340	700
Elevated walk next to Plank House	1985	1985	25	83,281	85,780	88,278	90,777
Flagpole	2006	2006	25	5,364	1,547	1,819	2,105
Floor for Hicks Pavillion	2012	2012	50	11,817	243	501	773
Floor for Veterans Pavillion	2009	2009	50	11,037	909	1,170	1,444
Roof for Hicks Pavillion	1998	1998	25	8,027	4,961	5,446	5,950
Roof for Veterans Pavillion	2009	2009	25	8,027	1,323	1,702	2,100
Subtotal				568,240	280,634	312,652	346,021
TOTALS				6,570,686	3,654,198	4,133,218	4,606,578

	1	2	3
TWP	1,682,920	431,714	512,050
OFFICE	213,477	122,533	149,773
PARKS	568,240	280,634	312,652
PUBLIC WORKS	4,106,048	2,819,318	3,158,742
TOTAL	6,570,686	3,654,198	4,133,218

ATTACHMENT #2

EAST GOSHEN TOWNSHIP
CAPITAL RESERVE DETAIL SHEET
AS OF June 21, 2013

	ADOPTED BUDGET 2013	YTD ACTUAL 2013	PROJECTED #1 2013 If all capital is paid from reserve, with no increase in general fund transfer	PROJECTED #2 2013 If all capital is paid from reserve, with increase in general fund transfer	PROJECTED #3 2013 If only budgeted capital is paid from reserve*
"NEW" CAPITAL PURCHASES					
Office Equipment					
Subtotal New Office Eqp Capital Asset Purchases	0	0	0	0	0
Capitalizable Software					
Subtotal New Capitalizable Software Purchases	0	0	0	0	0
Township Building					
New LED Sign at Boot & Paoli			21,935	21,935	
New Geothermal		2,200	501,250	501,250	
New Energy Efficient Light Fixtures		17,889	17,889	17,889	
Subtotal New Township Building Capital Purchases	0	20,089	541,074	541,074	0
Park and Recreation					
New 3454-7450 Amphitheater		4,886	8,000	8,000	
New 3454-7450 LED Sign at Park			21,935	21,935	0
Subtotal New Park Capital Asset Purchases	0	4,886	29,935	29,935	0
Hershey Mill Dam					
New 3457-7450 HM Dam	0	0	240,000	240,000	
Subtotal New Hershey Mill Dam Expenses	0	0	240,000	240,000	0
Milltown Dam					
New 03458-7450 Milltown Dam	0	0	33,200	33,200	33,200
Subtotal New Hershey Mill Dam Expenses	0	0	33,200	33,200	33,200
Machinery and Equipment					
Subtotal New M&E Capital Asset Purchases	0	0	0	0	0
Traffic Lights and Signals					
Subtotal New Stormsewer Projects	0	0	0		0
Subtotal New Capital Assets	0	24,975	844,209	844,209	33,200
REPLACEMENT CAPITAL PURCHASES					
Office Equipment					
Repl 3401-7400 Computer Workstations (4-5 per yr)	12,500	9,336	9,336	9,336	9,336
Subtotal Replacement Office Eqp Capital Assets	12,500	9,336	9,336	9,336	9,336
Capitalizable Software					
Repl 3407-7400 Capitalizable replacement software					
Subtotal Replacement Capitalizable Software	0	0	0	0	0
Township Building					
Repl 3409-7400 Blacksmith Shop Roof			13,500	13,500	
Repl 3409-7400 HVAC Units--1 per year	5,800	5,131	5,131	5,131	5,131
Repl 3409-7400 Paving & Curb Replacement			28,000	28,000	
Subtotal Replacement Township Bldg Capital Assets	5,800	5,131	46,631	46,631	5,131
Park and Recreation					
Repl 3454-7400 Tot Lot Equipment	6,500		6,500	6,500	6,500
Repl 3454-7400 Basketball Courts			10,000	10,000	
Subtotal Replacement Park Capital Assets	6,500	0	16,500	16,500	6,500
Machinery and Equipment					
Repl 3430-7400 Pickup Truck With Plow	50,000		50,000	50,000	50,000
Repl 3430-7400 Dump Truck-Large	135,000		135,000	135,000	135,000
Repl 3430-7400 Gator ATV	12,000		12,000	12,000	12,000
Repl 3430-7400 Large mower	18,000	12,402	12,402	12,402	12,402
Repl 3430-7400 Snow Blower	8,500		8,500	8,500	8,500
Subtotal M&E Replacement Capital Assets	223,500	12,402	217,902	217,902	217,902
Traffic Lights and Signals					
Subtotal Traffic Lights and Signals	0	0			
Subtotal Capital Replacement Assets	248,300	26,869	290,369	290,369	238,869
TOTAL CAPITAL NEW AND REPLACEMENTS	248,300	51,844	1,134,578	1,134,578	272,069

EAST GOSHEN TOWNSHIP
 CAPITAL RESERVE DETAIL SHEET
 AS OF June 21, 2013

	ADOPTED BUDGET 2013	YTD ACTUAL 2013	PROJECTED #1 2013 If all capital is paid from reserve, with <u>no</u> increase in general fund transfer	PROJECTED #2 2013 If all capital is paid from reserve, with increase in general fund transfer	PROJECTED #3 2013 If only budgeted capital is paid from reserve*
Net of End-of-Year Transfers In	428,206	0	428,206	1,312,156	428,206
Net of Interest Income	16,000	3,934	16,000	16,000	16,000
TOTAL CAPITAL RESERVE REVENUE	444,206	3,934	444,206	1,328,156	444,206
TOTAL CHANGE IN CAPITAL RESERVE FUND BALANCE	195,906	-47,910	-690,372	193,578	172,137
BEGINNING OF YEAR FUND BALANCE	6,095,919	6,095,920	6,095,927	6,095,928	6,095,928
END OF YEAR/CURRENT FUND BALANCE	6,291,825	6,048,010	5,405,555	6,289,506	6,268,065

* Projection #3 includes Milltown Dam spillway, which was appropriated from capital reserve as a supplemental on June 5

Attachment #3

East Goshen Township
SEWER FIXED ASSETS
Projection of Accumulated Depreciation

Item	Period	Lifetime	Estimated Replacement Cost	2013	2014	2015
HERSHEY MILL PUMP STATION						
Pumps & Controls	1995	25	\$149,998	111,238	120,838	130,798
Meter	1995	10	\$6,000	6,180	6,360	6,540
Generator	1995	20	\$49,999	46,349	50,349	54,499
Muffin Monster	2000	15	\$30,000	26,780	29,680	32,700
Subtotal			\$235,997	\$190,547	\$207,227	\$224,537
HUNT COUNTRY PUMP STATION						
Pumps & Controls	1984	25	\$74,999	77,249	79,499	81,749
Meter	1984	10	\$5,000	5,150	5,300	5,450
Generator	2007	20	\$39,999	12,360	14,840	17,440
Subtotal			\$119,998	\$94,759	\$99,639	\$104,638
ASHBRIDGE PUMP STATION						
Pumps & Controls	1986	25	\$199,997	205,997	211,997	217,997
Meter	1986	10	\$6,000	6,180	6,360	6,540
Generator	1986	20	\$69,999	72,099	74,199	76,299
Muffin Monster	2007	15	\$30,000	12,360	14,840	17,440
Subtotal			\$305,995	\$296,636	\$307,395	\$318,275
BARKWAY PUMP STATION						
Pumps & Controls	1986	10	\$149,998	154,498	158,998	163,498
Meter	1986	20	\$5,000	5,150	5,300	5,450
Generator	1986	15	\$39,999	41,199	42,399	43,599
Hoist	1986	0	\$6,000	6,180	6,360	6,540
Subtotal			\$200,997	\$207,027	\$213,057	\$219,087
RIDLEY CREEK TREATMENT PLANT						
Centrifuge	2010	20	\$549,992	84,974	116,598	149,873
4 Motive Pumps	2010	20	\$20,000	3,090	4,240	5,450
4 Sludge Pumps	2010	20	\$8,000	1,236	1,696	2,180
3 Filter Feed Pumps	2010	20	\$12,000	1,854	2,544	3,270
3 Chemical Pumps	2010	15	\$8,300	1,710	2,346	3,016
9 Blowers	2000	20	\$25,000	16,737	18,550	20,437
2 Disc Filters	2010	20	\$349,995	54,074	74,199	95,374
2 Sludge Grinder Pumps	2010	15	\$12,000	2,472	3,392	4,360
10 Bank UV System	2010	20	\$99,999	15,450	21,200	27,250
SBR Tank Equipment	2010	20	\$399,994	61,799	84,799	108,998
1 Screen	2010	20	\$319,995	49,439	67,839	87,199
4 Electronic Motive Valves	2010	10	\$4,500	1,390	1,908	2,452
1 Muffin Monster	2010	15	\$35,999	7,416	10,176	13,080
1 Generator	1995	25	\$229,997	170,565	185,285	200,557
1 Generator	2010	25	\$229,997	28,428	39,007	50,139
3 Flow Meters	2010	15	\$15,000	3,090	4,240	5,450
Misc Equipment	2010	15	\$10,000	2,060	2,827	3,633
3 Control Panels	2010	20	\$124,998	19,312	26,500	34,062
2 Motor Control Center	2010	20	\$99,999	15,450	21,200	27,250
Lab Equipment	2010	10	\$99,999	30,900	42,399	54,499
Subtotal			\$2,655,761	\$277,220	\$331,634	\$388,670
MISC SEWER ASSETS						
6 Sewer Meters	2010	10	\$47,999	14,832	20,352	26,160
Misc sewer lines & manholes	1974	40	\$199,997	200,847	211,997	217,997
			\$247,996	\$215,679	\$232,349	\$244,156
TOTALS			\$3,766,745	\$1,281,868	\$1,391,300	\$1,499,364

Memo

To: Board of Supervisors
From: Jon Altshul
Re: Amendment to Sewer Capital Reserve budget
Date: June 27, 2013

At its June 25th meeting, the Municipal Authority amended its 2013 budget to reflect the results of the Reserve Pump Station project bid (see the attached memo). Because the cost of this increase is borne by the Sewer Capital Reserve Fund, it will be necessary to approve an offsetting increase in the transfer to the Municipal Authority.

A detailed explanation of the financial position of the Sewer Capital Reserve fund can be found on page 3 of my other memo in this packet.

Suggested Motion: I move that we amend the 2013 Sewer Capital Reserve Fund budget to increase the Transfer to the Municipal Authority (09492-0700) by \$43,000 from \$786,769 to \$829,769.

FILE

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

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

Date: June 21, 2013
To: Municipal Authority
From: Rick Smith, Township Manager
Re: 2013 Budget

Now that we have firm numbers for the Reserve Pump Station Diversion Project it would be appropriate to amend the Budget.

Suggested Motion: I move that we amend the 2013 Municipal Authority Budget as follows:

	2013 Approved	Change	2013 Revised
Transfer from Sewer Cap Reserve	\$786,769	+\$28,000	\$814,769
Reserve Pump Station - Engineer	\$25,000	+11,000	\$36,000
Reserve Pump Station - Construction	\$93,000	+\$17,000	\$110,000
		\$ 32,000	\$ 125,000
			\$ 829,769

o/c Per MA 6/25/13

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

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

Date: 6/12/2013
To: Board of Supervisors
From: Mark Gordon, Zoning Officer *mlg*
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.

Discuss on 7-2-13

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6190

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—Executive Summary

The Sustainable Communities Assessment, or SCA, is a Conservancy tool designed to analyze a municipality's land-use decision framework, through the lens of sustainability. The process is explained in more detail below, but first, what is the purpose?

Purpose

By agreeing to conduct the SCA at the start of the Comprehensive Plan Update process, East Goshen Township is indicating its interest in furthering sustainability and, in particular, its desire to infuse the ideas of sustainability throughout its new Plan. As described in more detail below, the SCA will indicate areas where township practices promote sustainability (and can be built upon), as well as areas where the township is deficient and could use improvement. The township will derive the greatest benefit by being open to this frank discussion of where it promotes, and where it impairs, sustainability.

Process

Planners at the Conservancy conducted a detailed review of East Goshen's Code—primarily your Zoning Ordinance, Subdivision and Land Development Ordinance, and Stormwater Management Ordinance; as well as other chapters to the extent they were relevant (see p.2 of the SCA for a comprehensive list of Code chapters that were reviewed). In addition to reviewing the Code, we looked at your plans, studies, and reports—specifically, your 2005 Comprehensive Plan; your 1993 Open Space, Recreation, and Environmental Resources Plan (OSRER); your 1994 Act 537 Plan; and your 1997 Act 209 Study.

Symbol	Meaning
+	Promotes sustainable community practices
x	Needs improvement; is a barrier to sustainable practices
n	Neither promotes nor impedes

While reviewing this long list of documents, we kept in mind the elements of sustainability (identified at the bottom of page 1 of the SCA), and the list of indicators within each element (pp.4–24). For each element, there might be a +, an x, or an n (or a combination of each), along with a reference to the Code or a plan, and a brief explanatory comment. For example, the first such comment, on p.4 under Natural Resource Protection, is

+ **Comp Plan.** 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.

This means we believe that the 2005 Comprehensive Plan's objective to prohibit development in highly sensitive environmental areas promotes community sustainability. Similarly, the comment

x **OSRER.** Has not been updated since 1993.

indicates that we judge the age of the OSRER to be an impediment to greater sustainability.

Reviewing the SCA

While we are experienced professionals, you know your township best. Our limited experience with your township is likely to result in a few misinterpretations of your Code or one of your plans. We rely on your guidance, that of your staff and consultants, and your appointed Task Force, to help us prioritize the use of the SCA in updating the Comprehensive Plan. Which deficiencies are most in need of correction? Which positive elements could most effectively be used to even greater extent? Your comments are invaluable in this regard.

SUSTAINABLE COMMUNITIES ASSESSMENT FOR EAST GOSHEN TOWNSHIP, CHESTER COUNTY

2nd 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.

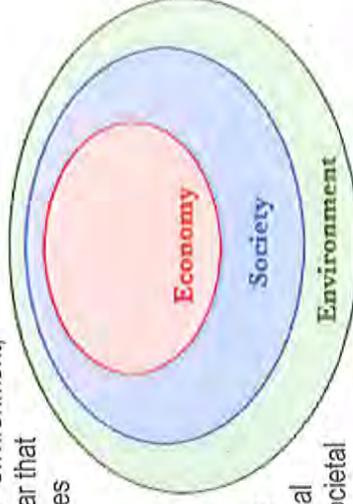
Sustainability is often represented by the graphic shown here, at the center of the three nested circles: "environment," "society," and "economy." While this assessment looks principally at the outer, environmental, circle, it is clear that a healthy environment, one that is supported by sound land-use 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 "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 25th; and another on April 22nd 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 27th, 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
OSPER: Open Space, Recreation, and Environmental Resources Plan
Act 537 Plan (Wastewater Plan)
Act 209 Study (Traffic Impact Study) (Wastewater Plan)
Act 209 Study (Traffic Impact Study)

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

Natural Resource Protection

<p>General comments These apply to all items below.</p>	<ul style="list-style-type: none"> + Comp Plan. 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. + OSRER. Resource priorities have been mapped. x OSRER. Has not been updated since 1993. + \$205-14. 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. + §§205-30 and -31. Preliminary and final plans to include Conservation Plan. + \$240-25. 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." + \$240-28. Single-family cluster development provides for opportunities to protect natural and cultural features.
<p>Protect: floodplains 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"> + Zoning Map. Floodplains depicted on Zoning Map. + \$205-8. Basements, cellars and slab foundations prohibited. + \$240-26. Alluvial soils included within floodplains. n \$240-26. Existing non-conforming uses and structures shall not be expanded or enlarged, except under certain conditions. x \$240-26. 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).
<p>Protect: riparian buffers 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"> + Ch. 195, §401.C. Stormwater management hierarchy prioritizes riparian buffers. + Ch. 195, §404.A(2). Riparian buffers to be maintained with appropriate native vegetation. n Ch. 195, §404.A(2). Riparian buffers to be minimum of 50'. <u>Ridley Creek is a state-designated HQ waterway, and so carries a mandatory 150' buffer (when subject to an NPDES permit).</u> + Ch. 195, Appendix C. Stormwater management ordinance includes "Riparian Buffer Technical Reference Guide." n Ch. 195, §404.A(2). <u>Riparian buffers to be minimum of 50'. 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.</u>

<p>Protect: woodlands & hedgerows</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"> + Comp Plan. Woodlands mapped. + §218-2. Ordinance prohibits damage to trees on township streets and property. + §218-3. Requires the removal of diseased trees. 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. + §§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. + §205-59. Existing trees to be preserved whenever possible. + §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. + §205-63. Extensive requirements for protection of trees during construction activities. 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. 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. n §240-31.1. Detailed regulations for timber harvesting, but these regulations contain no recognition of the ecological value of the woodlands.
<p>Protect: prime agricultural soils</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"> n Comp Plan. Prime ag soils have been mapped. 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> 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> n Ch. 240, Article II. Farming permitted by right in R-1 and R-2 districts. n Ch. 240, Article IV. Farming permitted by right in I-1, I-2, and BP districts.
<p>Protect: wetlands & hydric soils</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"> + Comp Plan OSRER. Wetlands and hydric soils mapped. x §205-7. Definition of Wetland Margin/Freeboard provides only a limited buffer, or possibly none at all in some cases. n x §240-25. Requires delineation of all wetlands on a site; and requires a 20' setback for all structures buffer from identified wetland boundaries. <u>Setback. However, this buffer is not a protected buffer. However, intended to permit movement of construction vehicles.</u>

<p>Protect: steep slopes</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"> + Comp Plan & OSRER. Steep and very steep slopes have been mapped. + §205-7. Definition of Steep Slopes includes slopes of 15% grade or higher. †- §§205-7 and 240-6. "Very steep slopes" never explicitly defined (but can be inferred). + §§205-30 and -31. Preliminary and final plans to include location of all steep (>15%) and very steep (>25%) slopes. + §240-6. Definition of Steep Slopes includes slopes of 15% grade or higher. + §240-25. Provides for extensive regulations of development on steep (>15%) and very steep (>25%) slopes.
<p>Protect: rare species</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"> + Comp Plan & OSRER. Serpentine formations have been mapped. + OSRER. PNDI sites mapped. + §240-25. Requires delineation of all Serpentine rock formations, as well as the identification of all rare or endangered plants present.
<p>Protect: air quality</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"> + Ch. 106. Burning of municipal waste, brush, grass, and leaves is prohibited.
<p>Identify, map and protect greenways</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"> + OSRER. Open space areas and greenway corridors have been mapped. Unclear if up-to-date.

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Water Quality and Quantity

Water Conservation

<p>Ordinance prevents depletion of groundwater and surface water supplies</p> <p>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.</p>	<ul style="list-style-type: none"> + OSRER. Aquifers and headwater areas mapped. + §131-6.C(1). Post-construction runoff to roughly equal pre-construction and maximize infiltration. + §188-8. Ordinance prohibits pumping of ground and surface water, by means of a sump pump or floor drain, into sewer system. + §240-25.D. Prohibits activities which may result in pollution of groundwater.
<p>Permit/promote harvested/recycled water (e.g., greywater systems, rain barrels) use</p> <p>Such measures reduce water consumption and save money and energy.</p>	<p>∅ No provisions.</p>
<p>Identify native and drought-tolerant plants for use in required landscaping plans</p> <p>Native plants are already adapted to the existing hydrologic conditions, and so do not require the extensive watering typical of introduced species.</p>	<p>+ Board Resolution 2011-20 added a recommended list of approved Township tree and street tree species, nearly all of which are native. x No general requirement for native plant use.</p>

Water and Sewer Infrastructure

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

<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>+ <u>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.</u></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>n <u>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.</u></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: + East Goshen has <u>one remaining</u> spray irrigation <u>system -- systems--Lockwood Chase (103 EDUs) and Hershey's Mill (2,032 EDUs).</u> n <u>Public-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).</u> n <u>East Goshen has one community onlot treatment plant at Willow Pond (28 EDUs).</u></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>n <u>Ch. 195, Stormwater Management:</u> <u>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.</u> n <u>§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.</u> + <u>Ch. 195, §401.C. Stormwater management hierarchy prioritizes riparian buffers and infiltration.</u> n <u>Ch. 195, §401.D. Applicants "highly encouraged" to use BMPs and to minimize new impervious surface.</u> x <u>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. (f.e.,</u></p>

<p>Require Low Impact Development techniques</p> <p>Low Impact Development (LID) is a design approach that focuses on conservation and use of natural features to protect water quality on-site.</p>	<p>feeding); + Ch. 195, §406.O. Roof drains must discharge into a BMP providing infiltration. n-Ch. 195, §404.D. Design of stormwater management systems "should" consider protection of aquatic and wildlife habitat, streambank erosion, and volume control. n-Ch. 195, Appendix B. Storm frequency table, from 1986, outdated. Storm intensities now much greater and more frequent. Ch. 195, §401.D. Applicants "highly encouraged" to use innovative site design techniques that minimize new impervious surface. + Ch. 195, §406.N. Minimization of impervious surfaces and infiltration are required. +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); + Ch. 195, §702. Drainage plan shall contain an operations and maintenance plan. + 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. + Ch. 195, §704. The Township Engineer shall conduct routine <u>inspection/maintenance</u> of all stormwater management facilities. + 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>
<p>Require routine maintenance of stormwater management facilities</p> <p>Like all infrastructure, stormwater management facilities are subject to degradation over time, and therefore benefit from ongoing maintenance.</p>	<p>Ch. 195, §401.D. Applicants "highly encouraged" to use innovative site design techniques that minimize new impervious surface. + Ch. 195, §406.N. Minimization of impervious surfaces and infiltration are required. +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); + Ch. 195, §702. Drainage plan shall contain an operations and maintenance plan. + 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. + Ch. 195, §704. The Township Engineer shall conduct routine <u>inspection/maintenance</u> of all stormwater management facilities. + 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>

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Land Use and Community Character

Land-Use Planning

<p>Steer growth and new development to the most appropriate places within community/region</p> <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 nearly all of East Goshen to be developed.</p> <p>n Zoning Map. All of East Goshen is zoned for development.</p>
<p>Participate in multi-municipal/regional land use planning</p> <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>
<p>Ensure planning policies and regulations are consistent with regional growth management plans</p> <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 consistent with East Goshen's development pattern.</p>
<p>Increase density/intensity in urban and village areas where appropriate</p> <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>+ Comp Plan. Township's southwest corner planned for urban and high density residential (3-14 du's/ac).</p> <p>n Small areas Ch. 240. Areas 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 DUs/ac.</p>
<p>Encourage and/or incentivize infill development and redevelopment of previously-disturbed</p>	<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>

<p>lands</p> <p>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>	<p>Adopt and implement Smart Growth principles</p> <p>Smart growth principles encourage the concentration of development in existing walkable & bikeable communities; transit-oriented development; mixing of uses; a range of housing & 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 from fruit.</u></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>Allow for Traditional Neighborhood Development</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>Adopt Transferable Development Rights ordinance</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 Ch. 240-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. <u>No such provisions.</u></p> <p>x No provisions.</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>
<p>Update municipal comprehensive plan to promote sustainability</p>		

<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. n The Town Center concept could potentially promote economic and social sustainability goals, yet the Plan's recommendations have not been pursued to date. has not yet taken off.</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>	<ul style="list-style-type: none"> + Comp Plan. Several objectives calling for the protection of the township's historic resources. + OSRER. Scenic and historic resources mapped. + \$205-14. 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. + \$240-20. Provides for protection of National Register of Historic Places-eligible buildings. + \$240-38.2. East Goshen Township maintains a historic resources inventory. + \$240-38.9. 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>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>	<ul style="list-style-type: none"> + \$240-38.5. A variety of uses are permitted in historic structures, in addition to the uses permitted in the underlying zoning district.
<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>	<ul style="list-style-type: none"> + Comp Plan. Objective to protect scenic vistas. + \$240-38.6. The Board may modify area and bulk requirements to facilitate re-use of historic resources.
<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>	<ul style="list-style-type: none"> + Ch. 156. Township has adopted a thorough noise ordinance. n \$240-24. Township repeats noise provisions, but in a different format, which may cause confusion. + \$240-8.E(7). In PRDs, lighting shall not be located so as to shine into habitable rooms or yards. n §§ 240-24.G(2) and -H, and 240-27.C(7). Glare to be minimized. n §240-24.H. Light and glare controls. n §§240-24.H(2) and 240-27.C(7)(b). Allows use of translucent covers of Full cut-off luminaires.

which reduces glare but still permits some net required.
*§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

<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>

<p>space</p> <p>Reforestation provides greater habitat, variety of landscape, stormwater mitigation, and a sink for atmospheric carbon dioxide, the primary greenhouse gas pollutant.</p> <p>Encourage use of human-scale transportation (public transit, biking, walking)</p> <p>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.</p>	<p>+ <u>Conservancy Board actively pursues reforestation of Township-owned properties.</u></p>
<p>Develop, adopt and implement a Climate Action Plan to reduce greenhouse gas emissions</p> <p>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.</p>	<p>x \$205-56. Sidewalks not required. <u>The Federal Highway Administration recommends that, in single-family developments of about 1/4 DU/ac, that sidewalks be placed on one side of the street.</u></p>
<p><i>Climate Change Adaptation</i></p> <p>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</p> <p>By many measures, climate change has already occurred and is already intensifying local weather patterns; this may be expected to continue.</p> <p>Adapt: heat</p>	<p>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.</p> <p>x The township has not adopted a CAP.</p> <p>x No specific provisions. ÷ Nevertheless, the township has a clear commitment to woodland protection, which can mitigate</p>

<p>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.</p>	<p>high temperatures. See notes elsewhere, particularly the <i>Natural Resources Protection</i> section.</p>
<p>Adapt: water</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. x Ch. 195, Appendix B. Storm frequency table, from 1986, outdated. Storm intensities now much greater and more frequent. 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

<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. 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). + Ch. 240, Article III. Solar energy systems permitted accessory uses in all commercial districts. + Ch. 240, Article IV. Solar energy systems permitted accessory uses in all industrial and business park districts. + §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. x Ch. 240, Article II. No such provisions.</p>

<p>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> <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>n §240-32.T Supplemental regulations for windmills.</p> <p>x §240-32.T(4) and (5). Restrictions on height and setback makes development of wind energy in East Goshen nearly impossible.</p>
<p><i>Energy Efficiency and Conservation</i></p> <p>Encourage new & 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

<p>Encourage Transit-Oriented Development (TOD) 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>+ §§240-11.A & -12.A. Specific intent of R-4 and R-5 districts to locate higher density in areas near public transit. 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>Establish sidewalks in residential, village, downtown areas Sidewalks are the key element in safe, walkable, livable neighborhoods.</p>	<p>x §205-56. Sidewalks not required.</p>
<p>Require bike racks at appropriate locations in new/infill developments 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>x No such provisions.</p>
<p>Establish maximum block widths that encourage, rather than discourage, walking and bicycling; and help to disperse traffic, reducing congestion. Block width is a strong determinant in the friendliness of an area for pedestrian and cycling activity.</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> n §205-54. Crosswalks required for blocks exceeding 1,000' in length.</p>

Roads and Streets

<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>x 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>x Ch. 205, Article IX. Complete Streets principles (particularly the needs of non-motorized users) not explicitly considered.</p> <p>x §205-56. Sidewalks not required.</p> <p>n §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>x §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>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>+ Comp Plan. Recognizes connection between land-use and transportation.</p> <p>x The township has no Official Map.</p> <p>+ Act 209 Study. East Goshen has adopted a traffic impact fee based on a land-use assumptions report.</p> <p>+ Comp Plan. Objective to use travel demand management and improve public transit to better utilize existing road capacity.</p>

<p>construction costs and ongoing maintenance costs, which can be considerable.</p> <p>Plan road improvements to prioritize safety and pedestrian/bike uses</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>
<p><i>Parking</i></p> <p>Establish a range of parking standards for commercial uses</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>Ordinances should require porous pavement, shade trees, landscape buffers in parking lots</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>Permit on-street parking wherever possible and appropriate</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>x 240-33. Relies on minimum parking standards only; no provision for maximum limits.</p> <p>+ §240-27.C(1). 5% of interior of parking areas to be landscaped.</p>
<p>Permit on-street parking wherever possible and appropriate</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>x 240-30.D. On-street parking explicitly not permitted to count towards parking requirements in Townhouse developments. n* On-street parking not otherwise addressed, <u>although on-street parking is permitted on all streets within developments.</u></p>

<p>built environment, etc.</p> <p>Permit shared parking in non-residential zoning districts</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>x 240-33. 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>Promote parking demand management techniques</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>n While the Township Code has no specific provisions, some local employers are known to make use of this technique. x No such provisions.</p>
<p><i>Trails</i></p>	
<p>Require the establishment and maintenance of pedestrian/bike trails that connect to public facilities, parks, open space, schools, business/shopping</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>+ Comp Plan. Objective to develop trail segments to connect residential communities to parks, open space, and area merchants.</p> <p>+ Comp Plan. Objective to explore use of pedestrian and bike paths as alternative transportation network.</p> <p>+ \$240-8. 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 \$205-56. The Board of Supervisors may require sidewalks and/or paths at their discretion.</p>

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Community Health and Safety

Public Health and Safety

<p>Require street trees and sidewalks in residential areas and village/downtown areas</p> <p>In addition to making for a more inviting environment for pedestrians, such amenities have been shown to improve public health.</p>	<p>x §205-56. Sidewalks not required.</p> <p>+ <u>Board Resolution 2011-20 added a list of approved Township tree and street tree species nearly all of which are native.</u></p> <p>n §205-62. Street trees at 3" dbh to be provided as determined by the Board of Supervisors or Planning Commission.</p>
<p>Provide adequate active and passive recreational opportunities</p> <p>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.</p>	<p>+ <u>Comp Plan.</u> Regional coordination of recreation programs.</p> <p>+ §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.</p> <p>+ §205-58. Developers required to make available open space for passive and active recreation.</p> <p>+ §205-64. Requires provision of common open space at 20% of total lot area in mobile home parks.</p>

Solid Waste and Recycling

<p>Require recycling centers/stations in new developments over a certain size</p> <p>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.</p>	<p>+ §194-3. Source-separation of recyclable materials mandated throughout the township; and leaf-waste pickup provided in spring and fall.</p> <p>n §194-8. Recycling centers permissible for multi-family residential complexes.</p> <p>+ §194-9. Commercial, institutional, and municipal establishments required to recycle.</p> <p>n §194-8. Recycling centers permissible for multi-family residential complexes.</p>
<p>Adopt a construction debris demolition ordinance or require construction waste management plan</p> <p>A great deal of the waste generated by our modern society comes from development and</p>	<p>+ §194-6.D. Curbside disposal of building materials and hazardous materials prohibited.</p>

<p>redevelopment. A municipality can significantly reduce this waste stream by requiring construction waste to be reused or recycled.</p> <p>Require salvage/material recycling in demolition permit or land development approval</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>x No such provisions.</p>
<p><i>Housing Diversity and Accessibility</i></p>	
<p>Create incentives to promote a diverse housing supply that includes affordable housing</p> <p>A diverse community is a much more robust community, both economically and socially.</p>	<p>+ Comp Plan. Supports housing diversity. + §240-12. R-4 district permits apartments and townhouses. + §240-29. Planned apartment developments permitted in R-4, R-5, and C-4 districts. + §240-30. Townhouse developments permitted in R-4, R-5, and C-4 districts.</p>
<p>Locate housing within walking distance of businesses, services, employment centers, public transportation</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>+ §§240-11.A & -12.A. Specific intent of R-4 and R-5 districts to locate higher density in areas near public transit and shopping.</p>
<p>Permit smaller lot sizes in appropriate residential zoning districts</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>+ §240-10 and -11. R-3 and R-4 district permits 12,000-ac and 10,000-ac lots (respectively) for semi-detached dwellings.</p>
<p>Permit accessory dwelling units (in addition to primary residence) on residential lots</p>	<p><u>n. §240-32.C. Provision for apartment for care of a relative that must be converted once vacated.*</u> No such provisions.</p>

<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.</p>	
<p>Permit second-story (and greater) residential uses in commercial and mixed-use zoning districts</p> <p>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>	<p>x No such provisions.</p> <p>n <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

<p>Incentivize through ordinances the permanent preservation of agricultural lands</p> <p>Agricultural lands are a non-renewable resource that, in a world of ever-increasing population, warrant protection.</p>	<p>x No ordinance IDR or other provisions, <u>other than cluster, that protect, or incentivize the preservation, East-Goshen-itself, of remaining</u> course, has no agricultural <u>land</u> uses left. However, there may be potential for a regional program.</p>
<p>Permit a broad range of agricultural uses by right in rural and semi-rural areas</p> <p>One way to steward the agricultural economy is to permit it to diversify by allowing complementary uses.</p>	<p>n <u>Comp Plan. Contains an agricultural land-use category but no specific agricultural zoning.</u></p> <p>x <u>Ch. 240. There is no Agricultural district.</u></p> <p>n Ch. 240, Article II. Farming permitted by right in R-1 and R-2 districts.</p> <p>n Ch. 240, Article IV. Farming permitted by right in I-1, I-2, and BP districts.</p>
<p>Permit farmers' markets, farm stands, community gardens in public/open spaces,</p>	<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>residential vegetable gardens</p> <p>These are all key elements in the agricultural economy, and in particular help to promote the <i>culture of agriculture</i>.</p> <p>Permit small-scale farming uses (e.g., egg production) w/ complementary structures in all residential or mixed-residential zoning districts</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>Permit small-scale manufacture of food products within appropriate zoning districts</p> <p>Such operations help to promote local foods and support a local economy, while also providing food security.</p> <p>Allow composting as part of gardening and small-scale farming uses</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>Require or encourage fruit and nut trees as part of landscaping requirements</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 \$240-32.A. Keeping of chickens limited to lots of two acres or more. n No specific provisions.</p> <p>n No specific provisions.</p> <p>n No specific provisions, but accessory composting on residential lots implicitly permitted. =</p> <p>x No specific provisions.</p>
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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 products protected. 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.

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

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

Date: 6/27/2013
To: Board of Supervisors
From: Mark Gordon, Township Zoning Officer *mlg*
Re: PECO Natural Gas service to Cell Tower.

Dear Board Members:

As you may know our cell tower location here has been classified as a Critical Site for both Verizon Wireless and AT&T. This classification requires them to have emergency backup power in the event of long term power outages. Both Verizon and AT&T are going to be installing emergency generators for this purpose and they will be fueled by NG.

PECO has developed a plan to provide that service for the carriers and requires Authorization from the Board to begin the work. We met with PECO on site and they have identified all issues with Liberty and with the Township and are prepared to begin this work upon approval from the Township.

I will notify the District Court and WEGO of the conflicts that will arise and advise the contractors of the access requirements for police and court operations during construction.

Please authorize the enclosed resolution.

**EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2013-71

**A RESOLUTION GRANTING A RIGHT OF WAY
TO PECO ENERGY COMPANY**

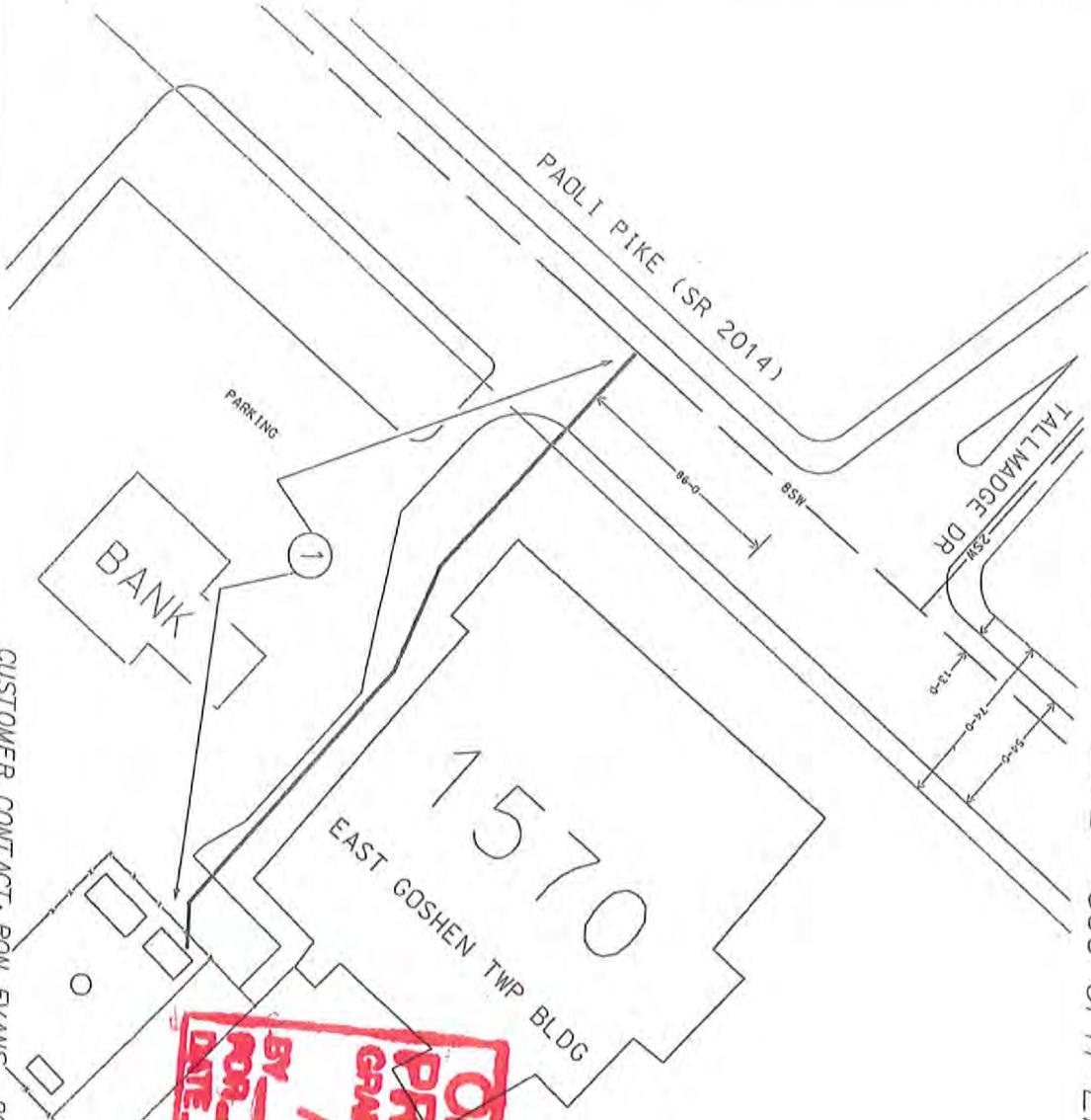
WHEREAS, PECO ENERGY COMPANY has requested that East Goshen Township grant a Right of Way for the installation of PECO ENERGY COMPANY facilities at the East Goshen Township property located at 1570 Paoli Pike.

BE IT RESOLVED THAT the Board of Supervisors of East Goshen Township, in Chester County, Pennsylvania hereby grants PECO ENERGY COMPANY a Right of Way for the installation and maintenance of facilities at the East Goshen Township property at 1570 Paoli Pike and that the Township Manager is authorized to execute the documents for the same.

I HEREBY CERTIFY that the forgoing is a true and correct copy of the resolution adopt by the East Goshen Township Board of Supervisors at their public meeting on July 2, 2013.

Township Secretary

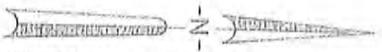
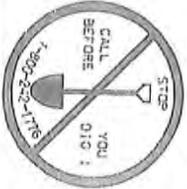
① INSTALL 328 FEET OF 1.25-INCH HP PLASTIC SERVICE
 METERING -3-20 METERS LOAD - 600 CFH EACH DELIVERY - 12.2 WC



- CUSTOMER'S CONTRACTOR RESPONSIBILITIES:
- * METER SUPPORT STRUCTURE
 - * IN ACCORDANCE TO PECO STANDARDS
 - * AS BUILDINGS ARE NOT FOOTERED TO GROUND
 - * CAP FUEL LINE
 - * PERFORM PRESSURE TEST
 - * TIE-IN FUEL LINE, AND CALL COMMERCIAL METERING
 - * 610-490-9158 IN ADVANCE TO SCHEDULE
 - * AN APPOINTMENT FOR AN INSPECTION AND TURN-IN.

WO# 07581080

**OFFICIAL PLAN
 PREPARED FOR
 GAWMA 05-19804
 BY
 Ron East Goshen Twp.
 DATE**



SCALE: 1" = 50'

PECO NUMBER: 0347020
 REQUEST NUMBER: 0347020
 ELECTRIC GRID: 48024
 KEY: SUP - 48A
 GAS: 0400, 1028
 POCS: 000000
 DATE CALLED:
 WORK REQUIRED:
 HOW CALLED:
 RESULT: STATE
 WORK STATE PLUMB: DATA #
 PECO STANDARD:
 CANNONIC PROTECTION:
 PROJECT ENGINEER: CHADY GORTMAN

CUSTOMER CONTACT: RON EVANS 267-716-1993

 VERITON WIRELESS 1570 PAOLI PIKE WEST CHESTER, PA 19380 EAST GOSHEN TOWNSHIP	
ESTIMATOR-DESIGNER	DATE OR JOB #/Y
REP	DATE OR JOB #/Y
12129	045 NO. 07581080

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draft
**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS
ANNUAL PLANNING SESSION
June 5, 2013**

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The East Goshen Township Board of Supervisors held an Annual Planning Session at the Township Building on Wednesday, June 5, 2013 at 10:00 a.m. Board of Supervisor members present were: Senya Isayeff, Chairman; Carmen Battavio, and E. Martin Shane. Others present were: Rick Smith, Township Manager; Jon Altshul, Chief Financial Officer; Mark Gordon, Director of Code Enforcement; Mark Miller, Director of Public Works; Frank Vattilano, Director of Recreation; and staff members Brian McCool, Barbara Phillips and Tia Piccolo. This public meeting was advertised in the Daily Local News on May 6, 2013.

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Call to Order

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Jon called the meeting to order at 10:00 am. He asked Brian McCool to lead the Pledge of Allegiance. Jon asked for a moment of silence to remember our troops here and abroad. Jon asked if anyone would be recording the meeting. There was no response.

Public Comment

Jon commented that he feels it is remarkable that East Goshen Township is in such good financial condition. He mentioned that at the Community Visioning Session held for the residents Monday night, some of the residents that attended that meeting have been here as far back as 40-50 years. He thanked all the past board members for the great job they did in managing the Township.

Jon mentioned that a letter was received from PennDOT requesting that the Township's general fund reimburse the Township's state liquid fuels fund \$280,000.00 for blacktop materials for the years 2008-2010. Jon explained that this would make Public Works expenses appear high for the remainder of the year, but that the expense would be zeroed out at the end of the year when the funds are transferred back to the general fund. The \$280,000.00 has been moved into the State Liquid Fuels Fund.

Financial Outlook for 2014

Jon feels that, compared to last year, the anxiety over the economics both local and national, is easing. Interest rates for mortgages are starting to go up. He put all the projections together he could find which show most factors are positive. Inflation is the concern; 2% is projected. He feels the township is on a sustainable projection for the next 10 years. The GFOA recommends a 2-month reserve for expenses which equals 17%. East Goshen is in an ideal position.

Jon explained the assumptions he used. The next WEGO MMO will be received this summer. Tom Anderson advised WEGO to keep this fund flat but Jon wondered if this was realistic. The current contribution to the police OPEB (medical retirement benefit) is \$335,000. Jon explained the required reporting for this. Rick mentioned that any current pension expenses are being paid from the operating account. Senya commented that at some point in the future, there will be more employees retiring, so he feels the township needs to continue increasing funding. Rick

1 mentioned that an actuarial study/assessment is being done to determine where the pension is at
2 this point.

3
4 Revenue assumptions were discussed. Jon mentioned that permit fees were received from Mars
5 Drinks and he anticipates some from Goshen Meadows in 2014.

6 Health insurance premiums are projected to increase 18% in 2014. He used an 8% increase
7 thereafter. The Township's insurance broker has recommended locking the health insurance in
8 earlier – perhaps December 2013, to prevent the rate increase in 2014.

9
10 Jon reported that the Township's Workers Comp with SWIF for the volunteer firefighters may
11 increase 14%. For Workers Comp covering non-firefighters with MRM, the increase is
12 anticipated to be 20%.

13
14 For this report, Jon also included some anticipated one-time expenses such as improvements to
15 the Township Website. Jon feels it doesn't represent the Township as well as it could. Carmen
16 mentioned that he uses interns from West Chester University for his business website. Marty
17 feels that, in the near future, all plans will have to be processed digitally. Mark Gordon
18 commented that Township is working on this.

19
20 Carmen, as a fire marshal related issue, feels the Township is reactive not proactive in this area.
21 Some calls are coming in about fire exists and emergency lighting. Right now, since there are no
22 yearly inspections of businesses, is there a liability? Mark Gordon answered that home based
23 businesses are approved by the Township initially and thereafter only if a change in use is made.
24 He will check with the Township solicitor. The new inspector that he just hired has a lot of fire
25 background so a program could be developed at a cost.

26 27 Departmental "Wants & Needs"

28 Mark Miller would like to make the brine for next year. West Goshen is getting too
29 commercialized. A brine tank could fit in the old salt bin area. Mark also has some people who
30 would buy brine from us. Carmen commented that West Goshen is probably running the
31 program to meet costs and make a profit. If we can recoup the cost, it would be worth
32 considering. Marty wants a cost/benefit analysis.

33 Mark would like to purchase an Iron Worker which is a fabrication tool to cut steel. The cost is
34 \$18,000 for a new machine.

35 Mark would like to purchase a vehicle code scanner for \$7,800, which would cover engines,
36 transmissions and electrical systems.

37
38 Mark Gordon mentioned records management, which continues to grow. Some plans are old and
39 we need to have an electronic record of them. We have most of the equipment, but last year an
40 estimate for labor was \$25,000. Rick commented that the Township is still required to keep the
41 paper copy on file. Mark mentioned that there is a backup procedure for the server.

42
43 Mark Miller asked for clarification on budget items. When the capital fund items are set up, they
44 cover requests for replacement equipment. Should funds be allocated for unanticipated items.
45 Marty would want justification for the need when it is an unanticipated request. He feels the
46 funds should come from the Capital Reserve Fund and that when assets that are either new or
47 that are not currently being amortized are needed, an amount equal to cost of the new asset
48 should be transferred from the general fund to the capital reserve fund. He would like to have

1 this set up as a policy. Rick mentioned that in the past, funds were put in the capital fund for
2 unanticipated expenses. Marty feels the reserve should be enough to replace anticipated
3 replacements over the next 5 years. He wants an analysis to find out what that amount should be.
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5

6 2014 Budget Schedule

7 Jon reviewed the timeframe for the 2014 budget with the final proposed budget advertised in
8 November and adopted on December 3, 2013, with December 17 as a back-up date if there's any
9 slippage in the schedule. Carmen made a motion to post the budget schedule on the Township
10 website. Marty seconded the motion. The motion passed unanimously.
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13 Municipal Authority

14 The Board considered an increase in the Sewer Capital Reserve Budget by \$230,000.00 for
15 diversion projects. Bonds can be set for a 10-20 year payback. Carmen asked if, instead of
16 bonds, can funds be borrowed from the General Fund and repaid. Marty feels that the Township
17 should continue to use bonds. Interest rates are very low now. Rick mentioned that they will
18 have the last bid in June and should have the total amount to borrow shortly thereafter. Jon and
19 Rick met with a consultant from Janney Capital Markets to discuss the pros and cons of issuing
20 general obligation bonds versus getting a loan from Delaware Valley Regional Finance
21 Authority. Jon did an analysis which compares the yield on \$1.5 million loan/bond based on
22 data as of May 13 – 14th. Also the closing costs for a loan would be about \$12,000 while bonds
23 would have an issuance cost of \$40,000-50,000. In both cases, the Township would have to be
24 formally rated by a credit rating agency such as S&P which could cost \$5,000-8,000.
25 Carmen made a motion to amend the Sewer Capital Reserve Fund by \$230,000 as per the June 5,
26 2013 memo from Jon Altshul. Senya seconded the motion. The motion passed unanimously.
27
28

29 Farmers Market

30 Jon explained that there were no funds allocated for marketing the Farmers Market. However,
31 \$5,000.00 was included for Amphitheater Events. Since the amphitheater won't be ready to use
32 in 2013, he is recommending that the \$5,000 be transferred to the Farmers Market for marketing.
33 Marty wants to know how the \$5,000 will be used. Carmen explained that people need to know
34 about the market so communication needs to be increased. Senya made a motion to reallocate
35 \$5,000 from the amphitheater to the Farmers Market. Marty seconded the motion. The motion
36 passed unanimously.
37
38

39 Milltown Dam Spillway Repair

40 Marty made a motion to increase the Capital Reserve Fund Budget by \$33,220 for the Milltown
41 Dam Spillway project. Carmen seconded the motion. The motion passed unanimously.
42
43

44 Reallocation of Capital Expenses

45 Jon explained that that given the change in the capital policy that had been discussed today, he
46 wanted to hold off on discussing the proposal to reallocate the cost of the eight capital projects
47 across individual line-items.
48

1
2 The Board approved a change in the date for the Township staff picnic to Friday June 14th
3 because of anticipated bad weather on June 7th.
4
5
6 Senya complimented Jon on presenting the most comprehensive report he has seen in the past 4
7 years.
8
9 The meeting was adjourned at 11:45 am.
10
11 Respectfully submitted,
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14 Ruth Kiefer, Recording Secretary

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**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
1580 PAOLI PIKE
June 18, 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, CFO Jon Altshul and Director of Code Enforcement Mark Gordon. ABC members in attendance were Erich Meyer & Heidi Karpa (Park & Rec) and Ginnie Newlin (Conservancy Board).

Call to Order & Pledge of Allegiance

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

Moment of Silence

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

Recording of Meeting

No one recorded the meeting.

Public Comment on Non-Agenda Items

None.

Chairman's Report

Senya welcomed Boy Scout Andrew Moore of Troop 93, who was in attendance for his Communications badge. Andrew is a Star Scout heading into the 8th grade at Fugett Middle School. A certificate will be mailed to Scout Moore in recognition of his attendance at the meeting.

Senya announced that the next Comprehensive Plan meeting is scheduled for June 24 at 7:00pm at the Township Building.

Senya also announced that at their June 11 meeting the Board regretfully acknowledged receipt of Dr. Thom Clapper's resignation from the Board due to unforeseen family circumstances. The Board will hold a public meeting on June 25 to interview Janet Emanuel and Montajejan Gay and select one of them to fill the unexpired term of Dr. Clapper.

Goshen Meadows Subdivision & Land Development Plan

Dennis O'Neill of Herbert E. MacCombie, Jr. & Associates summarized the Land Development application of Goshen Meadows Investors L.P. for their property at 1325 West Chester Pike. He asked for the Board to consider final approval of the application. The plan is for 62 two-bedroom apartment units. Two of the units and a leasing office will be put into the historic house on the property. The applicant has met with the Township's Historical Commission and Conservancy Board.

1 *Public Comment: Randy Waltermyer, Chester County Planning Commission* – Said he believes
2 this development would be an ideal location for a bus shelter based on the information he’s
3 reviewed as Transportation Director for the Chester County Planning Commission. Senya asked
4 who would provide the bus shelter and Mr. Waltermyer said sometimes advertisers such as
5 Clear Channel will put up and maintain the shelters in exchange for the ad revenue. Sometimes
6 the developers put up the shelters and maintain them or have the HOA maintain them.
7 Mr. Waltermyer said TMACC would be a good group to consult with on this matter. In addition,
8 the Delaware Valley Regional Planning Commission recently worked with Septa in publishing a
9 guide for bus stop design which would be another good place to start.

10
11 Senya asked if a bus shelter would be put into the ROW and Mr. Waltermyer said yes, generally.

12
13 Mr. Scott Fagan of Goshen Meadows Investors said they would certainly be willing to look into
14 adding a bus shelter, and it would be considered an amenity for the community.

15
16 *Public Comment: Mike Broennle, Wylpen Farms* – Recommended that if a bus stop is installed,
17 it be accessible via a paved path, and not stand in isolation so that people have to walk through
18 wet grass to reach it.

19
20 Senya told Mr. Fagan the Board would encourage Goshen Meadows Investors to consider adding
21 a bus shelter and said the Township staff would be happy to provide assistance in any way.

22
23 Carmen moved to grant final approval of the Goshen Meadows Investors, L.P. Subdivision and
24 Land Development application and plans dated October 17, 2012 and last revised on May 17,
25 2013 with the following conditions:

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

36
37 Marty seconded the motion.

38
39 Marty asked about open space for recreation. Mr. O’Neill said for passive recreation they plan to
40 rehab the small stream crossing on the property (it currently leads to an old tennis court), clear
41 out the invasive plants and create a soft mulch trail that will circle to the north part of the
42 property. This trail will connect with the existing path to the swimming pool. Pathways with
43 benches and landscaping will be installed in the area between Buildings C and D. A 2,500-ft
44 area behind Building 5 will be designated as a dog run and pet play area. The existing
45 swimming pool provides active recreation for the community. In total, approximately 5½ % of
46 the property will be designated recreational space.

1 Mark Gordon noted there is a bus shelter across the street at the Rose Valley Apartments which
2 blends into its surroundings and is well used. It would be good to have another bus shelter at the
3 Goshen Meadows property.

4
5 Architect Herb Schultz gave a brief presentation of the layout plans for the units and showed
6 artistic renderings of the outside of the buildings. Carmen asked about the HVAC and was told
7 the units would be equipped with electric heat pumps.

8
9 Senya noted that the original developer of Goshen Meadows created it as a "pipeline"
10 community to attract people who would get established in the Township and eventually purchase
11 a home in East Goshen. This plan will continue that vision.

12
13 There was no further discussion or public comment. The Board voted unanimously to approve
14 the motion.

15
16 **Police Report**

17 Chief Brenda Bernot gave an update on recent cases. She reported that 5 out of 9 laptops stolen
18 from the PA Leadership Charter School on May 9 have been recovered, and she is confident an
19 arrest will soon be made. The stolen laptops were being sold on Ebay by a Delaware resident. A
20 19-year-old resident of Valley Drive was arrested for possession of marijuana and paraphernalia,
21 and the neighbors who had reported suspicious activity at the address were very pleased about
22 the arrest. A peddler who was working Williams Way without a permit was cited. A resident
23 with the beginning stages of dementia who was reported missing was found in Montgomery
24 County with a disabled vehicle, and reunited with his family.

25
26 Traffic violations have been light, although there continue to be violations near East Goshen
27 Elementary. A speed trailer was installed on Cornwallis Drive but the officers noted there were
28 not many violations at that location either with or without the trailer. Chief Bernot said she and
29 the officers are pleased the Board recently approved the purchase of two mobile LED speed
30 signs which will be another tool to help the police address traffic concerns.

31
32 Marty had a PPU question, and Chief Bernot said she is confident that by October the PPUs will
33 be where they need to be.

34
35 On June 19 at police headquarters Officer Steve Wassel will be promoted to the rank of Sergeant
36 and part-time officer Jorge Rodriguez will be promoted to the status of full-time officer. The
37 public is invited to the Westtown-East Goshen Police Commission meeting on June 19, 2013 at
38 5:00pm at Police Headquarters to congratulate them on their well deserved promotions. In
39 addition, newly hired part-time Officer Ditter will be introduced at that time.

40
41 Senya thanked Chief Bernot for the update.

42
43 **Central Chester County Bicycle and Pedestrian Circulation Plan**

44 Randy Waltermeyer, Transportation Director for the Chester County Planning Commission, was
45 present to seek the Township's endorsement of the Central Chester County Bicycle and
46 Pedestrian Circulation Plan by a non-binding resolution. He last briefed the East Goshen Board

1 on this Plan back in December 2012. The Plan has already been endorsed by East Caln, East
2 Bradford, and West Goshen. The Borough of West Chester will consider endorsement at their
3 meeting on June 19. The CCPC is also seeking endorsement by Downingtown and West
4 Whiteland. Mr. Waltermyer explained this is a 25-year program framed out to be implemented
5 in a piecemeal fashion and combined into land development decisions on a local level.
6

7 Marty moved to endorse the Central Chester County Bicycle and Pedestrian Circulation Plan by
8 resolution and to encourage the Comprehensive Plan Task Force to include the Plan in the 2015
9 East Goshen Township Comprehensive Plan update. Carmen seconded the motion.
10

11 Marty stated that while the Township is working on the Comprehensive Plan it would be a good
12 time to update the Open Space/Park & Rec plan which hasn't been updated for approximately 20
13 years. The Township will need to survey the residents to get their input. Marty also mentioned
14 he would like one day to see a path leading from the school to the Township Park. Randy
15 Waltermyer noted that some State grant money will be forthcoming which might be available for
16 such a project.
17

18 *Public Comment: Ginnie Newlin, Devon Lane* – Asked who will be installing the bicycle/
19 pedestrian paths and Mr. Waltermyer explained that it will differ based on the location.
20

21 Senya noted the \$2.8M price tag associated with the East Goshen portion of the proposed trails
22 as presented in the report provided by Mr. Waltermyer. He asked if the Board endorses the plan
23 and passes a resolution knowing this price tag, will East Goshen be responsible for financing the
24 project. Mr. Waltermyer said the cost estimates noted in the report should not be misinterpreted
25 as being the entire responsibility of the various municipalities. Carmen said although he is
26 personally behind the plan to add the bicycle/pedestrian paths, he does not authorize moving
27 forward with any plans for an East Goshen expenditure on this project. Mr. Waltermyer stated
28 that the text at the back of the report indicates there is no discrete obligation by the endorsing
29 municipalities to finance the project.
30

31 *Public Comment: Bill Egan, Mill Creek* – Asked if the paths in the Township Park are bike
32 friendly. Heidi Karpa stated the Applebrook side of the park can be used by bicyclists.
33 Mr. Egan stated he does not want the Township to spend any money on newly conceived trails
34 until the Applebrook trail along long Line Road, approved some time ago, is constructed.
35

36 There was no further discussion or public comment. The Board voted unanimously to approve
37 the motion.
38

39 Senya told Mr. Waltermyer he knows a great deal of hard work, passion and enthusiasm has
40 gone into this plan, and the Township appreciates his interest and energy for this concept. Mark
41 Gordon echoed Senya's sentiments.
42
43

1 **Finance Report**

2 Jon Altshul summarized his memo of June 11 to the Board. As of May 31, the General fund had
3 a positive variance of \$1,657,217. The YTD budget had a positive variance of \$349,070.

4 Senya reported that the Township will be getting a new business soon called IMX Medical
5 Management Services. Mark Gordon said IMX is settling on the "black box" at 1700 Paoli Pike
6 tomorrow. They will have 70 employees at the location to start, with plans for growth at this
7 new location. They have an existing site in Bala Cynwyd. Senya noted that the purchase of
8 1700 Paoli Pike will leave only one vacant commercial building in the Township, and Mark
9 Gordon said there is rumored to be a sale pending for that last building.

10
11 **Malvern Fire Company**

12 Rick reported that Malvern responded to a gas leak incident in East Goshen in May.

13
14 **Peddling and Solicitation Ordinance**

15 Rick summarized the changes made to the policy under the guidance of the Township Solicitor.
16 The ordinance now allows for the establishment of a "Do Not Solicit" list that can be posted
17 online, and all references to "Township Secretary" have been changed to "Township Manager."
18 The Board must determine the time limits for peddling/solicitation.

19
20 Marty explained the concept of the "Do Not Solicit" list for the benefit of the audience. Carmen
21 stated he is opposed to allowing peddling/solicitation until 8:00pm.

22
23 Senya made a motion to move forward with the changes made to the ordinance per the
24 recommendation of the Township Solicitor, and to advertise the ordinance change. Marty
25 seconded the motion. There was no discussion or public comment. The Board voted
26 unanimously to approve the motion.

27
28 **Personnel Manual**

29 Jon reported that the Personnel Manual was updated per the Board's discussion of June 4. In
30 addition, the staff researched the concept of PTO (Paid Time Off) and determined there was no
31 benefit to switching Township employees over to a PTO model at this time.

32
33 Marty moved to authorize a resolution amending the personnel manual as per the staff's
34 recommendation, except that the employee incentive award payment will be in the round amount
35 of \$200 instead of the \$204.61 mentioned in Jon Altshul's June 12 memo to the Board. Chuck
36 seconded the motion.

37
38 Marty asked Rick if future decisions by the Board affecting the Personnel Manual would need to
39 be memorialized by resolution, or made a matter of practice. Rick said they could be made a
40 matter of practice.

41
42 There was no further discussion and no public comment. The Board voted unanimously to
43 approve the motion.

1 **Comprehensive Plan/Sustainable Communities Assessment**

2 Mark Gordon reported that the Comprehensive Plan Task Force (CPTF) and the Planning
3 Commission have reviewed the Sustainable Communities Assessment prepared by the
4 Brandywine Conservancy. The CPTF would like the Board's comments on the Assessment in
5 advance of the next CPTF meeting on July 22. Rick suggested the Board members individually
6 review the assessment and send their comments to Mark Gordon, who will compile them. Marty
7 and Chuck noted how detailed the Assessment is, and advised the other Supervisors to allow
8 plenty of time for its review. Chuck said it may actually go too far in depth. Senya noted that
9 the East Goshen banner hanging in the Board room is actually a concise summary of the
10 Comprehensive Plan. The Board agreed to discuss this matter at the first meeting in July.

11
12 **LED Signs Bids**

13 Rick reported that six bids were received (see attached list), with one rejected for being
14 incomplete. The staff recommends the bid be awarded to Visual Information Services Corp.

15
16 Marty moved to accept the recommendation of staff and award the bid for two double-sided
17 outdoor LED signs to Visual Information Services Corp. of Bowmansville, PA in the amount of
18 \$43,869.00. Carmen seconded the motion.

19
20 Marty said these signs will be a good investment for the Township. The messages can easily be
21 updated as frequently as needed from the Township Building, with no need to send out someone
22 from Public Works. Rick noted the Public Works crew will construct masonry bases for the
23 units, and an East Goshen Township sign will be put at the top of each screen. Marty asked Rick
24 how long the signs last and Rick said the bulbs alone are good for about 10 years.

25
26 *Public Comment: Mike Broennle, Wylpen Farms* – Asked if the signs scroll up and repeat the
27 messages and Senya said yes.

28
29 Chuck asked if the plan is to turn off the units at night. Rick said the signs have timers and can
30 be set to turn on and off whenever the Township wants. It was pointed out that the bulbs will
31 last even longer if the units are turned off at night.

32
33 There was no further discussion or public comment. The Board voted unanimously to approve
34 the motion.

35
36 **Road Widening**

37 Rick summarized a July 11 memo from Mark Miller regarding the need to widen the intersection
38 of Strasburg and Dutton Mill Roads for safety reasons. In order to widen the road, however, a
39 large rock must be removed. The Public Works crew is unable to move this rock on their own
40 and recommends hiring Earth Core to remove it. Per Mark the total cost for this job will be
41 approximately \$17,900 which includes \$5,500 in Township labor. Marty asked if this involves
42 any overtime and Rick said no. Carmen moved to accept the recommendation of Mark Miller to
43 hire Earth Core to remove the large rock at the intersection of Strasburg and Dutton Mill Roads.
44 Marty seconded the motion. There was no further discussion and no public comment. The
45 Board voted unanimously to approve the motion.

1 **Clymer's Woods at Applebrook**

2 The Board again discussed the issue of the grass growing among the trees in Clymer's Woods at
3 the corner of Line Road and Paoli Pike. Carmen moved to continue to mow the grass among the
4 trees until the trees grow high enough to choke out the grass and prevent it from growing.

5
6 Marty said he would second the motion but would like it enhanced to specify that the location be
7 kept mowed and trimmed like a manicured lawn, and furthermore that all grassy open space
8 within the Township be kept in this manner as a general practice. He stated that the Township
9 should not have an unsightly eyesore such as Clymer's Woods. East Goshen is known best of all
10 for the Applebrook Park, and having such an unkempt area right at Applebrook reflects badly on
11 the Township. Senya noted that the Board agreed at a previous meeting to have the Clymer's
12 Woods area mowed once per month during the growing season.

13
14 *Public Comment: Ginnie Newlin, Conservancy Board* – Said East Goshen will look “extremely
15 ignorant” and “behind the times” if the grass is kept short. The grass should be left alone and
16 allowed to grow to protect habitat. The grass should only be cut twice per year. She added that
17 the whole of East Goshen Township Park should be kept as a meadow with strips of lawn
18 mowed only in certain places.

19
20 *Public Comment: Erich Meyer, Conservancy Board* – Said he thinks there is room for
21 compromise. He suggested mowing the edges of Clymer's Woods more regularly. That will
22 help define the area and show there is clear intent, instead of having it look neglected. He
23 reminded everyone that an agreement was reached at a previous meeting to mow the interior
24 grass (between and under the trees) once per month to a 5” height. Heidi Karpa agreed. Erich
25 added that once the trees start growing taller they will start to choke out the grass and there won't
26 be as much grass to mow.

27
28 Senya noted that it was also agreed at a previous meeting that the Conservancy Board would
29 have a sign installed at the site explaining the reforestation project.

30
31 *Public Comment: Bill Egan, Mill Creek* – Said he concurred with everything Ginnie Newlin
32 said, and added that he wants the Township to consider introducing native understory shrubs and
33 putting mulched leaves under the trees. Ginnie said she concurred with these suggestions.

34
35 Marty stated that in his opinion Applebrook should be kept mowed “like a lawn.”

36
37 Carmen moved to follow the suggestion of Erich Meyer for the remainder the summer. The
38 perimeter of Clymer's Woods will be mowed short to frame the area. This perimeter will be a
39 width of approximately 4 feet wide from the edge toward the interior, and the area from the trail
40 outward to the roadway will also be kept mowed. Heidi Karpa pointed out that instead of saying
41 4 feet in width the motion could specify “one mower swath.” Carmen was fine with this. He
42 added that the interior grass between and under the trees is to be maintained at the highest setting
43 available on the current mowing equipment. In case any trees fall within the mower swath,
44 common sense should prevail and the grass should not be mowed too near the trees. Chuck
45 seconded the motion.
46

1 *Public Comment: Bill Egan, Mill Creek* – Said all grassy open space maintained by the
2 Township should be cut at the highest setting, which is best for the environment. In fact, he
3 recalls reading this very advice in a Township newsletter.

4
5 There was no further discussion or public comment on the motion. The Board voted and the
6 motion passed unanimously.

7
8 Marty moved to mow the remainder of the grass in Applebrook to a height of 4". Chuck
9 seconded the motion.

10
11 *Public Comment – Heidi Karpa, Park & Rec* – Said it's not as simple as just picking a height for
12 the grass. Because this is the third year in a row this issue has been discussed by the Board, she
13 suggested allowing the Conservancy Board to work with Public Works to develop a plan
14 designating which areas of Township Open Space should be mowed and to what heights. Ginnie
15 Newlin noted that the Natural Lands Trust already provided the Township with such a delineated
16 plan.

17
18 Marty changed his motion to state that the interior of the park may be kept as meadow but the
19 area from the trail out toward the roadway must be mowed. (No height was specified). The
20 interior need only be mowed a width of two mower swaths in. Chuck seconded the revised
21 motion. There was no further discussion or public comment. The motion passed unanimously.

22
23 **Any Other Matter**

24 **Vacancy Board** - Senya noted there is an opening on the Vacancy Board. Anyone interested in
25 applying should contact the Township.

26
27 **COG** - Senya stated that Dr. Clapper's resignation has created an opening for a COG
28 representative. Carmen moved to nominate Senya Isayeff as COG representative. Marty
29 seconded the motion. There was no discussion or public comment. The motion passed
30 unanimously.

31
32 **Dates of Importance** - Senya said he failed to mention at the last meeting that June 12 marked
33 East Goshen's 196th birthday, and that Friday June 14 was Flag Day.

34
35 **Thom Clapper** - Senya asked if the Board would like to honor Dr. Clapper at a future meeting for
36 his years of service to the Township. The other Board members said they would definitely like
37 to do this but the June 25 meeting would probably not be the best time; it will have to be at
38 another meeting.

39
40 **Community Day Novelty Items** – Heidi Karpa said the Park & Rec Commission would like to
41 add \$400 to the Community Day budget for glow sticks and glow-light necklaces. These items
42 will be sold to raise funds for Community Day. The seed money would be returned to the
43 Township after the event. Jon noted that the Township will also charge sales tax on the items.
44 Marty moved to approve the request for another \$400 for the Community Day budget. Carmen
45 seconded the motion. Senya said he enjoyed seeing all the glow sticks and glow necklaces last
46 year. There was no further discussion or public comment. The motion passed unanimously.

1 Geese – Rick reported that a census of the geese taken last week yielded only 16 birds.
2 Therefore the roundup for this year has been cancelled as it would involve only 8 birds.

3
4 Muffin Monster – The Board reviewed a June 14 request from Mark Miller to replace the Muffin
5 Monster grinder located at the Ashbridge Pumping Station with a refurbished unit at a cost of
6 \$8,250.00. Carmen moved to authorize the expenditure of \$8,250.00 for a refurbished Muffin
7 Monster. Chuck seconded the motion. There was no discussion or public comment. The Board
8 voted unanimously to approve the motion.

9
10 Friends of East Goshen – Chuck reported there has been a delay in filing for 501(c)3 status for
11 the Friends due to increased red tape at the IRS and a requirement for additional paperwork.
12 However, the amendment has been filed and the wheels are in motion.

13 14 **Review of Minutes**

15 The Board agreed to table review of the June 4 and June 11 minutes to a future meeting.

16 17 **Treasurer's Report & Expenditure Register Report**

18 *See attached Treasurer's Report for June 13, 2013.*

19 The Board reviewed the Treasurer's Report and the current invoices. Marty moved to accept the
20 Treasurer's Report and the Expenditure Register Report as recommended by the Treasurer, to
21 accept the receipts and to authorize payment of the invoices just reviewed. Carmen seconded the
22 motion. There was no discussion or public comment. The Board voted unanimously to approve
23 the motion.

24 25 **Action List**

26 Employee Picnic – Rick reported the picnic was held on June 14. Three employees – Joanne
27 Morgan, Steve Biondi and _____ were recognized for their 25-year service anniversaries.

28
29 Applebrook Golf Outings – Rick reported that the terms and conditions of the Township's use of
30 the Applebrook Golf Club facilities have been tentatively revised per a meeting with Hank
31 Belber on June 13. The terms and conditions will be valid through 2018. The only change is
32 that the September 2013 outing will be held on the fourth Monday instead of the fourth or fifth
33 Tuesday. Marty moved to finalize the agreement with the Applebrook Golf Club as outlined in
34 the June 18 letter from Senya Isayeff to Hank Belber. Carmen seconded the motion. There was
35 no discussion or public comment. The Board voted unanimously to approve the motion.

36
37 Light Fixtures at Municipal Complex – The retrofitting of the fixtures has been completed.

38
39 New Item - The Board agreed that staff should add "Update the Open Space/Park & Rec Plan" to
40 the Action List.

41 42 **Correspondence & Reports of Interest**

43 Senya acknowledged receipt of the 2nd Quarter Annual Planning Session Goals from the
44 Commerce Commission and also the Municipal Authority.

1 **Meetings & Dates of Importance**
2 Senya noted the upcoming meetings as listed in the agenda.

3
4 **Adjournment**
5 There being no further business, the meeting was adjourned at 9:57pm.

6
7
8 Anne Meddings
9 Recording Secretary

10 *Attachments:*
11 - *LED Sign Bid Results*
12 - *Treasurer's Report*

LED Sign Bid Results June 12, 2013

Visual Information Services Corp P.O. Box 349 Bowmansville PA 17507	Total Cost \$43,869.00
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Signs Plus 4242 McIntosh Lane Sarasota, FL 34232	Total Cost \$42,918.00
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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 313 Woodbridge lane Media, PA 19063	Total Cost \$45,850.00
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Vis Signs/ Visual Information Systems Inc. 517 Milbeth Drive Suite 100 Pittsburgh, PA 15228	Total Cost \$46,835.00
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Forman Sign Company 10447 Drummond Road Philadelphia, PA 19154	Total Cost \$48,990.00
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KC Sign Company 142 Conchester Highway Aston, PA 19014	Total Cost \$49,200.00
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7

June 13, 2013

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

GENERAL FUND

Real Estate Tax	\$43,084.32	Accounts Payable	\$542,513.25
Earned Income Tax	\$34,000.00	<u>Electronic Pmts:</u>	
Local Service Tax	\$0.00	Health Insurance	\$54,778.54
Transfer Tax	\$0.00	Credit Card	\$0.00
General Fund Interest Earned	\$1,433.08	Postage	\$0.00
Total Other Revenue	\$59,887.57	Debt Service	\$18,082.89
Total Receipts:	<u>\$138,404.97</u>	Payroll	\$94,000.00
		Total Expenditures:	<u>\$709,374.68</u>

STATE LIQUID FUELS FUND

Receipts	\$280,108.55	Expenditures:	<u>\$0.00</u>
Interest Earned	\$108.06		
Total State Liquid Fuels:	<u>\$280,216.61</u>		

CAPITAL RESERVE

Interest Earned	<u>\$770.62</u>	Expenditures:	<u>\$23,022.04</u>
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TRANSPORTATION FUND

Interest Earned	<u>\$310.31</u>	Expenditures:	<u>\$0.00</u>
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SEWER OPERATING

Receipts	\$107,680.30	Accounts Payable	\$58,698.24
Interest Earned	\$115.61	Debt Service	\$313,774.67
Total Sewer:	<u>\$107,795.91</u>	Total Expenditures:	<u>\$372,472.91</u>

REFUSE

Receipts	\$37,092.34	Expenditures	<u>\$69,450.37</u>
Interest Earned	\$49.23		
Total Refuse:	<u>\$37,141.57</u>		

SEWER CAPITAL RESERVE

Interest Earned	<u>\$208.34</u>	Expenditures	<u>\$5,850.00</u>
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**EAST GOSHEN TOWNSHIP
ACTION LIST**

	New additions are in bold	July 2, 2013
#	Item	Date
1	Hershey's Mill Dam	July 2, 2013
4	Comp Plan	July 2, 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
14	Open Space Plan	August 6, 2013

**EAST GOSHEN TOWNSHIP
ACTION ITEM**

Item:	Hershey's Mill Dam					No:	1
List Date:	5/22/2007		Completed Date:				
Description:	Bring Dam into compliance with DEP requirements or dispose of dam						
Date	Action						
Note I have hidden the 2010 comments to save space							
1/3/2011	Update from Neil DeReimer						
2/1/2011	Update from Neil DeReimer						
3/1/2011	Update tabled to 3/8						
3/8/2011	Update from Neil DeReimer						
3/24/2011	American Rivers/NOAH grant denied						
4/5/2011	Update from Neil DeReimer						
5/10/2011	Update from Neil DeReimer						
6/7/2011	Update from Neil DeReimer						
7/12/2011	Update from Neil DeReimer						
8/9/2011	Update from Neil DeReimer						
11/1/2011	Update from Neil DeReimer and see attached						
12/6/2011	Update from Neil DeReimer						
12/9/2011	Submitted grant application to American Rivers (decision by 3/9/12)						
1/3/2012	contacted PADEP about meeting						
2/7/2012	Conference call with DEP scheduled for 2/2/12						
3/7/2012	Contract with Walsh executed on 2/7. Status report attached						
4/3/2012	Status report attached						
5/1/2012	Status report attached						
6/5/2012	Status report attached						
7/3/2012	Status report attached						
8/7/2012	Presentation to BoS. BoS agreed to send 1,000 foot letter and invite residents once rendering is done						
10/2/2012	Presentation - Ok to send plans to DEP						
11/13/2012	Plans sent to DEP						
12/4/2012	Status Report attached						
1/7/2013	Per DEP we should have comments on plans by mid January						
2/5/2013	DEP advised that we need to submit for an NPDES permit and provide them with an O&M Manual. The engineer has submitted the NPDES Application and is preparing the O&M Manual						
3/5/2013	Revised plans sent to DEP on 2/18						
5/7/2013	Comment letter received. Engineer will re-submit next week.						
6/4/2013	Verbal Report at Meeting -Engineer waiting on info from structural engineer						
7/2/2013	Verbal Report at Meeting						

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

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

Date: 6/25/2013
To: Board of Supervisors
From: Mark Gordon, Township Zoning Officer 
Re: 2013 Goals

Dear Board Members:

At their meeting on June 5th the Planning Commission reviewed their 2013 goals. Here is an update of their progress to date:

Solar energy regulations:

The commission has agreed to look at some surrounding municipal ordinances to develop a framework for a proposed amendment to our regulations. Sample ordinances will be looked at during their July meeting.

Zoning Ordinance amendment regulations:

The commission completed a review of the Zoning ordinance in an attempt to determine inconsistencies in the ordinance. This exercise proved to be valuable to the commissions' knowledge of the ordinances and helped to identify where there may be areas for improvement.

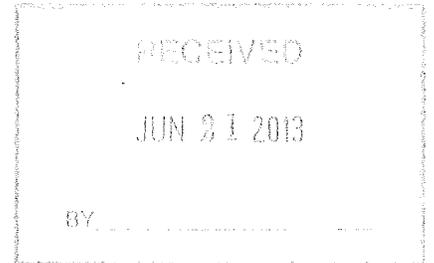
Since completing the ordinance review the commission has worked on a couple of minor edits to language surrounding animal husbandry in order to help clarify the regulations.

The commission has also discussed using the comprehensive plan update as a guide to future Zoning Ordinance amendments in order to more effectively recommend amendments to the ordinance.

June 18, 2013

TO: EAST GOSHEN TOWNSHIP – BOARD OF SUPERVISORS
East Goshen Township Building
1580 Paoli Pike
West Chester, PA 19380-6199

FROM: LESLIE M. PARTEM, MD
Rose Hill Estates Luxury Condominiums
1324 West Chester Pike, Suite #204
West Chester, PA 19382



Re: Rose Hill Estates Luxury Condominiums - Property Concerns & Safety Violations

Dear East Goshen Township Board of Supervisors,

I would like to bring your attention to an item on the Rose Hill Estates Luxury Condominium Property, which needs your immediate action. The Condominium Association on the Rose Hill Estates Luxury Condominium property, for years comprised of multiple Zarelli family members (the original builders of the property) renting out their own condominium properties to multiple tenants, has created a conflict of interest in regards to the enforcement of property rules and regulations on the condominium property in question. Subsequently, the renters are not abiding by the same rules and regulations (if at all) as the owners of the properties, thereby negatively affecting the enjoyment of the property for those condominium owners, as well as negatively influencing the values of the properties in question.

The situation has drastically deteriorated on the Rose Hill Estates Luxury Condominium Property and needs your immediate attention. The Condominium Board has failed to take any actions of enforcement on the property, as is their direct role (in the absence of a Management company on site). The Association has failed to even take action on basic items, such as enforcing peace and quiet on the property. There have been numerous property inhabitant violations, with multiple non-related people living in units together. Additionally, many such rentals do not adhere to the rules of the properties.

First and foremost, there exists a serious concern as to the number of unrelated individuals residing in these single-family condominium units. These units are currently being rented out to multiple non-related tenants residing in a single unit meant by square-footage and design to be occupied by a single family. Not only is this a safety and a fire hazard, but it also creates an issue with building code regulations and other concerns (such as parking, trash removal, water usage, etc)

Secondly, despite numerous notifications and complaints (see attached letter dated October 8, 2012), no action has been taken to address unsupervised minors on the property. Several of the tenants who have moved into rentals on the Rose Hill Estates Condominium property are with several children (in fact, there have been numerous unsupervised children running around the property, causing havoc, noise disturbances, car damage from skateboarding, rollerblading and playing sports on the premises of the car parking lot, as well as extensive property damage). The children run around the property completely unsupervised at all hours of the day and night – there is even a large-sized, two-story camping tent sitting outside on the property of Unit #202 (a clear fire hazard, not to mention, directly going against condominium property regulations as far as what is allowed to be placed on shared common grounds of the property).

In addition to violating multiple building and property codes, rentals and owners alike are allowing their dogs to roam freely on the property without any leashes or supervision, posing both a threat to other inhabitants, as well as disrupting the property landscaping. Along with the unsupervised dogs (after which no one is cleaning up), the unsupervised children create a serious danger on the property, considering that a child was already hit by a vehicle passing by on the parking lot. The fact that these kids are freely playing soccer, kickball and multiple sports such as baseball and skateboarding directly on the parking lot (which clearly is not a playground!) has caused widespread damage to many parked vehicles. To make matters worse, these unsupervised children, whose parents are currently renting units at the Rose Hill Estates Luxury Condominium Buildings A, B & C (and other unsupervised and unruly children who come to join them from the Rose Hill Apartment properties), have been spotted damaging landscaping, ripping out siding, and more significantly, throwing stones into the insides of the air conditioning units. Police reports on damaged vehicles are available upon request.

All these items are a direct result of no enforcement by the Condominium Association and no Management Company appointed to oversee daily items on the property in question. Please be advised that since the Condominium Association has failed to take any actions on multiple occasions, immediate action to address and resolve this problem is expected from the Board of Supervisors. Not only are multiple items raised in this letter safety violations, fire hazards and life-threatening conditions, but these are Luxury Condominiums (not apartments) and proper standards must be kept up by the Association, especially in regards to tenants placed into the Luxury Condominium units.

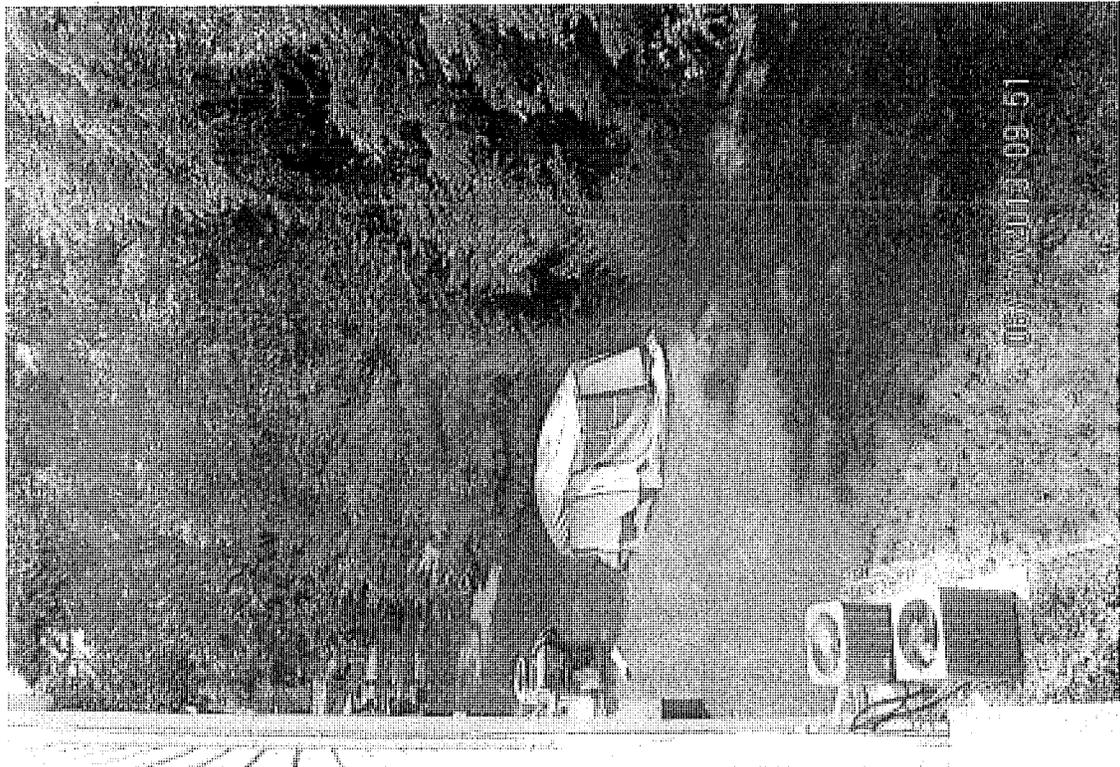
I trust that immediate actions will be taken to remedy these concerns by the Township, Board and authorities. Please note that local, state and federal authorities have been contacted about the seriousness of these matters. Should the media, police or fire re-enforcement be necessary, proper notification actions will be taken as well.

Please do not hesitate to contact me if you have any questions or concerns.

Best regards,

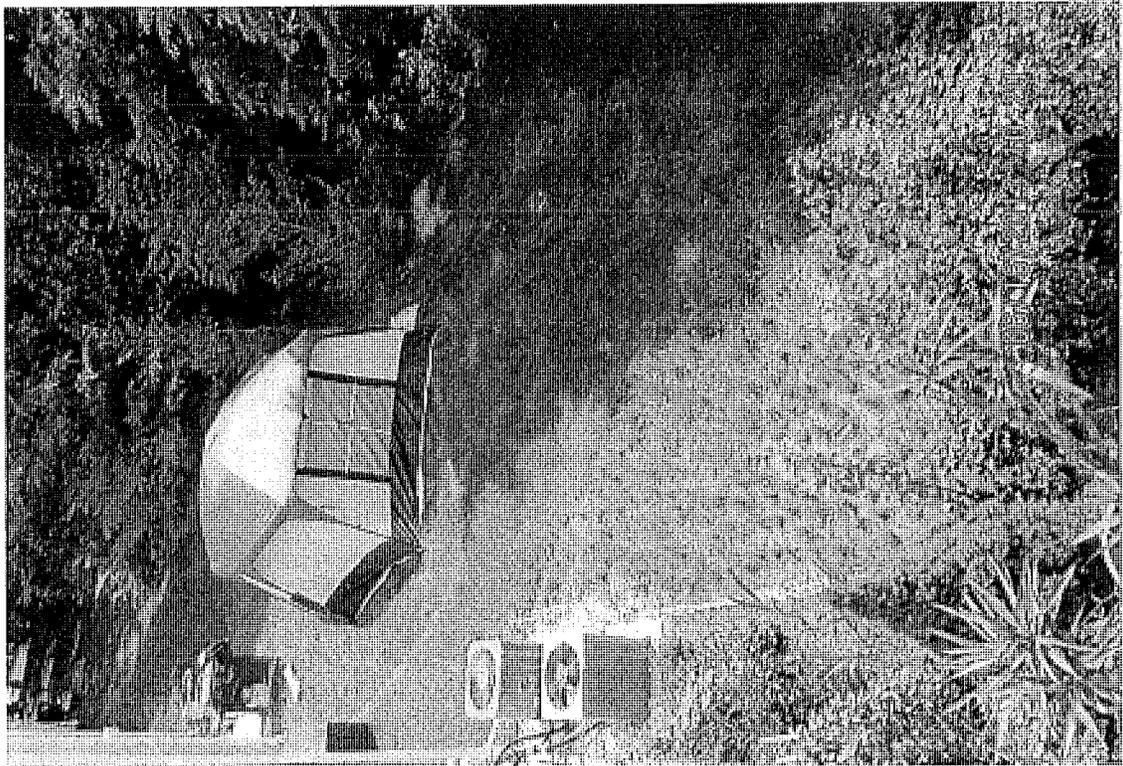
A handwritten signature in black ink, appearing to read "Leslie M. Partem", with a large, stylized flourish extending to the right.

Leslie M. Partem, MD
Condominium #204, Building B
Rose Hill Estates Luxury Condominiums





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06/16/2013 10:20

October 8, 2012

TO: ROSE HILL ESTATES LUXURY CONDOMINIUMS
Condominium Association
1322 West Chester Pike
West Chester, PA 19382

FROM: LESLIE M. PARTEM, MD
Rose Hill Estates Luxury Condominiums
1324 West Chester Pike, Suite #204
West Chester, PA 19382

Re: Rose Hill Estates Luxury Condominiums - Property Disturbances, Damage to Parked Vehicles, Damage to Air Conditioning Units and Unsupervised Children Running Around and Causing Disturbance

Dear Rose Hill Estates Condominium Association,

I would like to bring your attention to an item on the Rose Hill Estates Condominium Property, which needs to be addressed immediately by the Condominium Association. In the last two-three months, ever since the new tenants moved into one of your rentals on the Rose Hill Estates Condominium property with several children, there have been numerous unsupervised children running around the property, causing havoc, noise disturbances, car damage from skateboarding, rollerblading and playing sports on the premises of the car parking lot, as well as extensive property damage.

The children run around the property completely unsupervised at all hours of the day and night. This is extremely dangerous to their well-being, as a child was already hit by one of the speeding vehicles passing by on the parking lot. The fact that they are freely playing soccer, kickball and multiple sports such as baseball and skateboarding directly on the parking lot has caused widespread damage to many parked vehicles. Two-three cars have already been scratched on the lot and a windshield has been cracked as a result of these reckless and inappropriate actions by these unsupervised underage children. Additionally, many of the families living in the Rose Hill Estates have infants sleeping during the day and night, so it does not help to have a stampede of unsupervised children running around screaming at the top of their lungs.

To make matters worse, these unsupervised children, whose parents are currently renting units at the Rose Hill Estates Luxury Condominium Buildings A & B (and other unsupervised and unruly children who come to join them from the Rose Hill Apartment properties), have been spotted damaging landscaping, ripping out siding, and more significantly, throwing stones into the insides of the air conditioning units. If this continues, then we will hold the rental landlords directly responsible for damage sustained to the Condominium properties.

Please be advised that both the Police and the Township have been notified and immediate action to resolve this problem is expected on behalf of the Condominium Association and the appropriate Landlords of properties in question. These are Luxury Condominiums, not a playground or a zoo and proper standards must be kept up by the Association, especially in regards to tenants placed into the Luxury Condominium units.

Best regards,



Leslie M. Partem, MD
Condominium #204, Building B
Rose Hill Estates Luxury Condominiums

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

June 26, 2013

Leslie Partem, M.D.
1324 West Chester Pike
Unit 204
West Chester, PA 19380

Re: T.P.N. 53-6-1951 / Response to your Letter to the Board of Supervisors

Dr. Partem:

The Township has received your letter dated June 18, 2013 and the Board will acknowledge your letter at their meeting on July 2, 2013 at 7:00 PM at the Township Building.

I have read your letter and offer the following in response:

1. Unrelated residents: The Township code allows for no more than three unrelated persons to occupy a residential unit.
 - a. I will discuss the complaint with the property manager in order to determine if violations are occurring.
2. Unsupervised Minors: The presence of children on the property is not a matter for Township involvement.
 - a. As we have discussed before, the presence of children on the property in itself is not a matter for Township enforcement. If property damage is being created by these individuals it is a matter for the Police and the Homeowners Association to address.
3. Unleashed Dogs: The property in question is a privately owned property and the Township regulations do not prohibit unleashed dogs on private property.
 - a. This is another matter for the HOA to address with the community residents. I will discuss this issue with the property manager and advise her/ him of the safety concerns associated with unleashed dogs on the private community property.
4. Tent on Community property: The Township code does not prohibit the recreational use of a tent on the community common ground.
 - a. You provided pictures of a recreational tent erected in the community common area. The community common areas are available for use by all residents of the community, this is another matter for the HOA to address with the residents should they deem it to be a violation of the community rules and regulations.

Should you have any questions, please contact me.

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Gordon". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mark A. Gordon
Township Zoning Officer

Cc: Rose Hill Condominiums

**Janet L. Emanuel
704 Inverness Drive
West Chester, PA 19380**

June 26, 2013



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

Re: Resignation from Zoning Hearing Board

Dear Rick:

Please accept my resignation from the Zoning Hearing Board as of June 25, 2013. Since I was appointed as Township Supervisor, I am unable to continue as chairman of that Board. At present there is nothing on our agenda, but should something arise before my replacement is named, I have great confidence in fellow members, John Nicholson and Peter Mylonas. It has been a pleasure working with them.

Very truly yours,



Janet L. Emanuel

cc: Senya D. Isayeff