

**AGENDA**  
**EAST GOSHEN TOWNSHIP**  
**BOARD OF SUPERVISORS**  
Tuesday, September 15, 2015  
7:00 PM

Paoli Pike Trail Open House – 6:30 PM in Upstairs Lobby

1. Call to Order
2. Pledge of Allegiance
3. Moment of Silence – Supervisor Carmen Battavio
4. Ask if anyone is recording the meeting
5. Chairman’s Report
  - a. Natasha Manbeck, P.E. of McMahon Assoc. will update the Board on the progress of the trail plan and present the trail alignment recommendation. (Documents on website)
  - b. Announce Special BOS meeting on Tuesday, October 13th at 7pm to present the 2016 proposed budget. The public is encouraged to attend!
6. Public Hearings
  - a. Dog Ordinance Public Hearing continued to October 6 2015
  - b. Board of Supervisors will conduct a public hearing to consider approval to use the existing stand alone building located at 1504 Paoli Pike, West Chester, PA 19380 in the Goshen Village Shopping Center as a beverage café, specifically a Dunkin Donuts with a drive through which is permitted by conditional use of the Board of Supervisors pursuant to Section 240-15.C(9) of the East Goshen Township Zoning Ordinance.
7. Police Report – Chief Brenda Bernot - August 2015
  - Malvern Fire Co – August 2015
  - Fire Marshal – September 4, 2015
  - Goshen Fire Co. - none
8. Financial Report – August 2015
9. Old Business
  - a. Consider recommendation for 1641 Manley Road.
  - b. Consider house lateral inspections
10. New Business
  - a. Consider Goshen Village Shopping Center’s application to the Zoning Hearing Board requesting amendments to the ZHB Decision from 1988 to permit freestanding signs
11. Any Other Matter - none
12. Approval of Minutes
  - a. September 1, 2015
13. Treasurer’s Report
  - a. September 10, 2015
14. Correspondence, Reports of Interest
  - a. Acknowledge Malvern Fire Co’s Informational Release
  - b. Acknowledge Milltown Dam - 2015 Annual Dam Inspection - *SEE WEBSITE*
  - c. Acknowledge Rebecca Greenhow’s letter and Rick Smith’s response
15. Public Comment – Hearing of Residents
16. 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.

Dates of Importance

Sept 15, 2015	Trail Open House	6:30 pm
Sept 15, 2015	Board of Supervisors	7:00 pm
	Trail Plan & Alignment Update	
Sept 16, 2015	Futurist Committee	7:00 pm
Sept 17, 2015	Commerce Commission	7:00 pm
Sept 29, 2015	Zoning Hearing Board	7:30 pm
Oct 03, 2015	Park Commission	7:00 pm
Oct 06, 2015	Board of Supervisors	7:00 pm
Oct 07, 2015	Planning Commission	7:00 pm
Oct 08, 2015	Historical Commission	7:00 pm
Oct 08, 2015	Local Traffic Advisory Committee	7:00 pm
	Special Meeting	
	Hershey Mill Estates	
Oct 12, 2015	Municipal Authority	7:00 pm
Oct 13, 2015	Paoli Pike Trail Meeting #3	7:00 pm
	Work on Final Draft	

Newsletter Deadlines for 2015:

Winter: October 30

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

Voice (610) 692-7171

Fax (610) 425-8950

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

Date: September 2, 2015

To: Board of Supervisors

From: Rick Smith, Township Manager

Re: Dog Ordinance

The attached ordinance has been revised to

Prohibit dogs from running at large on private property.

The confinement restrictions in Section 2 are from the state dog law.

The language in the Section 4 about "Noise disturbance" is from the existing noise ordinance.

**EAST GOSHEN TOWNSHIP**  
**CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_\_\_-2015**

**AN ORDINANCE OF EAST GOSHEN TOWNSHIP  
REGULATING DOGS IN THE TOWNSHIP.**

WHEREAS, the Board of Supervisors of the Township of East Goshen has deemed it to be in the best interest and general welfare of the residents of the Township to regulate dogs.

NOW THEREFORE BE IT ENACTED AND ORDAINED, and it is hereby enacted and ordained by the authority of the Board of Supervisors of the Township of East Goshen (the "Board") as follows:

**SECTION 1. Definitions.** When used in this Chapter, the following words, terms and phrases shall have the following meanings, unless expressly stated otherwise or unless the context clearly indicates otherwise:

**DOG** – A highly variable domestic mammal (*Canis familiaris*) closely related to the gray wolf.

**NOISE DISTURBANCE**- any sound which endangers or injures the safety or health of humans or animals; annoys or disturbs a reasonable person of normal sensitivities; or endangers or injures personal or real property.

**OWNER** – Includes every person having a right of proprietorship or ownership in a dog and every person who keeps or harbors a dog or has it in his care and any person who permits a dog to remain on or about any premises occupied by him.

**RUNNING AT LARGE** – shall be defined as being upon any 1) public highway, street, alley, park or other public land; or 2) private property not owned or controlled by the dog owner; or 3) private property for which the dog owner does not have permission to be on;, and not being on a leash and accompanied by or under the control of the owner or any other person having custody of said dog.

**SECTION 2. Restrictions on dogs.**

A. Confinement and control. It shall be unlawful for the owner or keeper of any dog to fail to keep at all times the dog in any of the following manners:

- (1) confined within the premises of the owner;

- (2) firmly secured by means of a collar and chain or other device so that it cannot stray beyond the premises on which it is secured; or
- (3) under the reasonable control of some person, or when engaged in lawful hunting exhibition, performance events or field training.

B. Housing. It shall be unlawful for the owner or keeper of a dog to house the dog for any period of time in a drum, barrel, refrigerator or freezer regardless of the material of which the drum, barrel, refrigerator or freezer is constructed.

C. All owners and people having custody of a dog shall immediately clean up and properly dispose of dog feces which are deposited on public property or private property which is not owned by the owner of the dog or person having custody of the dog.

### **SECTION 3. Running at large.**

It shall be unlawful for the owner or keeper of any dog to permit such dog to run at large in East Goshen Township. Any such dog found to be running at large, whether licensed or unlicensed, shall be subject to seizure, detention and disposition by the Police Department or agency employed by the Township to carry out such seizure, detention or disposition in accordance with the provisions of the Pennsylvania Dog Law, as amended from time to time.

### **SECTION 4. Noise disturbances prohibited.**

No person shall own, possess, harbor or control any dog which howls or barks continuously and/or incessantly such that it creates a noise disturbance as defined herein.

### **SECTION 5. Issuance of warnings.**

Upon notification that a person is violating Section 4 of this Chapter, the Police Department, Township Zoning Officer, and/or or agency employed by the Township to enforce the applicable provisions of the Pennsylvania Dog Law may issue a warning to the owner of the dog. The warning shall be hand-delivered or sent by certified mail, return receipt requested, and shall include a copy of Section 4 and a notice that a fine will be imposed for the second and all subsequent violations in accordance with Section 6.C of this Chapter.

### **SECTION 6. Violations and penalties.**

A. Any person who violates or permits the violation of any provision of this chapter, except Section 4, shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township before a District Justice, pay a fine for each such violation in an amount not less than \$50 and not more than \$200, plus all court

costs, including reasonable attorney fees, incurred by the Township. No judgment shall be imposed until the date of the determination of a violation by the District Justice. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of Pennsylvania Civil Procedure.

B. Any person who is found liable for any second or subsequent offense for a violation of any provision of this chapter, except Section 4, shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township before a District Justice, pay a fine for each such violation in an amount not less than \$200 and not more than \$600, plus all court costs, including reasonable attorney fees, incurred by the Township. No judgment shall be imposed until the date of the determination of a violation by the District Justice. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of Pennsylvania Civil Procedure.

C. Violation of Section 4

1. Any person who violates or permits the violation of Section 4 of this chapter shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township before a District Justice, pay a fine in the following amounts, plus all court costs, including reasonable attorneys fees, incurred by the Township:
  - (a) First violation: Warning issued.
  - (b) Second violation in any calendar year: fine of \$100.
  - (c) Third violation in any calendar year: fine of \$200.
  - (d) Fourth and subsequent violations in any calendar year: fine of no less than \$300 and no more than \$600.
2. No judgment shall be imposed until the date of the determination of a violation by the District Justice. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of Pennsylvania Civil Procedure.

**SECTION 7. Severability.** If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

**SECTION 8. Repealer.** All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

**SECTION 9. Effective Date.** This Ordinance shall become effective in five (5) days from the date of adoption.

**ENACTED AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS**

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

\_\_\_\_\_  
E. Martin Shane, Chairman

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

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

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

\_\_\_\_\_  
Janet L. Emanuel, Member

The East Goshen Township Board of Supervisors will conduct a public hearing on September 15, 2015 at 7:00 p.m. at the East Goshen Township Administration Building, located at 1580 Paoli Pike, West Chester, PA 19380 to consider the conditional use application filed by Abjibapa Enterprises, LLC ("Applicant"). Applicant seeks approval to use the existing stand alone building located at 1504 Paoli Pike West Chester Pa, 19380 in the Goshen Village Shopping Center as a beverage café, specifically a Dunkin Donuts with drive through which is permitted by conditional use of the Board of Supervisors pursuant to Section 240-15.C(9) of the East Goshen Township Zoning Ordinance.

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

Please advertise the hearing on September 1, 2015 and September 8, 2015



## **Rick Smith**

---

**From:** Kristin Camp <kcamp@buckleyllp.com>  
**Sent:** Monday, August 17, 2015 7:16 AM  
**To:** 'legals@dailylocal.com'  
**Cc:** 'Rick Smith'; 'Colleen Pimer'; Ali Fidanza; 'Mark Gordon'; 'Patrick M. McKenna'  
**Subject:** East Goshen Township Legal Notice for September 15, 2015 hearing  
**Attachments:** 378566.doc

Please publish the attached legal notice on September 1, 2015 and September 8, 2015.  
The invoice and proof of publication can be sent to Rick Smith.  
Thank you.

# Memorandum

---

East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

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

---

Date: 9/9/2019  
To: Board of Supervisors  
From: Mark Gordon, Township Zoning Officer *MB*  
Re: Beverage Café / Conditional Use

Dear Board Members:

As you know and can see in your meeting packet, the Conditional Use application has been submitted for the proposed Dunkin Donuts Store in the former Citadel Bank building in the Goshen Village Shopping Center (GVSC).

All of the Conditional use issues were contemplated during the Zoning Ordinance amendment that was approved early this year. The ordinance is not yet codified however I have enclosed a copy for your use here.

Staff has reviewed the application and plans for the use and has determined that it meets the ordinance requirements.

The hearing is scheduled for 9/15. I have provided a draft motion for your review and consideration.

**DRAFT MOTION:**

Mr. Chairman, I move that we approve the Conditional Use application of Abjibapa Enterprises, LLC., to operate a Beverage Café at 1500 Paoli Pike as outlined in the Zoning Ordinance in accordance with the plans, exhibits and testimony during the hearing with the following conditions:

1. The applicant shall provide the Township with a draft parking agreement which addresses the 5 parking spaces eliminated for the drive thru in the event the Township determines in the future that they are needed.
2. The Drive Thru menu board shall automatically turn off when the store is closed.
3. The trash enclosure shall be closed at all times except when being serviced.
4. The kitchen shall include a serviceable grease trap for all food waste sewage if determined necessary by the Township.
5. The drive thru landscape screening shall be installed as described in the Conservancy Board Review letter dated August 13, 2015.
6. All new rooftop structures shall be painted to be aesthetically compatible with the roof façade.
7. There shall be no outside storage of any kind, not including the arrangement of outdoor seating.
8. A stop sign and stop bar shall be added at the drive thru exit.

9. The applicant agrees to add effective traffic calming measures within the shopping center if determined necessary by the Township.
10. Add low landscape plantings around the menu board base.
11. The applicant agrees to add wheel stops for the 10 parking spaces adjacent to the drive thru lane.
12. The Employee parking area is to remain unstriped and unmarked.
13. The new parking lot exit and associated signage shown on the plan shall be installed prior to issuance of a building permit for the beverage café.

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

September 9, 2015

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

Re: Beverage Café / Conditional Use Application  
Dunkin Donuts / 1500 Paoli Pike  
53-4-77

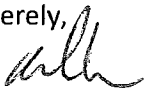
Dear Board Members:

At their meeting on September 2, 2015 the Planning Commission voted unanimously in favor of the following motion:

Mr. Chairman, I move that the Planning Commission recommend approval of the Conditional Use application of Abjibapa Enterprises, LLC., to operate a Beverage Café at 1500 Paoli Pike as outlined in the Zoning Ordinance with the following conditions:

1. The applicant shall provide the Township with a draft parking agreement which addresses the 5 parking spaces eliminated for the drive thru in the event the Township determines in the future that they are needed.
2. The Drive Thru menu board shall automatically turn off when the store is closed.
3. The trash enclosure shall be closed at all times except when being serviced.
4. The use kitchen shall include a serviceable grease trap for food waste sewage if determined necessary by the Township upon building plan review.
5. The drive thru landscape screening shall be installed as described in the Conservancy Board Review letter dated August 13, 2015.
6. All new rooftop structures shall be painted to be aesthetically compatible with the roof façade.
7. There shall be no outside storage of any kind, not including the arrangement of outdoor seating.
8. A stop sign and stop bar is added at the drive thru exit.
9. The applicant agrees to add effective traffic calming measures within the shopping center if determined necessary by the Township.
10. Add low landscape plantings around the menu board base.
11. The applicant agrees to add wheel stops for the 10 parking spaces adjacent to the drive thru lane.

Sincerely,



Mark A. Gordon  
Township Zoning Officer

# EAST GOSHEN CONSERVANCY

August 13, 2015

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

Re: Beverage Café / Conditional Use Plan for Dunkin Donuts  
Landscape Screening Recommendation

Dear Commission Members:

At their meeting on August 12, 2014 the Conservancy Board unanimously approved the following motion:

Mr. Chairman, I move that we recommend that the Planning Commission accept the Landscape screening proposed on the Goshen Village plans for the new Dunkin Donuts location proposed with the following conditions:

1. Eastern white pines shall not be used as a landscape screening species for this project.
2. Arborvitae is acceptable for the drive thru screening so long as a deer resistant variety such as the Green Giant is used.
3. The evergreen screening for the garbage dumpster enclosure shall be consistent with the Township Tree Resolution and not include species identified as invasive plants in the east Goshen Township code. These evergreen plantings shall be diversified.

Sincerely,



Mark A. Gordon  
Zoning Officer

August 29, 2014

Mr. Louis F. Smith, Jr., Township Manager  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380-6199

**RE: Dunkin Donuts Review**

Dear Rick:

I am in receipt of McMahon Associates Transportation Impact Study dated August 2014 regarding the 3,000 square-foot eatery with a drive-through lane's impact to local traffic in the vicinity of the above referenced site located in the Goshen Village Shopping Center at Paoli Pike and Boot Road in the Township. The site entails the redevelopment of the existing vacant bank facility with access to both Paoli Pike and Boot Road via existing driveways to each via signalized access at Paoli Pike and stop control at Boot Road.

The following constitutes my review of the impact study:

1. ORA concurs in general with the introduction and the existing conditions reported for both Paoli Pike and Boot Road in the vicinity of the site. It should be noted that the intersection of Paoli and Boot has channelized right turn lanes in the eastbound and southbound that typically only effect the southbound and westbound directions of Boot and Paoli, respectively (noted in Appendix A photographs).
2. ORA concurs with the existing traffic count periods and the various peak hours found (7:30 AM, 4:45 PM and 11:45 AM Saturday) for Paoli & Boot, (8:00 AM, 5:00 PM and 11:30 AM Saturday) for Paoli & Site Access, and (7:30 AM, 4:45 PM and 11:45 AM Saturday) for Boot & Site Access. The peak hours are within the general timeframe that may only see minor differential volumes between the adjacent intersections.

It was specifically noted that due to school not being in session, an additional count would need to be done after school has been in session for at least one week. The applicant has agreed to have the count performed to determine if the data presented with a 'growth' of 2% indicated in the report to account for the reduced summertime traffic.

An additional note, the study does not include the channelized right turn volumes at either terminus of Paoli Pike or Boot Road channelized right turns. Through discussions with the applicant's traffic consultant, it was determined that the new count conducted in September will at least get the eastbound to southbound channelized right, since this node is near the Boot Road Site Access point.

3. A review of the existing traffic conditions at the intersection of Paoli Pike & Boot Road indicates that current levels of service are between 'A's and 'D's for all three peak periods with a level of service 'E' for the westbound Boot Road through movement during the AM peak. The signalized access on Paoli Pike operates with driveway levels of service 'D's during all peaks while the Boot Road access only shows a 'D' for the drive during the PM peak. ORA concurs with these as reported.

4. Site traffic was investigated for the proposed 3,000 square-foot facility. Based on the ITE Trip Generation Manual, the calculated trips are acceptable. Two comments we have regarding this investigation:

- a. The comparison generations between the previous bank use and the new Dunkin Donuts makes sense as part of the overall usage of the facility and its general comparison of generated trips. After discussions with McMahon regarding this, it was determined that the 'bank' trips are being reincorporated as background growth traffic. Though this should be clearly identified within the text, additional description should be provided as to where the bank traffic is being incorporated.

Our concern with this approach stems from the fact that the reduction of bank traffic from the Dunkin Donuts traffic provides the developer with traffic 'credits' for his proposed site. The "with-out development" traffic is artificially higher with the added bank traffic which did not exist at all during the traffic counts conducted at the beginning of August 2014.

- b. Regarding the AM vs. PM vs. Saturday trip generation rates for the Dunkin Donuts facility, we are in concurrence with the use of the ITE rates by square-footage which are conservatively higher than the number of seats rate.
5. Trip distribution of the site traffic was based on current traffic patterns of Paoli Pike, Boot Road and the shopping center access patterns. ORA concurs with this distribution.
  6. Future assessments of the three key intersections indicate that levels of service will still be acceptable during the peak hours with a growth factor of 1.91%. Proposed site traffic attributes approximately 10.2% of the AM peak hour Paoli & Access volumes, 13.5% of the AM peak hour Boot & Access volumes and 3.1% of the AM peak hour Paoli & Boot intersection volumes in the future and does not look to impact the two signalized intersection operations after minor timing adjustments. The afternoon peak hour at the Boot & Access drive is identified with a 13 second degradation (D to E for exiting movements, existing compared to with-out development volumes), but only an additional 4 second delay with the additional site traffic. *(Again, would 'with-out' development traffic be that significant and 'with' development traffic be that small based on our comments made in #4a above?)*
  7. In general, ORA also concurs that the queue analysis performed at the intersections indicates insufficient eastbound left turn storage for the Boot Road left turn lane at Paoli Pike occurring today. All other turn movement lanes are currently sufficient and even with the growth and build out of the site, lane storage will should suffice. This is encouraging to note that the Boot & Access left turn in and exits appear to not be significantly impacted by the increased volumes associated with the redeveloped site.
  8. Regarding internal site circulation, the site plan provided indicates a potential operation for the drive-thru lane that removes existing parking spaces while increasing the stacking available for drive-thru customers in the adjacent drive aisle. Our only concern is the potential for numerous customers to want to visit the facility in the AM period making the stacking longer than the available eight vehicles represented. We assume the developer hasn't provided any significant input to this concept to date so we will only comment to the concept's suspect layout at this time. As with many small restaurants/eateries with drive

**Mr. Rick Smith, East Goshen Twp.  
Dunkin Donuts Review  
Page 3 of 3 – August 29, 2014**

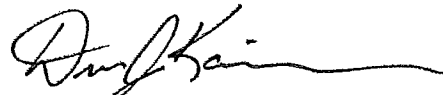
throughs, the typical layout 'wraps' around the building to limit the footprint that stacking vehicles use away from the building. This site lends itself to just that operation as well.

So overall, ORA concurs with the bulk of study as presented. As requested, new AM and PM peak hour traffic counts are required to determine if the West Chester Area School District traffic effects the current study intersections significantly. Additional explanation of bank vs. new facility trip generation should address the concern about reduced new site traffic from the 'with development' scenario.

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

Sincerely:

**ORTH-RODDGERS & ASSOCIATES, INC.**



DEAN J. KAISER, P.E., PTOE  
Director of Traffic Signal Operations



FYI: OETH - RODGERS (TWP TRAFFIC ENG.)  
WAS ACQUIRED BY <sup>THE</sup> BURNS GROUP.

THE **Burns** GROUP

ENGINEERING AND CONSTRUCTION

August 27, 2015

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

RE: Dunkin Donuts Review 2

Dear Mark:

I am in receipt of McMahon Associates August 6, 2015 Response Letter regarding the Transportation Impact Study dated August 2014 for the 3,000 square-foot eatery with a drive-through lane. Additionally, an August 4, 2015 Transportation Impact Study Supplement was issued for the above referenced site located in the Goshen Village Shopping Center at Paoli Pike and Boot Road in the Township. The site entails the redevelopment of the existing vacant bank facility with access to both Paoli Pike and Boot Road via existing driveways to each via signalized access at Paoli Pike and stop control at Boot Road.

The following constitutes my review of the provided material:

1. An additional AM peak period turning movement count was performed as requested due to the 2014 summer count taken. Upon review, it is noted that AM peak volume is higher while school is in session. All but Paoli's northbound left, southbound left and Boot's westbound left and thru movements were higher in September versus the August volumes. Overall, traffic was approximately 11% higher when school is in session.
2. McMahon also complied with our request to provide turning movement count data for the channelized northbound Paoli Pike right turn lane understanding that this volume will impact the shopping center's Boot Road driveway. One concern we have with the provided supplemental information is that the provided count data sheet for Paoli and Boot identifies the direction of travel opposite of the Figure 1 graphic. Please ensure that the data is correctly represented.
3. Upon review of the site generated vehicular trips, their turning movement assignments and the background growth of existing traffic, we concur with the new AM peak hour volumes and operational analyses. Note that the supplement Figure 2 legend should identify '[A] 2015 WITH DEVELOPMENT PM PEAK HOUR' to "AM".
4. The critical center driveway on Boot Road shows acceptable levels of service, specifically during the critical AM peak. McMahon provided a gap analysis of the current conditions at the driveway and have identified that for outbound left turn traffic, 90 true (nonfactored) gaps over 8 seconds in duration exist on Boot Road near the access. The left turn critical gap time of 7.1 seconds needs to be exceeded, and the number of gaps greater than 7.1 seconds exceeds the number of AM and PM peak left turn motorists.

*Mr. Mark Gordon, East Goshen Twp.  
Dunkin Donuts Review  
Page 2 of 2 – August 27, 2015*

Additionally, McMahon factored out the longer duration gaps to help identify the 'additional' gaps that would be used by additional motorists in the left turn queue. They identified 188 gaps that the left turn motorists from the driveway would have to make their maneuver onto Boot Road which well exceeds the amount of left turn motorists during those peak periods.

Right turning motorists have minimally 120 gaps to over 400 gaps to work with, and we feel that the minimal delay associated with the new site traffic will not impede this access.

5. The revised site plan provided within the supplement as well as independently illustrates a new drive thru alignment approaching the facility. All eight existing parking spaces to the west side of the parking stalls are to be removed to potentially allow for extended queuing for the drive thru. Upwards of 10 vehicles could be queued in the approach while not impacting any potential thru vehicles in the adjacent drive aisle. This is better than the previously proposed scheme.

As a result of the intended use of the building, it is also identified that a right exit only access be incorporated near the Boot Road access as well. We feel this is prudent to get those drive thru customers out efficiently. It's location at the corner of the two existing aisles works well. There will be a net loss of 10 parking spaces that the Township will have to agree to if not accommodated for elsewhere.

Based on the provided response letter, supplemental report and revised site plan, we concur with the updated traffic assessment for the revitalized site .

I can be reached at (610) 407-9700 or [dkaiser@burns-group.com](mailto:dkaiser@burns-group.com) if you have any questions or comments regarding this review.

Sincerely,  
THE BURNS GROUP



DEAN J. KAISER, P.E., PTOE  
Principal Traffic Engineer

cc: Rick Smith – East Goshen

F:\2014\_059\_EGT\_Dunkin\Documents\Correspondence\Letters\2015\_08-27\_DunkinDonutsReview2.doc

EAST GOSHEN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA  
ORDINANCE NO. \_ 129-F-2015

AN ORDINANCE AMENDING THE EAST GOSHEN TOWNSHIP ZONING ORDINANCE OF 1997, AS AMENDED, SECTION 240-6 TO ADD A DEFINITION FOR BEVERAGE CAFÉ AND SHOPPING CENTER; SECTION 240-15.C TO ADD A NEW SUBPARAGRAPH (9) TO ALLOW A BEVERAGE CAFÉ IN A SHOPPING CENTER BY CONDITIONAL USE; SECTION 240-22.H TO ESTABLISH REGULATIONS FOR MENU BOARDS, BILLS OF FARE AND PRICE LISTS; SECTION 240-22.P TO AMEND THE SIGN REGULATIONS FOR SIGNS ERECTED IN THE COMMERCIAL DISTRICT; SECTION 240-31.C(3)(cc) TO ADD CONDITIONAL USE REGULATIONS FOR A BEVERAGE CAFÉ; AND TO DELETE SECTION 240-20.G(3).

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Goshen Township, that the East Goshen Township Zoning Ordinance of 1997, as amended, which is codified in Chapter 240 of the East Goshen Township Code, titled, "Zoning"; shall be amended as follows:

**SECTION 1.** Section 240-6, titled, "Definitions", shall be amended to include the following definitions:

**Beverage Café** -- a building measuring not more than 3,500 square feet of gross floor area where beverages and light fare normally and customarily associated with coffee shops or tea rooms are served for on-site or off-site consumption. Beverage café may also offer for sale coffee beans, tea, containers, mugs, coffee or tea brewing equipment and other related products. A beverage café shall not be considered a fast food restaurant and may have a drive-through lane.

**Shopping Center**- The multiple use of a single property for a group of nonresidential uses, such as, but not limited to, retail stores, restaurants and personal services, that are owned and maintained by a common entity. The shopping center shall be planned and designed as an integrated unit with common vehicular and pedestrian access, parking, utilities and stormwater management facilities.

**SECTION 2.** Section 240-15.C shall be amended to add a new subparagraph (9) as follows:

"(9) Beverage café with or without drive-through service in a shopping center."

**SECTION 3.** Section 240-22.H shall be amended as follows:

**"§240-22.H. Menu Boards, bills of fare or price lists.**

- (1) Notwithstanding anything in this Ordinance to the contrary, menu boards for restaurants shall be permitted provided that all of the following conditions are met:
  - (a) the menu board is 3 square feet or less in area;
  - (b) the letters and numbers on the menu board are a maximum of 3 inches in height; and
  - (c) the sign is located on the building next to the entrance of the establishment or in the window next to the entrance to the establishment.
- (2) Notwithstanding anything to the contrary in this Ordinance, menu boards associated with a beverage cafe with drive-through service in a shopping center permitted pursuant to Section 240-15.C(9) shall be permitted provided that all of the following conditions are met:
  - (a) the menu board shall not exceed eight feet in height, including the base, as measured from the elevation of the vehicle drive-through;
  - (b) the menu board shall not exceed fifty square feet in area;
  - (c) if the menu board is illuminated it shall only be internally illuminated and may only be illuminated during normal business hours;
  - (d) the menu board shall be located so as not to obstruct traffic or sight lines of vehicles in a shopping center; and
  - (e) landscaping shall be planted to minimize the visibility of the menu board from any public street."

**SECTION 4.** Section 240-22.P shall be amended as follows:

"P. Signs permitted in commercial districts. Only the following types of signs are permitted in a commercial district:

- (1) Exempt signs as provided in Subsection J.
- (2) Temporary signs as provided in Subsection I.

- (3) Signs relating to the principal use on a lot, with a maximum of one commercial establishment in accordance with the following regulations:
- (a) Wall sign. One wall sign shall be permitted for the commercial establishment. Such sign shall not exceed two square feet in area for each linear foot of wall-signable area, but not exceed 60 square feet.
  - (b) A freestanding sign not to exceed 10 square feet in area. No more than one freestanding sign shall be permitted on each street frontage.
  - (c) A window sign not to exceed 20% of window area to which it is attached.
- (4) Signs relating to the principal use on a lot, including more than one commercial establishment are permitted in accordance with the following regulations:
- (a) Wall sign. One wall sign shall be permitted for each commercial establishment. Such sign shall not exceed two feet in height or be longer than 75% of the linear length of the individual commercial establishment, with a maximum size of 32 square feet. Two wall signs shall be permitted if the commercial establishment is in a stand-alone building in a shopping center.
    - [1] All newly placed wall signs attached to the same building:
      - [a] Shall be generally consistent in proportion with existing signs.
      - [b] Shall not be box-type signs if at least 75% of the existing signs are not box-type signs.
      - [c] Shall maintain common vertical and horizontal lines with other signs in a manner consistent with the architecture of the building.
      - [d] Should be generally consistent in materials, font style and type size with other signs attached to the same building.
    - [2] An applicant for construction of a new principal building intended to include more than one establishment is strongly encouraged to submit a proposed set of standards that the

building owner intends to use to control the types and colors of signs to ensure compatibility among the signs.

- [3] See Subsection K which prohibits certain types of signs, such as flashing and above-the-roofline signs.
  - [4] Wall sign alternative. In lieu of the wall sign referred to in Subsection P(4)(a), each commercial establishment in the structure shall be permitted to erect one freestanding sign in accordance with the following requirements:
    - [a] Each freestanding sign shall have a maximum size of 10 square feet and a maximum height of 10 feet.
    - [b] Each freestanding sign shall be located immediately in front of its respective establishment.
    - [c] All portions of the freestanding sign shall be located no more than 10 feet from the respective establishment.
    - [d] The freestanding signs shall comply with all front, rear and side yard requirements and they shall comply with the setback requirements for the zoning district.
- (b) Freestanding signs.
- [1] A shopping center use in the C-2 District or within a PRD may have a freestanding sign with a maximum area of 120 square feet and a maximum height of 14 feet on each street frontage. No more than one freestanding sign shall be permitted on each street frontage.
  - [2] All other freestanding signs shall not exceed 10 square feet in area nor five feet in height. No more than one freestanding sign shall be permitted on each street frontage.
- (c) Window signs. The cumulative size of window signs is not to exceed 20% of the window area to which it or they are attached. Such signs may contain the names or businesses of the occupants of the facilities.
- (d) All signs on the structure shall be of the same design and lit in a similar manner and shall be architecturally compatible with the structure.

- (5) Sign bonus. Each permitted 10 square feet maximum freestanding sign in a commercial district may be increased in size to a maximum of 20 square feet if the sign is not internally illuminated and is constructed of relief-cut wood (other than plywood).
- (6) Any sign (as defined in § 240-6, which includes but is not limited to graphics and logos) attached to or incorporated into functional elements of a building or development (including but not limited to awnings, canopies or murals) that serve an advertising or use identification purpose shall be considered to be a sign, and specifically shall be regulated by all provisions of this section for the applicable zoning district."

**SECTION 5.** Section 240-31.C(3)(cc) shall be amended as follows:

"(cc) Restaurant and beverage café.

- [1] Any restaurant or beverage café with a drive-through shall be designed to allow safe pedestrian movement on the property and with sufficient stacking capacity to prevent backups of traffic onto a street.
- [2] All outdoor trash dumpsters shall be totally screened as required by § 240-27C(4)."

**SECTION 6.** Section 240-20.G(3) shall be deleted.

**SECTION 7. Severability.** If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

**SECTION 8. Repealer.** All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

**SECTION 9. Effective Date.** This Ordinance shall become effective in five (5) days from the date of adoption.

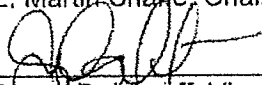
ENACTED AND ORDAINED this 7<sup>th</sup> day of July, 2015.

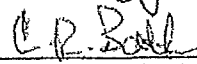
ATTEST:

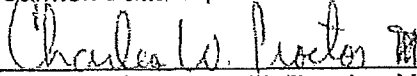
  
\_\_\_\_\_  
Louis F. Smith, Secretary

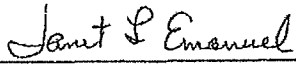
**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS**

  
\_\_\_\_\_  
E. Martin Shore, Chairman

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

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

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

  
\_\_\_\_\_  
Janet L. Emanuel, Member



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

FYI

August 12, 2015

Dear Property Owner:

The purpose of this letter is to inform you that Abjibapa Enterprises LLC (The Applicant) has submitted a Conditional Use application for a Beverage Café use within the Goshen Village Shopping Center. The Applicant proposes to locate the Beverage Café Use within the former Citadel Bank Branch Building within the Goshen Village Shopping Center at 1504 Paoli Pike, West Chester, PA 19380 which is located in the C-2 zoning district, Local Convenience Commercial. The Applicant proposes no changes to the exterior of the existing building other than signage. The applicant proposes a drive thru service lane to service their customers and an enclosed garbage dumpster area adjacent to the building location. A Beverage Café use is permitted use in the C-2 zoning district. The full application is available for review at the Township building.

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified of Conditional Use applications. **The meeting dates for this matter are listed below and subject to change without further written notice:**

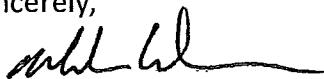
**September 2, 2015 – Planning Commission (7:00 PM)**

**September 15, 2015 – Board of Supervisors (7:00 PM – Conditional Use Hearing)**

All meetings are held at the Township Building and are open to the public. The Zoning Hearing Board Application is available for review at the Township building during normal business hours. If any person who wishes to attend the hearing has a disability and/or requires an auxiliary aid, service or other accommodation to observe or participate in the proceedings, he or she should contact East Goshen Township at 610-692-7171 to discuss how those needs may be accommodated.

Please give me a call if you have any questions or need additional information.

Sincerely,



Mark A. Gordon  
Township Zoning Officer

**Malvern Fire Company EMS  
2015 Statistics**

2015		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
<b>Calls</b>		238	212	234	237	222	243	225	210					1821
<b>Call Types</b>	Emer. Transfer	0	0	0	0	0	0	0	0					0
	Event Standby	0	0	0	0	0	0	0	3					3
	Fire	6	9	11	14	22	13	17	10					102
	Medical	221	196	211	217	190	218	200	187					1640
	MVA	11	6	12	6	9	12	8	9					73
	Relocate	0	1	0	0	0	0	0	0					1
	Routine	0	0	0	0	1	0	0	1					2
	Strike	0	0	0	0	0	0	0	0					0
<b>ALS/BLS</b>	ALS	178	158	168	173	149	169	141	143					1279
	BLS	60	54	66	64	73	74	84	67					542
<b>Municipalities</b>	Charlestown Twp.	6	8	11	1	3	7	6	8					50
	E. Goshen Twp.	59	40	41	49	39	49	47	39					363
	E. Whiteland Twp.	28	26	33	33	40	35	26	25					246
	Easttown Twp.	3	1	3	2	3	1	2	3					18
	Honey Brook Twp.	1	0	0	0	0	0	0	0					1
	Malvern Boro.	20	19	27	21	18	24	21	18					168
	Out of County	1	4	0	0	0	0	0	0					5
	Tredyffrin Twp.	30	15	13	19	21	17	12	16					143
	W. Goshen Twp.	3	4	1	1	1	0	0	1					11
	W. Pikeland Twp.	0	0	1	0	0	1	0	0					2
	W. Whiteland Twp.	0	1	0	0	0	0	1	0					2
	Westtown Twp.	7	0	0	1	1	0	1	1					11
	Willistown Twp.	80	94	104	110	96	109	109	99					801
<b>Hospital - Outcome</b>	AI	0	0	1	1	0	0	0	0					2
	BMH	4	2	2	0	3	1	1	1					14
	BMRH	0	0	0	0	1	0	0	0					1
	CCH	9	11	10	15	7	11	13	14					90
	Care Transferred	0	0	0	1	0	0	0	0					1
	Extended Care Fac.	0	0	0	0	0	0	0	1					1
	Event Standby	0	0	0	0	0	0	0	3					3
	Fire Standby	5	10	11	14	17	13	17	9					96
	Heli	0	0	0	0	1	0	0	0					1
	HUP	0	0	0	0	0	0	0	1					1
	Lift Assist	2	6	7	0	2	1	2	3					23
	No Services	12	13	9	12	14	13	9	5					87
	PMH	158	133	167	163	145	166	147	133					1212
	PVH	0	1	1	0	0	0	1	0					3
	Public Service	0	0	0	0	2	0	0	0					2
	Recalled	39	25	20	27	20	26	30	33					220
	Refusals	5	5	4	2	9	7	3	7					42
	Released to BLS	0	2	0	2	1	2	1	0					8
	RH	0	2	0	0	0	0	0	0					2
	Tx/No Transport	4	2	2	0	0	3	1	0					12
<b>Assist/Assisted</b>	Berwyn	5	1	2	3	6	0	3	1					21
	Elverson	1	0	0	0	0	0	0	0					1
	E. Whiteland	32	25	34	24	33	37	26	31					242
	GFAC	4	2	0	0	1	1	2	0					10
	Goshen	54	39	42	49	34	44	43	31					336
	Kimberton	0	2	0	0	0	1	0	0					3
	Medic 91	2	2	0	0	1	0	3	1					9
	Newtown Square	0	0	0	0	1	0	1	1					3

**Malvern Fire Company EMS  
2015 Statistics**

Out of Area	1	0	0	0	0	0	0	0	0					1
Paoli	45	24	24	36	25	30	22	27						233
Washington Hose	0	0	0	0	1	0	1	0						2
Uwchlan	0	1	0	1	0	0	1	0						3



# Malvern Fire Company

424 East King Street  
Malvern, PA 19355

Main 610-647-0693  
Fax 610-647-0249

www.malvernfireco.com

## Monthly Fire Operations Report - August 2015

Calls for Month: 23			Year Total: 238	
Call Type	Malvern	Willistown	East Goshen	Other
Automatic Fire Alarm	4	8	0	0
EMS Assist	0	3	0	0
Fire Police	0	1	0	0
Gas Leak - Outside	0	1	0	0
Investigation - Outside	0	1	0	0
Motor Vehicle Accident	1	0	0	0
Structure Fire	1	0	0	1
Trash	0	1	0	0
Vehicle	0	1	0	0
<b>MONTH TOTAL</b>	6	16	0	1
<b>YEAR TOTAL</b>	65	131	7	35

Mutual Aid	Given	Received	Month Total	Year Total
Berwyn Fire Co.	0	2	2	11
CCH Medic 91	0	0	0	1
East Whiteland Fire Co.	1	1	2	28
Fame Fire Co.	0	0	0	1
Goshen Fire Co.	0	2	2	19
Goodwill Fire Co.	0	0	0	2
Kimberton Fire Co.	0	0	0	1
Lionville Fire Co.	0	0	0	3
Newtown Sq. Fire Co.	2	0	2	4
Paoli Fire Co.	0	2	2	11
Radnor Fire Co.	0	0	0	4
Uwchlan EMS	0	0	0	1
West Whiteland Fire Co.	0	0	0	1

Total Value of Property & Contents	Total Month Loss	Total Year Loss	Total Saved
\$2,575,000	\$0	\$476,200	\$2,098,800

Number of Personnel Attending Calls	Year Total	Hours in Service	Year Total
146	1,778	71	1,128.10

Number of Training Sessions	Year Total	Hours in Service	Year Total
4	37	136	1038.75

<b>Number of Special Assignments</b>	<b>Year Total</b>	<b>Hours in Service</b>	<b>Year Total</b>
5	31	300	1,336.5

<b>Total Hours in Service (Month)</b>	<b>Total Hours in Service (Year)</b>
507	3,503.35

# BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

610-692-7171 Fax 610-692-8950

[www.eastgoshen.org](http://www.eastgoshen.org)

Date: September 4, 2015  
To: Board of Supervisors/Codes  
From: Carmen Battavio  
Re: 1579 Colonial Drive

- Dispatch from 911 on large uncontrolled burning at this address
- Upon arrival owner knew of report and was starting to put fire out. 550 gallon oil tank was used as a burn receptor.
- Advised owner of code requirements.

Event timing

18:40-19:32

# Memo

---

To: Board of Supervisors  
From: Jon Altshul  
Re: August 2015 Financial Report  
Date: September 5, 2015

---

Net of pass-through accounts, the general fund had revenues of \$7,507,397 and expenses of \$6,292,672, for a year-to-date surplus of \$1,214,725 through the end of August. Compared to the YTD budget, revenues were \$446,188 over budget and expenses were \$57,177 over budget, for a positive budget variance of \$389,011. As of August 31<sup>st</sup>, the general fund balance was \$5,526,389.

Net of core revenues, Public Works is over-budget by \$202,686, or \$109,648 lower than last month due to the timing of resurfacing-related invoices. The remaining four operating departments were all under-budget.

All non-core revenue categories are over-budget through August.

## Other funds

Other funds continue to be in a strong position.

- The **State Liquid Fuels Fund** had \$431,009 in revenues and no expenses. The fund balance is \$431,213.
- The **Sinking Fund** had \$20,737 in revenues and \$300,496 in expenses. The fund balance is \$5,957,676.
- The **Transportation Fund** had \$2,803 in revenues and \$2,372 in expenses. The fund balance is \$1,068,283.
- The **Sewer Operating Fund** had \$2,225,393 in revenues and \$2,117,909 in expenses. The fund balance is \$701,024.
- The **Refuse Fund** had \$680,153 in revenues and \$675,799 in expenses. The fund balance is \$753,252.
- The **Sewer Sinking Fund** had \$1,812 in revenues and \$17,838 in expenses. The fund balance is \$1,934,287.
- The **Operating Reserve Fund** had \$2,092 in revenues and no expenses. The fund balance is \$2,477,704.
- The **Events Fund** had \$5 in revenues and no expenses. The fund balance is \$30,012.

## 2015 Year-End Projections

I am now projecting that the general fund finishes the year with a budget surplus of \$243,171 and a positive budget variance of \$542,839. This is an improvement of \$253,635 over what I reported last month and is due primarily to two factors: 1) the cost of engineering for the East Boot Road Bridge repair is expected to cost \$46,000, compared to \$150,000 in the budget and 2) Real Estate Transfer Tax projections can safely be increased by \$150,000.

Year-end projections for other funds remain unchanged at this time.

**Budget Update**

We are scheduled to discuss the preliminary proposed 2016 budget for all funds at the October 20<sup>th</sup> BOS meeting. I am anticipating a deficit of approximately \$350,000, to be paid with unreserved general fund balance.



**EAST GOSHEN TOWNSHIP**  
**AUGUST 2015 FINANCIAL RESULTS**  
**August 31, 2015**

Account Title	Annual Budget	Y-T-D Budget	Y-T-D Actual	Budget-Actual Variance
<b>GENERAL FUND</b>				
EMERGENCY SERVICES EXPENSES	4,152,253	3,158,539	3,101,838	(56,701)
PUBLIC WORKS EXPENSES	2,497,796	1,259,966	1,463,714	203,748
ADMINISTRATION EXPENSES	1,805,260	1,003,663	965,496	(38,167)
ZONING/PERMITS/CODES EXPENSES	523,728	344,162	336,543	(7,619)
PARK AND RECREATION EXPENSES	582,149	354,173	309,921	(44,252)
<b>TOTAL CORE FUNCTION EXPENSES</b>	<b>9,561,186</b>	<b>6,120,503</b>	<b>6,177,512</b>	<b>57,009</b>
EMERGENCY SERVICES REVENUES	85,977	67,376	53,881	(13,495)
PUBLIC WORKS REVENUES	892,534	196,395	197,457	1,062
ADMINISTRATION REVENUES	301,179	146,091	178,443	32,352
ZONING/PERMITS/CODES REVENUES	291,300	173,460	249,167	75,707
PARK AND RECREATION REVENUES	132,987	104,685	83,443	(21,242)
<b>TOTAL CORE FUNCTION REVENUES</b>	<b>1,703,977</b>	<b>688,007</b>	<b>762,391</b>	<b>74,384</b>
<b>NET EMERGENCY SERVICES EXPENSES</b>	<b>4,066,276</b>	<b>3,091,163</b>	<b>3,047,957</b>	<b>(43,206)</b>
<b>NET PUBLIC WORKS EXPENSES</b>	<b>1,605,262</b>	<b>1,063,571</b>	<b>1,266,257</b>	<b>202,686</b>
<b>NET ADMINISTRATION EXPENSES</b>	<b>1,504,081</b>	<b>857,572</b>	<b>787,053</b>	<b>(70,519)</b>
<b>NET ZONING/PERMITS/CODES EXPENSES</b>	<b>232,428</b>	<b>170,702</b>	<b>87,376</b>	<b>(83,326)</b>
<b>NET PARK AND RECREATION EXPENSES</b>	<b>449,162</b>	<b>249,488</b>	<b>226,478</b>	<b>(23,010)</b>
<b>CORE FUNCTION NET SUBTOTAL</b>	<b>7,857,209</b>	<b>5,432,496</b>	<b>5,415,121</b>	<b>(17,375)</b>
DEBT - PRINCIPAL	476,000	0	0	0
DEBT - INTEREST	170,418	114,992	115,160	168
<b>TOTAL DEBT</b>	<b>646,418</b>	<b>114,992</b>	<b>115,160</b>	<b>168</b>
<b>TOTAL CORE FUNCTION NET</b>	<b>8,503,627</b>	<b>5,547,488</b>	<b>5,530,281</b>	<b>(17,207)</b>
<b>NON-CORE FUNCTION REVENUE</b>				
EARNED INCOME TAX	4,775,000	3,337,725	3,406,424	68,699
REAL ESTATE PROPERTY TAX	1,994,211	1,964,458	1,969,327	4,869
REAL ESTATE TRANSFER TAX	640,000	498,184	760,339	262,155
CABLE TV FRANCHISE TAX	455,616	341,712	347,414	5,702
LOCAL SERVICES TAX	310,000	216,690	244,091	27,401
OTHER INCOME	29,132	14,433	17,411	2,978
<b>TOTAL NON CORE FUNCTION REVENUE</b>	<b>8,203,959</b>	<b>6,373,202</b>	<b>6,745,006</b>	<b>371,804</b>
<b>NET RESULT</b>	<b>(299,668)</b>	<b>825,714</b>	<b>1,214,725</b>	<b>389,011</b>

SUMMARY OF FUNDS REPORT (AKA "JOE REPORT")  
 ALL FUNDS AUGUST 2015  
 \* NOTE: GENERAL FUND INCLUDES PASS-THROUGH ACCOUNTS

	GENERAL FUND*	LIQUID FUELS STATE FUND	SINKING FUND	TRANSPORT. FUND	SEWER OP. FUND	REFUSE FUND	SEWER SINK FUND	OPERATING RESERVE	EVENTS FUND	TOWNSHIP FUNDS	MUNICIPAL AUTHORITY
<b>01/01/15 BEGINNING BALANCE</b>	<b>\$4,458,873</b>	<b>\$204</b>	<b>6,237,436</b>	<b>1,067,853</b>	<b>593,540.66</b>	<b>748,898</b>	<b>\$1,950,312</b>	<b>\$2,475,611</b>	<b>\$30,006</b>	<b>\$17,562,735</b>	<b>\$1,589,177</b>
<b>RECEIPTS</b>											
310 TAXES	\$6,767,576	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,767,576	\$0
320 LICENSES & PERMITS	\$42,926	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,926	\$0
330 FINES & FORFEITS	\$26,047	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,047	\$0
340 INTERESTS & RENTS	\$95,978	\$298	\$17,011	\$1,614	\$401	\$654	\$1,812	\$2,092	\$5	\$119,864	\$1,027
350 INTERGOVERNMENTAL	\$0	\$430,711	\$3,726	\$0	\$0	\$0	\$0	\$0	\$0	\$434,438	\$37,162
360 CHARGES FOR SERVICES	\$376,401	\$0	\$0	\$0	\$2,224,992	\$679,499	\$0	\$0	\$0	\$3,280,892	\$21,565
380 MISCELLANEOUS REVENUES	\$549,930	\$0	\$0	\$1,189	\$0	\$0	\$0	\$0	\$0	\$551,118	\$423
390 OTHER FINANCING SOURCES	\$170,430	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$170,430	\$20,000
	<b>\$8,029,287</b>	<b>\$431,009</b>	<b>\$20,737</b>	<b>\$2,803</b>	<b>\$2,225,393</b>	<b>\$680,153</b>	<b>\$1,812</b>	<b>\$2,092</b>	<b>\$5</b>	<b>\$11,393,291</b>	<b>\$80,177</b>
<b>EXPENDITURES</b>											
400 GENERAL GOVERNMENT	\$790,836	\$0	\$34,389	\$0	\$0	\$0	\$17,838	\$0	\$0	\$843,063	\$0
410 PUBLIC SAFETY	\$3,979,758	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,979,758	\$0
420 HEALTH & WELFARE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
426 SANITATION & REFUSE	\$59,073	\$0	\$0	\$0	\$1,524,414	\$675,799	\$0	\$0	\$0	\$2,259,286	\$0
430 HIGHWAYS,ROADS & STREETS	\$1,266,881	\$0	\$236,517	\$2,372	\$0	\$0	\$0	\$0	\$0	\$1,505,771	\$0
450 CULTURE-RECREATION	\$269,994	\$0	\$29,590	\$0	\$0	\$0	\$0	\$0	\$0	\$299,584	\$0
460 CONSERVATION & DEVELOPMENT	\$2,403	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,403	\$0
470 DEBT SERVICE	\$136,904	\$0	\$0	\$0	\$573,495	\$0	\$0	\$0	\$0	\$710,398	\$0
480 MISCELLANEOUS EXPENDITURES	\$454,952	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$454,952	\$0
490 OTHER FINANCING USES	\$0	\$0	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0	\$20,000	\$0
	<b>\$6,960,802</b>	<b>\$0</b>	<b>\$300,496</b>	<b>\$2,372</b>	<b>\$2,117,909</b>	<b>\$675,799</b>	<b>\$17,838</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,075,216</b>	<b>\$137,152</b>
<b>2015 SURPLUS/(DEFICIT)*</b>	<b>1,068,485</b>	<b>\$431,009</b>	<b>(\$279,759)</b>	<b>\$430</b>	<b>\$107,484</b>	<b>\$4,354</b>	<b>(\$16,026)</b>	<b>\$2,092</b>	<b>\$5</b>	<b>\$1,318,075</b>	<b>(\$56,975)</b>
<b>CLEARING ACCOUNT ADJUSTMENTS</b>	<b>(\$970)</b>										
<b>08/31/15 BALANCE</b>	<b>\$5,526,389</b>	<b>\$431,213</b>	<b>\$5,957,676</b>	<b>\$1,068,283</b>	<b>\$701,024</b>	<b>\$753,252</b>	<b>\$1,934,287</b>	<b>\$2,477,704</b>	<b>\$30,012</b>	<b>\$18,879,839</b>	<b>\$1,532,202</b>

**EAST GOSHEN TOWNSHIP**  
**AUGUST 2015 YEAR END PROJECTION**  
August 31 2015

Account Title	Annual Budget	YEAR-END PROJECTION	Budget-Projection Variance
<b>GENERAL FUND</b>			
EMERGENCY SERVICES EXPENSES	4,152,253	4,094,989	(57,264)
PUBLIC WORKS EXPENSES	2,497,796	2,636,395	138,599
ADMINISTRATION EXPENSES	1,805,260	1,660,834	(144,426)
ZONING/PERMITS/CODES EXPENSES	523,728	527,209	3,481
PARK AND RECREATION EXPENSES	582,149	569,626	(12,523)
<b>TOTAL CORE FUNCTION EXPENSES</b>	<b>9,561,186</b>	<b>9,489,054</b>	<b>(72,132)</b>
EMERGENCY SERVICES REVENUES	85,977	69,311	(16,666)
PUBLIC WORKS REVENUES	892,534	895,750	3,216
ADMINISTRATION REVENUES	301,179	331,048	29,869
ZONING/PERMITS/CODES REVENUES	291,300	350,675	59,375
PARK AND RECREATION REVENUES	132,987	135,394	2,407
<b>TOTAL CORE FUNCTION REVENUES</b>	<b>1,703,977</b>	<b>1,782,177</b>	<b>78,200</b>
<b>NET EMERGENCY SERVICES EXPENSES</b>	<b>4,066,276</b>	<b>4,025,678</b>	<b>(40,598)</b>
<b>NET PUBLIC WORKS EXPENSES</b>	<b>1,605,262</b>	<b>1,740,646</b>	<b>135,384</b>
<b>NET ADMINISTRATION EXPENSES</b>	<b>1,504,081</b>	<b>1,329,786</b>	<b>(174,295)</b>
<b>NET ZONING/PERMITS/CODES EXPENSES</b>	<b>232,428</b>	<b>176,534</b>	<b>(55,894)</b>
<b>NET PARK AND RECREATION EXPENSES</b>	<b>449,162</b>	<b>434,232</b>	<b>(14,930)</b>
<b>CORE FUNCTION NET SUBTOTAL</b>	<b>7,857,209</b>	<b>7,706,877</b>	<b>(150,332)</b>
DEBT - PRINCIPAL	476,000	476,000	0
DEBT - INTEREST	170,418	170,418	0
<b>TOTAL DEBT</b>	<b>646,418</b>	<b>646,418</b>	<b>0</b>
<b>TOTAL CORE FUNCTION NET</b>	<b>8,503,627</b>	<b>8,353,295</b>	<b>(150,332)</b>
<b>NON-CORE FUNCTION REVENUE</b>			
EARNED INCOME TAX	4,775,000	4,825,000	50,000
REAL ESTATE PROPERTY TAX	1,994,211	1,994,218	7
REAL ESTATE TRANSFER TAX	640,000	965,000	325,000
CABLE TV FRANCHISE TAX	455,616	463,116	7,500
LOCAL SERVICES TAX	310,000	320,000	10,000
OTHER INCOME	29,132	29,132	0
<b>TOTAL NON CORE FUNCTION REVENUE</b>	<b>8,203,959</b>	<b>8,596,466</b>	<b>392,507</b>
<b>NET RESULT</b>	<b>(299,668)</b>	<b>243,171</b>	<b>542,839</b>

SUMMARY OF FUNDS REPORT (AKA "JOE REPORT")  
 ALL FUNDS AUGST 2015 YEAR END PROJECTION  
 \* NOTE: GENERAL FUND INCLUDES PASS-THROUGH ACCOUNTS

	GENERAL FUND*	LIQUID FUELS STATE FUND	SINKING FUND	TRANSPORT. FUND	REFUSE FUND	SEWER OP. FUND	SEWER SINK FUND	OPERATING RESERVE	EVENTS FUND	TOWNSHIP FUNDS	MUNICIPAL AUTHORITY
<b>RECEIPTS</b>											
01/01/15 BEGINNING BALANCE	\$4,458,873	\$204	6,237,436	1,067,853	748,898	\$593,541	\$1,950,312	\$2,475,611	\$30,006	\$17,562,735	\$1,589,177
310 TAXES	\$8,567,334	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,567,334	\$0
320 LICENSES & PERMITS	\$64,787	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,787	\$0
330 FINES & FORFEITS	\$41,476	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,476	\$0
340 INTERESTS & RENTS	\$124,594	\$475	\$24,923	\$2,400	\$979	\$625	\$2,500	\$6,500	\$8	\$163,005	\$1,511
350 INTERGOVERNMENTAL	\$92,777	\$430,711	\$3,726	\$0	\$0	\$0	\$0	\$0	\$0	\$527,215	\$37,162
360 CHARGES FOR SERVICES	\$872,111	\$0	\$0	\$0	\$979,830	\$3,190,446	\$0	\$0	\$0	\$5,042,387	\$21,565
380 MISCELLANEOUS REVENUES	\$1,139,631	\$0	\$0	\$1,189	\$0	\$1,000	\$0	\$0	\$0	\$1,141,820	\$423
390 OTHER FINANCING SOURCES	\$843,855	\$0	\$458,563	\$0	\$0	\$27,409	\$169,718	\$0	\$15,000	\$1,514,545	\$60,000
	\$11,746,565	\$431,186	\$487,212	\$3,589	\$980,809	\$3,219,490	\$172,218	\$6,500	\$15,008	\$17,062,587	\$120,661
<b>EXPENDITURES</b>											
400 GENERAL GOVERNMENT	\$1,255,969	\$0	\$34,389	\$0	\$0	\$0	\$29,718	\$0	\$0	\$1,320,076	\$0
410 PUBLIC SAFETY	\$5,800,613	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,800,613	\$0
420 HEALTH & WELFARE	\$106,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,000	\$0
426 SANITATION & REFUSE	\$0	\$0	\$0	\$0	\$1,069,599	\$2,411,964	\$0	\$0	\$0	\$3,481,564	204,652.40
430 HIGHWAYS,ROADS & STREETS	\$2,335,182	\$431,186	\$267,508	\$12,000	\$0	\$0	\$0	\$0	\$0	\$3,045,876	\$0
450 CULTURE-RECREATION	\$513,940	\$0	\$212,727	\$0	\$0	\$0	\$0	\$0	\$0	\$726,667	\$0
460 CONSERVATION & DEVELOPMENT	\$6,654	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,654	\$0
470 DEBT SERVICE	\$689,909	\$0	\$0	\$0	\$0	\$878,890	\$0	\$0	\$0	\$1,548,799	\$27,409
480 MISCELLANEOUS EXPENDITURES	\$800,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800,126	\$0
490 OTHER FINANCING USES	\$15,000	\$0	\$0	\$0	\$0	\$60,000	\$0	\$0	\$0	\$75,000	\$0
	\$11,503,394	\$431,186	\$514,624	\$12,000	\$1,069,599	\$3,350,854	\$29,718	\$0	\$0	\$16,911,376	\$232,061
2015 SURPLUS/(DEFICIT)*	243,171	\$0	(\$27,412)	(\$8,411)	(\$88,790)	(\$131,374)	\$142,500	\$6,500	\$15,008	\$151,192	(\$111,400)
<b>CLEARING ACCOUNT ADJUSTMENTS</b>											
12/31/15 BALANCE	\$4,702,045	\$204	\$6,210,024	\$1,059,442	\$660,107	\$462,166	\$2,092,812	\$2,482,111	\$45,014	\$17,713,927	\$1,477,776

# Memo

## East Goshen Township

Date: September 10, 2015  
To: Board of Supervisors  
From: Rick Smith, Township Manager  
Re: 1641 Manley Road

At your meeting on September 1, 2015 I was asked to determine how many trees Bill Mullray would have to replace if his property was developed under the ordinance adopted in April 2015. (attached)

**Old Ordinance** - 85 trees over 12 inches are depicted on the plan. The trees on the plan are listed as oak, maple, pine and beech. In order to develop the property he had to remove 26 trees. The ordinance permits him to remove 17 trees (20%) which meant he had to replace 9 trees on an inch for inch basis. The plan calls for him to replace four 12 inch trees (48 inches) and five 15 inch trees (75 inches) for a total tree replacement of 123 inches or 62 two inch trees.

**New Ordinance** – Does not count invasive trees (attached) when determining the number of trees. However, the size of trees that are counted was reduced from twelve inches to six inches. The plan does not depict the trees over six inches so I cannot determine how many additional trees there would have been under the new ordinance. In addition I cannot determine if any of the 24 maple trees on the plan are Norway Maple or Sycamore Maple both of which are designated as invasive trees. The invasive list does not include any invasive, pine, oak or beech trees.

**Finding** – The plan does not contain the information required to determine how many trees he would be required to plant under the new ordinance.

**Recommendation** - I previously recommended that the Board require Mullray to plant 20 trees on the Last's property in order to restore the screening that Mullray removed and that the Conservancy Board and Park & Recreation Commission each be given 21 trees to be planted at locations of their choosing.

The Conservancy Board intends to plant their trees in the Open Space on East Boot Road. The Park & Rec Commission intends to plant their trees in Applebrook Park.

Bill Mullray has \$31,355.77 remaining in the escrow account for this project. He would like to close out this project. The only outstanding items are confirmation that the sight distance is in compliance with the approved plan and planting the replacement trees.

**Suggested Motion:** I move that we authorize Bill Mullray to plant 20 trees on the Last property, 21 trees in the Open Space on East Boot Road as recommended by the Conservancy Board and 21 trees in Applebrook Park as recommended by the Park & Recreation Commission. And furthermore, that we authorize the release of the balance of funds on the escrow account once the trees have been planted, staked and initially watered; and the Code Department confirms that the sight distance is in compliance.

Cc: Ed Last  
Bill Mullray

EAST GOSHEN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 129-E-2015

AN ORDINANCE OF EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 240 OF THE EAST GOSHEN TOWNSHIP CODE, TITLED, "ZONING", TO AMEND THE DESIGN AND LANDSCAPING CONTROLS FOR THE I-1 LIGHT INDUSTRIAL DISTRICT IN SECTION 240-19.F; TO ADD DESIGN AND SCREENING REQUIREMENTS FOR THE I-2 PLANNED BUSINESS, RESEARCH AND LIMITED INDUSTRIAL DISTRICT IN A NEW SECTION 240-20.H; TO AMEND THE DESIGN AND LANDSCAPING CONTROLS IN THE BP BUSINESS PARK DISTRICT IN SECTION 240-21.F AND TO AMEND CHAPTER 205 OF THE EAST GOSHEN TOWNSHIP CODE, TITLED, "SUBDIVISION AND LAND DEVELOPMENT", SECTION 205-7, TITLED, "DEFINITIONS" TO ADD DEFINITIONS FOR "INVASIVE TREE", "NON-INVASIVE TREE" AND "WOODED LOT".

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Goshen Township, as follows:

**SECTION 1.** Chapter 240 of the East Goshen Township Code, titled, "Zoning", shall be amended as follows:

A. The design and landscaping controls for the I-1 Light Industrial District found in Section 240-19.F shall be revised to state as follows:

"F. Design and landscaping controls. The following shall apply within the I-1 District:

(1) All applicable controls in § 240-27C and E.

(2) New structures built after April 7, 2015 shall incorporate a complete visual screen for all rooftop structures (except roof mounted solar panels), including but not limited to heat pumps, cooling towers and other mechanical equipment. All rooftop structures (except roof mounted solar panels) shall be screened from view by a single piece of the building structure which is aesthetically compatible in design, materials and color with the building facade and which is at

least equal in height to the highest rooftop structure. (See examples in Sketch D in the Appendix.)

- (3) For structures built prior to April 7, 2015, an existing rooftop structure may be replaced with a new rooftop structure of the same (or smaller) size in the same location. If the replacement rooftop structure is larger than the existing rooftop structure or is placed in a new location on the roof, or if a new rooftop structure (except rooftop solar panels) is proposed to be installed, the rooftop structure shall be painted to be aesthetically compatible in color with the majority of the other rooftop structures and the building facade. If the rooftop structure cannot be painted for any reason, it shall be screened as required by Section F.2 of this section."

- B. Section 240-20 shall be revised to add a new subparagraph H to add design and screening requirements for the I-2 Planned Business, Research and Limited Industrial District which states as follows:

"H. Design and screening.

- (1) New structures built after April 7, 2015 shall incorporate a complete visual screen for all rooftop structures (except roof mounted solar panels), including but not limited to, heat pumps, cooling towers and other mechanical equipment. All rooftop structures (except roof mounted solar panels) shall be screened from view by a single piece of the building structure which is aesthetically compatible in design, materials and color with the building facade and which is at least equal in height to the highest rooftop structure. (See examples in Sketch D in the Appendix.)
- (2) For structures built prior to April 7, 2015, an existing rooftop structure may be replaced with a new rooftop structure of the same (or smaller) size in the same location. If the replacement rooftop structure is larger than the existing rooftop structure or is placed in a new location on the roof, or if a new rooftop structure (except rooftop solar panels) is proposed to be installed, the rooftop structure shall be painted to be aesthetically compatible in color with the majority of the other rooftop structures and the building facade. If the rooftop structure cannot be painted for any reason, it shall be screened as required by Section F.2 of this section."

C. The design and landscaping controls for the BP Business Park District found in Section 240-21.F shall be revised to state as follows:

"F. Design and landscaping controls. The following shall be applicable for all uses in the BP District:

- (1) All applicable controls in § 240-27C and E.
- (2) New structures built after April 7, 2015 shall incorporate a complete visual screen for all rooftop structures (except roof mounted solar panels), including but not limited to heat pumps, cooling towers and other mechanical equipment. All rooftop structures (except roof mounted solar panels) shall be screened from view by a single piece of the building structure which is aesthetically compatible in design, materials and color with the building facade and which is at least equal in height to the highest rooftop structure. (See examples in Sketch D in the Appendix.)
- (3) For structures built prior to April 7, 2015, an existing rooftop structure may be replaced with a new rooftop structure of the same (or smaller) size in the same location. If the replacement rooftop structure is larger than the existing rooftop structure or is placed in a new location on the roof, or if a new rooftop structure (except rooftop solar panels) is proposed to be installed, the rooftop structure shall be painted to be aesthetically compatible in color with the majority of the other rooftop structures and the building facade. If the rooftop structure cannot be painted for any reason, it shall be screened as required by Section F.2 of this section."
- (4) Businesses are strongly encouraged to provide informal outdoor eating areas for employees, such as picnic tables with landscaping and trash receptacles."

**SECTION 2.** Chapter 205 of the East Goshen Township Code, titled, "Subdivision and Land Development", shall be amended as follows:

A. Section 205-7 titled, "Definitions" shall be amended to add the following definitions:

INVASIVE TREES- trees designated by the Pennsylvania Department of Conservation and Natural Resources as being invasive trees.



NON-INVASIVE TREES-all trees that are not defined as invasive trees.

WOODED LOT- any lot having two or more viable, non-invasive trees, six inches or greater in dbh, per every 1,500 square feet of gross lot area, exclusive of street right of way.

**SECTION 3. Severability.** If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

**SECTION 4. Repealer.** All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

**SECTION 5. Effective Date.** This Ordinance shall become effective in five days from the date of adoption.

ENACTED AND ORDAINED this 7<sup>th</sup> day of APRIL, 2015.

ATTEST:

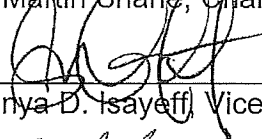


Louis F. Smith, Secretary

EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS



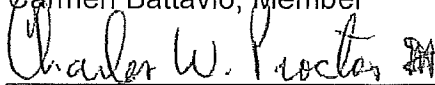
E. Martin Shane, Chairman



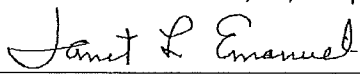
Senya D. Isayeff, Vice-Chairman



Carmen Battavio, Member



Charles W. Proctor, III, Esquire, Member



Janet L. Emanuel, Member



# DCNR Invasive Plants

DCNR defines invasive plants as those species that are not native to the state, grow aggressively, and spread and displace native vegetation. Invasive plants are generally undesirable because they are difficult and costly to control and can dominate whole habitats, making them environmentally destructive in certain situations.

Not all non-native plants become invasive. In fact, very few actually do. The plants listed here have been determined by DCNR to be invasive on State Forest and State Park lands and may act aggressively in other parts of Pennsylvania. Some of the species listed below are only invasive in certain environmental conditions and there may be cases where they may be used with little environmental risk. This list was compiled through coordinated efforts between ecologists in Pennsylvania and other natural resource partners.

New species cross state borders and some plants that have been here for decades may suddenly become invasive due to changing land uses, changes in weather or climate, or genetic reasons, so this list may change over time and will be updated periodically. **This list is not regulatory.** It is used to guide the management efforts of DCNR lands because of knowledge that these species can become invasive under the right environmental conditions.

To learn more about invasive plants in Pennsylvania and how they can be controlled, visit [www.dcnr.state.pa.us/forestry/plants/invasiveplants/index.htm](http://www.dcnr.state.pa.us/forestry/plants/invasiveplants/index.htm).

## Herbs and Forbs

COMMON NAME	SCIENTIFIC NAME	OTHER COMMON NAMES
Goutweed	<i>Aegopodium podagraria</i>	Bishop's weed, snow-on-the-mountain, holy hay
Garlic mustard	<i>Alliaria petiolata</i>	Hedge mustard
Wild chervil	<i>Anthriscus sylvestris</i>	Cow parsley, keck, bur chervil
Narrowleaf bittercress	<i>Cardamine impatiens</i>	Bushy rock-cress
Musk thistle	<i>Carduus nutans</i>	Nodding thistle
Brown knapweed	<i>Centaurea jacea</i>	Horse-knobs, rayed knapweed, hardheads
Black knapweed	<i>Centaurea nigra</i>	Lesser or common knapweed, hardheads
Spotted knapweed	<i>Centaurea stoebe</i>	
Greater celandine	<i>Chelidonium majus</i>	Tetterwort
Canada thistle	<i>Cirsium arvense</i>	Canadian thistle
Bull thistle	<i>Cirsium vulgare</i>	
Poison hemlock	<i>Conium maculatum</i>	
Crown-vetch	<i>Coronilla varia</i>	
Jimsonweed	<i>Datura stramonium</i>	Jamestown weed, devil's trumpet, thorn apple
Hairy willow herb	<i>Epilobium hirsutum</i>	Great willowherb
Smallflower hairy willowherb	<i>Epilobium parviflorum</i>	
Japanese knotweed	<i>Fallopia japonica</i>	Fleeceflower, Mexican bamboo
Giant knotweed	<i>Fallopia sachalinensis</i>	Sakhalin knotweed
Goatsrue	<i>Galega officinalis</i>	Holy hay, professor-weed, Italian fitch
Giant hogweed	<i>Heracleum mantegazzianum</i>	Giant cow parsnip or parsley, cartwheel flower
Dames rocket	<i>Hesperis matronalis</i>	Dame's violet, dame's gillyflower, dame's wort
Yellow flag Iris	<i>Iris pseudacorus</i>	
Moneywort	<i>Lysimachia nummularia</i>	Creeping Jenny or Charlie, wandering sailor
Purple loosestrife	<i>Lythrum salicaria</i>	Swamp loosestrife
Star-of-Bethlehem	<i>Ornithogalum nutans/ O. umbellatum</i>	Silver bells, drooping star-of-Bethlehem
Wild parsnip	<i>Pastinaca sativa</i>	Garden parsnip
Beefsteak plant	<i>Perilla frutescens</i>	Chinese basil, purple mint
Bristled knotweed	<i>Persicaria longisetia</i>	Oriental lady's thumb, Asiatic smartweed
Lesser celandine	<i>Ranunculus ficaria</i>	Fig buttercup, pilewort

## Vines

COMMON NAME	SCIENTIFIC NAME	OTHER COMMON NAMES
Chocolate Vine	<i>Akebia quinata</i>	Fiveleaf akebia, raisin vine
Porcelain berry	<i>Ampelopsis brevipedunculata</i>	Amur peppervine, porcelain vine
Oriental bittersweet	<i>Celastrus orbiculatus</i>	Asiatic or round-leaved bittersweet
Japanese hops	<i>Humulus japonicus</i>	
Wintercreeper	<i>Euonymus fortunei</i>	Climbing euonymus, fortune's spindle
English ivy	<i>Hedera helix</i>	Common ivy
Japanese honeysuckle	<i>Lonicera japonica</i>	Chinese honeysuckle
Mile-a-minute	<i>Persicaria perfoliata</i>	Devil's tear-thumb
Kudzu	<i>Pueraria lobata</i>	Vine that ate the South
Black swallow-wort	<i>Vincetoxicum nigrum</i>	Louis' or Louise's swallow-wort
Pale swallow-wort	<i>Vincetoxicum rossicum</i>	European swallow-wort, dog strangling vine

## Trees

Norway maple	<i>Acer platanoides</i>	
Sycamore maple	<i>Acer pseudoplatanus</i>	Mock plane
Tree-of-heaven	<i>Ailanthus altissima</i>	Chinese or stinking sumac, tree of hell
Mimosa	<i>Albizia julibrissin</i>	Persian silk tree, silktree, silky acacia
European black alder	<i>Alnus glutinosa</i>	Common alder
Japanese angelica tree	<i>Aralia elata</i>	
Empress tree	<i>Paulownia tomentosa</i>	Princess tree, royal paulownia
Callery pear	<i>Pyrus calleryana</i>	
Siberian elm	<i>Ulmus pumila</i>	

## Shrubs

Japanese barberry	<i>Berberis thunbergii</i>	Red barberry, Thunberg's barberry
European barberry	<i>Berberis vulgaris</i>	Common barberry
Russian olive	<i>Elaeagnus angustifolia</i>	Oleaster, wild olive
Autumn olive	<i>Elaeagnus umbellata</i>	
Winged Euonymus	<i>Euonymus alata</i>	Burning bush, winged burning bush, winged wahoo
Glossy buckthorn	<i>Fragula alnus</i>	
Shrubby bushclover	<i>Lespedeza bicolor</i>	Shrubby lespedeza
Chinese bushclover	<i>Lespedeza cuneata</i>	Chinese Lespedeza, sericea lespedeza
Japanese privet	<i>Ligustrum japonicum</i>	Waxleaf ligustrum, wax privet
Border privet	<i>Ligustrum obtusifolium</i>	Blunt-leaved or obtuse-leaved or regal privet
Chinese privet	<i>Ligustrum sinense</i>	
Common privet	<i>Ligustrum vulgare</i>	European privet, wild privet
Amur honeysuckle	<i>Lonicera mackii</i>	
Morrow's honeysuckle	<i>Lonicera morrowii</i>	
Bell's honeysuckle	<i>Lonicera xbella</i>	Bella or showy bush or pretty honeysuckle
Standish honeysuckle	<i>Lonicera standishii</i>	
Tartarian honeysuckle	<i>Lonicera tatarica</i>	
Common buckthorn	<i>Rhamnus cathartica</i>	Purging buckthorn
Jetbead	<i>Rhodotypos scandens</i>	Black jetbead
Multiflora rose	<i>Rosa multiflora</i>	Rambler or Japanese or baby or seven-sisters rose
Wineberry	<i>Rubus phoenicolasius</i>	Wine raspberry, Japanese wineberry
Japanese spiraea	<i>Spiraea japonica</i>	Japanese meadowsweet, nippon spiraea
Guelder rose	<i>Viburnum opulus var. opulus</i>	Cranberrybush viburnum, red elder, cramp bark

## Aquatic Plants

COMMON NAME	SCIENTIFIC NAME	OTHER COMMON NAMES
Carolina fanwort	<i>Cabomba caroliniana</i>	Green Cabomba, fish grass, Washington grass
Didymo	<i>Didymosphenia geminata</i>	Rock snot
Brazilian water-weed	<i>Egeria densa</i>	
Hydrilla	<i>Hydrilla verticillata</i>	Esthwaite waterweed
Floating seedbox	<i>Ludwigia peploides</i> var. <i>glabrescens</i>	Water primrose
Parrot feather watermilfoil	<i>Myriophyllum aquaticum</i>	Parrotfeather
Eurasian water-milfoil	<i>Myriophyllum spicatum</i>	Eurasian milfoil, spike watermilfoil
Curly pondweed	<i>Potamogeton crispus</i>	Curly-leaved or curlyleaf or crispy-leaved pondweed
European water chestnut	<i>Trapa natans</i>	Devil pod
Narrow-leaved cattail	<i>Typha angustifolia</i>	Narrow lead cattail, nail rod
Hybrid cattail	<i>Typha x glauca</i>	
<b>Grasses</b>		
Poverty brome	<i>Bromus sterilis</i>	
Cheatgrass	<i>Bromus tectorum</i>	Downy or drooping brome, bronco grass, June grass
Japanese stiltgrass	<i>Microstegium vimineum</i>	Nepalese browntop, packing grass
Reed canary grass	<i>Phalaris arundinacea</i>	
Common reed	<i>Phragmites australis</i> ssp. <i>australis</i>	
Shattercane	<i>Sorghum bicolor</i> ssp. <i>drummondii</i>	
Johnson grass	<i>Sorghum halepense</i>	

## Watch List

These species are on DCNR's "Watch List". This means there is reason to believe that these species have the potential to act aggressively in certain environments or in surrounding states. They could pose threats to natural ecosystems if they become invasive. These species may have value in certain situations where they are not considered invasive, but are not preferred in natural settings.

Amur maple	<i>Acer ginnala</i>	
Small carpetgrass	<i>Arthraxon hispidus</i>	Joint-head grass, hairy joint grass, jointhead
Paper mulberry	<i>Broussonetia papyfera</i>	
Butterfly bush	<i>Buddleja davidii</i>	Orange-eye butterfly bush
Orange day-lily	<i>Hemerocallis fulva</i>	
Velvet grass	<i>Holcus lanatus</i>	Yorkshire fog
Chinese silvergrass	<i>Miscanthus sinensis</i>	Eulalia, zebra grass, maidenhair grass
White mulberry	<i>Morus alba</i>	Common/ Chinese/ Russian white mulberry
Wavyleaf basketgrass	<i>Oplismenus undulatifolius</i>	
Japanese pachysandra	<i>Pachysandra terminalis</i>	Japanese spurge, Chinese fever vine
Amur corktree	<i>Phellodendron amurense</i>	
Japanese corktree	<i>Phellodendron japonicum</i>	
Lavella corktree	<i>Phellodendron lavellei</i>	
Golden bamboo	<i>Phyllostachys aurea</i>	Yellow grove bamboo, fish pole bamboo
Rough bluegrass	<i>Poa trivialis</i>	
Ravenna grass	<i>Saccharum ravennae</i>	Hardy pampas grass
Tall fescue	<i>Schedonorus arundinaceus</i>	
Bee-bee tree	<i>Tetradium daniellii</i>	Korean Evodia
Linden viburnum	<i>Viburnum dilatatum</i>	Linden arrowwood
Doublefile viburnum	<i>Viburnum plicatum</i>	Japanese snowball bush
Siebold viburnum	<i>Viburnum sieboldii</i>	Siebold's arrowwood
Bigleaf periwinkle	<i>Vinca major</i>	Greater periwinkle
Common periwinkle	<i>Vinca minor</i>	Ground myrtle
Japanese wisteria	<i>Wisteria floribunda</i>	
Chinese wisteria	<i>Wisteria sinensis</i>	

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

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

Date: September 15, 2015  
To: Board of Supervisors  
From: Rick Smith, Township Manager  
Re: House Lateral Inspections

In response to a recommendation from the Municipal Authority, at your meeting on February 3, 2015 you authorized implementing a house lateral inspection as outlined below for a period of six months.

The Public Works Department would be notified of upcoming re-occupancy inspections. If the property was on public sewer they would make a visual inspection to ensure that the required caps are in place and that none of the pipes are displaced. They would check to see if I&I was an issue and if it was they would TV the lateral if possible.

*Editor's Note: I&I stands for infiltration and inflow. "Infiltration" is ground water is entering the sewer system. This typically occurs at a bad joint or a broken pipe. "Inflow" is surface water entering the sewer system. This typically occurs if a clean out cap is missing or the riser pipe is broken off at grade.*

There were 154 re-occupancy inspections from March 1 to August 31. Of these 63 were on public sewer and had individual laterals. Public Works did not observe any laterals that required TVing. Scheduling of the inspections was occasionally a problem, given the workload of the Public Works Department.

That being said 154 re-occupancy inspections represent less than 2% of the households in the Township and the battle against I&I is never ending.

**Recommendation** - Accordingly I would suggest that we continue with the program with one modification. Have the building inspectors check the sewer caps and look for evidence of I&I. If they observe evidence they would notify the Public Works Department who would TV the lateral.

# Memorandum

---

East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

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

---

Date: 9/9/2015  
To: Board of Supervisors  
From: Mark Gordon, Township Zoning Officer *mlg*  
Re: ZHB Application / 1988 ZHB Decision Amendment/ Goshen Village freestanding signs

Board Members,

As you may know the GVSC is prohibited from having freestanding "Monument" or freestanding on the property due to a Zoning Hearing Board Decision from 1988 when the owner at the time agreed to that condition in return for zoning relief allowing for two signs on the supermarket and a second wall sign on the corner stores within the shopping center.

The ordinance permits freestanding "monument" signs on all road frontages for shopping centers within the C-2 Zoning District.

Staff is of the opinion that the freestanding signs would pose little impact to the surrounding residential neighborhoods do to the heavy landscape screening that exists today which buffers these neighborhoods.

I have drafted a motion for your review and consideration.

**Draft Motion:**

Mr. Chairman, I move we support the applicant and their application to the Zoning Hearing Board requesting amendments to the ZHB Decision from 1988, to permit freestanding signs on the Goshen Village Shopping Center property as permitted in the zoning ordinance, with the following conditions:

1. The property owner agrees to meet with the Township and it's consultants in order to orient the sign locations so as to best accommodate the alignment of the proposed Paoli Pike Trail.
2. Remove Condition F of the 1988 Zoning Hearing Board decision and replace it with the Goshen Village Shopping Center sign standards and incorporate them as an exhibit to the amended decision.

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION**

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

September 9, 2015

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

Re: Zoning Hearing Board Application / Amend 1988 ZHB Decision on signs  
Goshen Village Shopping Center / 53-4-77

Dear Board Members:

At their meeting on September 2, 2015 the Planning Commission voted unanimously in favor of the following motion:

Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors support the Zoning Hearing Board Application to amend the ZHB Decision from 1988 to permit freestanding signs on the Goshen Village Shopping Center property as permitted in the ordinance, with the following conditions:

1. The property owner agrees to meet with the Township and it's consultants in order to orient the sign locations so as to best accommodate the alignment of the proposed Paoli Pike Trail.
2. Remove Condition F of the 1988 Zoning Hearing Board decision and replace it with the Goshen Village Shopping Center sign standards and incorporate them as an exhibit to the amended decision.

Sincerely,



Mark A. Gordon  
Township Zoning Officer

**EAST GOSHEN TOWNSHIP  
ZONING HEARING BOARD APPLICATION**

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199  
PHONE (610)-692-7171 FAX (610)-692-8950

Name of Applicant: Goshen Equities, LLC, by its managing member John P. Silvestri

Applicant Address: c/o Ryan Turner, Interstate Commercial Real Estate  
14000 Horizon Way, Suite 100, Mount Laurel, NJ 08054

Telephone Number: 856-439-9200 Fax Number: 856-439-0404

Email Address: turner@ic-re.com

Property Address: Goshen Village Shopping Center  
Paoli Pike and Boot Road, East Goshen Township, PA

Tax Parcel Number: 53-4-77 Zoning District: C-2 Acreage: 11.03 acres

**Purpose of Application (check one)**

- Variance (Type:  Use Variance  Dimensional Variance)  
 Special Exception  
 Appeal determination of the Zoning Officer  
 Other \_\_\_\_\_


**Sections of Zoning Ordinance in which relief is sought:**

See attached narrative.

**Description of the Zoning Relief requested and the future use of the property:**

See attached narrative.

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

  
\_\_\_\_\_  
Signature of Applicant  
**JOHN P. SILVESTRI**

August 6  
July, 2015  
\_\_\_\_\_  
Date

**\*Please review the formal application and review procedures on page three.**



**EAST GOSHEN TOWNSHIP  
ZONING HEARING BOARD APPLICATION**

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199  
PHONE (610)-692-7171 FAX (610)-692-8950

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

Applicant Name: Goshen Equities, LLC, by its managing member John P. Silvestri

**Application Process Checklist (Administration use only):**

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

Application accepted on \_\_\_\_\_ by \_\_\_\_\_

Official Signature \_\_\_\_\_ Title \_\_\_\_\_

**Review Process Checklist**

- | <u>Item</u>   | <u>Date</u>   |
|---|---------------|
| 1. Start date: .....  | _____         |
| 2. Date of first formal Planning Commission Meeting following complete application: ..... | _____         |
| 3. Date sent to CCPC: .....   | _____         |
| 4. Date sent to Township Engineer: .....  | _____         |
| 5. Date presented to Planning Commission: .....   | _____         |
| 6. Date sent to CB: .....   | _____         |
| 7. Date sent To MA: .....   | _____         |
| 8. Date sent to HC: .....   | _____         |
| 9. Date sent to PRB: .....  | _____         |
| 10. Date sent to TAB: .....   | _____         |
| 11. Date by which the PC must act: .....  | _____         |
| 12. Date by which Board of Supervisors must act: .....                                    | _____         |
| 13. Drop Dead Date; (Day 60): .....   | _____         |
| 14. Zoning Hearing Date: .....  | _____         |
| 15. Dates of public advertisement: .....  | _____ & _____ |

**EAST GOSHEN TOWNSHIP**  
**ZONING HEARING BOARD APPLICATION**

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199

PHONE (610)-692-7171 FAX (610)-692-8950

**Procedures for the processing and review of Subdivision, Land Development, Conditional Use, Variance, and Special Exception Applications**

**August 19, 2002**

**2<sup>nd</sup> Revision: March 2, 2006**

1. In order for any application to be considered by the Planning Commission it must be submitted to the Township with all required documentation as per the Township Code and with all applicable fees paid. The Township will use a checklist to verify all required documentation has been submitted. Until the application is complete the application will not be considered "filed" by the Township staff. The Planning Commission will acknowledge receipt of the application at their next regularly scheduled meeting.
2. All materials to be considered at the next regular meeting of the Planning Commission must be submitted with at least eleven (11) copies to the Township Staff by not later than close of business the previous Tuesday. Any materials submitted after that time will be held for the following meeting and not provided to the Commission at the upcoming meeting.
3. The application review cycle for Subdivision and Land Development Applications shall begin with the next regular meeting of the Commission after the complete application is filed. The application review cycle for Conditional Use, Variance, and Special Exception Applications shall begin the day a complete application is filed with the Township.
4. Applicants should not distribute material to the Commission during a meeting unless it is directly related to the initial presentation of the application. All materials for the Planning Commission, including any material to be used at a meeting, must be delivered to the Township Staff not later than close of business the previous Tuesday.
5. The burden of supplying necessary materials to the Planning Commission in a timely manner is on the applicant. Late delivery of material may require an extension on the part of the applicant or a recommendation for denial of the application by the Planning Commission.
6. Formal application presentations to the Planning Commission will only be made at the regular meeting after the complete application is submitted and accepted by the Township staff.
7. The application will remain on the Planning Commission's agenda until such time as the Commission has made its recommendation to the Board of Supervisors and or Zoning Hearing Board.
8. Applicants are encouraged to attend each Planning Commission meeting in order to answer questions or address issues concerning their application.
9. Applications will be voted on only during the regular Planning Commission meetings.
10. The Chairman, in his sole discretion, may waive or modify any of this procedure.

**Zoning Hearing Board Procedural Rule for Hearing Continuances: ADOPTED: May 13, 2009**

1. The Zoning Hearing Board may grant one application for hearing continuance. Subject to the limited circumstances referenced in paragraph 2 below, the rescheduled hearing shall be held unless the applicant withdraws the application.
2. The continuance after the first one shall only be granted in an extraordinary circumstance.
3. The Zoning Hearing board has the sole discretion whether to grant any continuance.

**EAST GOSHEN TOWNSHIP ZONING HEARING BOARD**  
**PROJECT NARRATIVE**  
**Application for Amended Zoning Relief**

Applicant/Owner

Goshen Equities, LLC, by its managing member John P. Silvestri  
c/o Ryan Turner  
Interstate Commercial Real Estate  
14000 Horizon Way, Suite 100  
Mount Laurel, NJ 08054

Property Location & Size

UPI #53-4-77, north east corner of Paoli Pike and Boot Road  
Approximately 11.03 acres comprising Goshen Village Shopping Center

The property is situated in the C-2 Local Convenience Commercial District of the Township and is known as the Goshen Village Shopping Center, which received conditional use approval by the East Goshen Township Board of Supervisors via a Decision and Order dated August 29, 1986.

The subject property also received variance relief pursuant to a Decision and Order of the East Goshen Township Zoning Hearing Board dated March 30, 1988 ("Variance Decision") on the application of Hough/Loew Associates, Inc. In that matter, the then applicant sought and received three variances for signage as follows:

1. Variance from §501.14 of the Zoning Ordinance to permit a sixteen (16) foot high sign instead of a fourteen (14) foot sign on the front of a proposed Genuardi's Super Market;
2. Variance from §501.16(a)(3)(i) of the Zoning Ordinance to permit two wall-mounted signs instead of one wall sign and one free-standing sign.
3. Variance from §501.16(a)(4)(i) of the Zoning Ordinance to permit two wall signs at certain commercial establishments in a structure containing more than one establishment.

Among other reasons, the Township supported the application for the variance so long as the Shopping Center was forever prohibited from erecting a free-standing sign on the property and so long as the signs facing Boot Road were not illuminated. Indeed, the then applicant offered as a condition of approval of the variance request to permit two wall-mounted signs instead of one wall-mounted sign and one free-standing sign to forever prohibit the Shopping Center from having free-standing signs. The Zoning Hearing Board agreed and imposed this condition in its March 1988 Decision.

Thereafter, the Township amended its zoning ordinance on September 25, 2012, at Ord. No. 129-G-2012, to permit free-standing signs in Shopping Centers in the C-2 District totaling no more than 120 total square feet in area, and no more than fourteen (14) feet in height, with one free-standing sign permitted on each street frontage. Prior to the amendment, free-standing signs were limited to a total of thirty-two (32) square feet. Here, the applicant seeks to amend the Variance Decision to permit two free-standing pylon signs, one each along the street frontage of Paoli Pike and Boot Road, totaling 120 square feet in area and no more than 14 feet in height. Since the time of the Variance Decision, the screening on the subject property and within the surrounding residential area has fully matured, thereby mitigating any impacts to such areas from the installation of the pylon signs, and the Shopping Center is now owned by a new entity than that which received zoning approval in March 1988.

FILE

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

EAST GOSHEN TWP.

August 29, 1986

Boot Road Associates  
c/o Hough/Loew Associates, Inc.  
734 East Lancaster Avenue  
Exton, PA 19341

Atten: Mr. Jack Loew

Dear Mr. Loew:

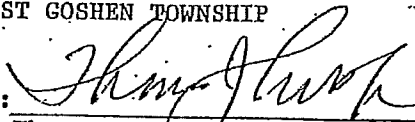
This letter is to advise you that on August 19, 1986 the East Goshen Township Board of Supervisors approved the application of Boot Road Associates for conditional use approval, under Section 302.3.a of the East Goshen Township Zoning Ordinance, to construct a retail shopping center containing more than one commercial establishment upon premises located at the southeast corner of Boot Road and Paoli Pike. The Board concluded that this application is in compliance with the general and specific standards relating to conditional use contained in Section 510.3 of the Zoning Ordinance.

The Board's approval is, however, conditioned upon the following:

1. The structure to be constructed in the center shall not include more than thirty (30) separate businesses and shall be limited to those uses permitted under Section 302.1 of the Zoning Ordinance.
2. The approval shall be subject to the conditions contained in the letter from East Goshen Township Planning Commission to the Board of Supervisors, dated August 19, 1986 (Exhibit B-7).
3. The use and development of the subject premises shall conform in all respects with the testimony of the applicant and the evidence submitted to the Board at the hearing.
4. The approval is subject to the review and approval of a final land development plan by the East Goshen Township Planning Commission and Board of Supervisors for the site.
5. The grant of this conditional use shall not be construed to be a waiver of any provision of the Zoning Ordinance of East Goshen Township or any other Township ordinance or requirement, it being the intention of the Board that the proposed use shall comply with all applicable Township ordinances and requirements.

EAST GOSHEN TOWNSHIP

BY:



Thomas J. Smith, Jr.  
Township Manager

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

FILE

EAST GOSHEN TWP.

B-7  
WJ  
8/19/86

August 19, 1986

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

Re: Boot Road Associates  
Albrecht Commercial  
SE Corner Paoli Pike  
Boot Road

Gentlemen:

At the regularly scheduled Planning Commission meeting held on August 18, 1986, the Commission unanimously recommended that the Conditional Use request for the Albrecht Retail Center be granted. This would permit multiple commercial establishments in a single building. The permitted uses would be the Uses By Right for the C-2 District listed in the East Goshen Township Zoning Ordinance.

Mr. Jack Loew of Boot Road Associates, the developer, agreed to the following conditions at the meeting:

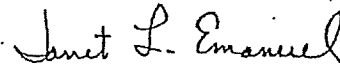
1. Traffic: The traffic plan for the development will follow the plan outlined in the analysis by Joseph McMahon Associates with whatever modifications may be added by East Goshen Township and the Pennsylvania Department of Transportation. Note that the McMahon report has been modified to include two (2) entrances on Boot Road. The developer will fund traffic lights at the main entrance on Boot Road and the entrance on Paoli Pike if required. The funding for other specific aspects of the road improvements will be addressed further along in the planning process since any improvements will have to mesh with the Township program for the intersection of Boot Road and Paoli Pike.
2. Screening: The fifty foot (50') buffer adjacent to New Kent Apartments will be planted with a landscaped screen as required in the Township Zoning Ordinance. The buffer adjacent to the East Goshen School property is densely wooded. However, Mr. Loew will walk the property with a representative of the Township to determine where additional plantings are needed. The boundary with the Township Building will be landscaped.

Page 2 of 2  
Boot Road Associates  
Albrecht Commercial

3. Landscaping: The buffer adjacent to Paoli Pike and Boot Road will be level and grass covered to permit safe pedestrian approaches. In addition, they will be landscaped with trees and shrubs across from residential areas. The western parking lot will be below the grade of the buffer strip to effectively block headlights from adjacent properties. The roadside buffer next to the eastern parking lot will be graded to create a low berm to block headlights.
4. Signs: Signs on the multiple use building will be as shown in the rendering. Township approval will be obtained before any additional signs are placed on the property. This includes both freestanding signs and signage on the supermarket.

In addition, the applicant shall adhere to all applicable Township Ordinances.

Very truly yours,



Janet L. Emanuel  
Chairman

JLE/skf

IN RE: THE APPLICATION OF : BEFORE THE ZONING HEARING  
HOUGH/LOEW ASSOCIATES, : BOARD OF EAST GOSHEN TOWNSHIP  
INC. : CHESTER COUNTY  
: PENNSYLVANIA

DECISION

The Zoning Hearing Board of the East Goshen Township, Chester County, Pennsylvania, after proper advertisement, sat at approximately 7:30 p.m. on Wednesday, February 17, 1988, to hear evidence on the case. Applicant filed for the following variances:

a. From Section 501.14, to permit a 16 foot high sign instead of a 14 foot sign on the front of the proposed new Genuardi's Super Market.

b. From Section 501.16(a)(3)(i), to permit two wall-mounted signs instead of one wall sign and one free standing sign.

c. From Section 501.16(a)(4)(i), to permit two wall signs at certain commercial establishments in a structure containing more than one establishment (i.e., strip stores).

In addition, applicant appealed from the interpretation of the Zoning Officer that a sign extending around a corner at a 45 degree angle is not one sign. Section 501.16(a)(4)(i). The property, which is the subject of the requested variances, is located west of the Township Building, east of Boot Road and north of Paoli Pike.



Present at the hearing were Chairman Robert J. Carnwath, Charles A. Dunk and Robert H. Palmer. Robert Adams, Esquire entered his appearance on behalf of East Goshen Township, and Dominick Pezzeti, 641 Marydell Drive, and Kenneth Crossman, 69 Marydell Drive, West Chester, PA entered their appearances as parties in the matter. Jack R. Loew, President of Hough/Loew Associates, Inc., developer of Goshen Village Shopping Center, the subject of the application, appeared on behalf of the applicant and was unrepresented by counsel.

FINDINGS OF FACT

1. The property is located east of the Township Building, west of Boot Road and north of Paoli Pike, and is referred to as Goshen Village Shopping Center.

2. Applicant, Hough/Loew Associates, Inc. is the developer of Goshen Village Shopping Center.

3. Applicant is requesting three variances and is appealing from the Zoning Officer's interpretation as described in the above paragraph.

4. The following exhibits were presented at the hearing:

B-1 - Proof of publication.

B-2 - Affidavit and notice with February 1, 1988 cover letter.

B-3 - Photograph showing posting of the property.

B-4 - The February 8, 1988 East Goshen Township Planning Commission review letter.

A-1 - Site layout plan for Goshen Village.

- A-2 - Floor and roof plans, and building elevations for the bank facility in Goshen Village.
- A-3 - The plot plan for the strip stores at Goshen Village.
- A-4 - Building elevations for the Genuardi Super Market showing proposed sign location.
- A-5 - Building elevations for strip stores showing the proposed sign locations.
- A-7 - Rendering of Genuardi Super Market sign on the front of the building (i.e., west-facing facade).
- A-8 - Rendering of Genuardi Super Market sign on the north side of the building.
- A-9 - Rendering of the "Citadel Federal Credit Union" sign on the bank building.
- A-10- Rendering of the "Goshen Village" sign proposed to be installed near the intersection of Paoli Pike and Boot Road.
- T-1 - The February 17, 1988 correspondence to the Zoning Hearing Board from the Board of Supervisors of East Goshen Township.

5. Concerning the request for a 16 foot as opposed to a 14 foot high sign on the front of Genuardi's, applicant offered the following as justification for the request:

a. The proposed area of the internally illuminated sign will be only 96 square feet as opposed to the 369.7 square feet theoretically permitted pursuant to Section 501.16(a) (3) (i).

b. Raising the sign the additional 2 feet is necessary so that the proportions of the sign are in proportion to a building of this size.

c. The sign will be screened from the residential properties to the west by the construction of the intervening strip stores. There are not now existing residential areas which would face the proposed sign other than the aforementioned residential district to the west.

6. Applicant offered the following in support of his request to have two wall signs on the Genuardi's building:

a. The sign will not be internally illuminated but will be lighted by spot lights on the lettering only.

b. So long as this sign is permitted, the right to have a free-standing sign at the shopping center will be relinquished by applicant.

7. In support of the application for variance to permit more than one sign for the commercial establishment located at the end of the strip center structure, the applicant offered the following:

a. The total signage for the two commercial establishments at the ends of the structure will be no greater than the total permitted for each commercial establishment.

b. The signs at each corner at the ends of the strip store are essentially one sign at each end that merely wrap around the corners of the structure.

c. The signage on the Boot Road side of the structure will not be illuminated in any way.

d. So long as the variance is permitted, applicant will forego the right to have a free-standing sign

other than as proposed at the corner of Boot Road and Paoli Pike, as generally shown on Exhibit A-10.

8. In support of the variance for two signs on the bank, the applicant offered the following:

a. All signs will be directed inward toward the strip stores and away from the neighboring residential area.

b. The dual signs on the bank building will be permissible only so long as the bank occupies the structure.

c. The corner signs are really one sign as the case with the corner signs on the ends of the strip store structure referred to above.

9. The Township supports the application for the variances so long as applicant is forever prohibited from erecting a free-standing sign on the property; the signs facing Boot Road are not illuminated in any way; the Genuardi sign on the north wall be illuminated only on the letters by spot lights; and the applicants be required to obtain the review and approval of the Planning Commission prior to the erection of the signs.

10. Township disagrees with applicant's interpretation of the Zoning Ordinance that signs on two faces and at a corner of a building are one sign.

11. The proposed signs will be compatible with what is currently on the land.

12. The proposed signs will not be detrimental to the health, safety and welfare of the community so long as the conditions requested by the Township are imposed

13. Applicant shall comply with all other applicable zoning and subdivision standards.

14. The variances are the minimum necessary to afford the request to relief.

15. The granting of the requested variances will be in harmony with the general purpose and intent of the Zoning Ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare so long as the conditions attached to the attached Order are met.

#### DISCUSSION

Section 804.2 of the East Goshen Township Zoning Ordinance empowers the Zoning Hearing Board to grant variances from the terms of the Ordinance. The Zoning Hearing Board also has the power, in granting any variance, to attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Ordinance. Ordinance, Section 804.3. The Municipality Planning Code and the existing case decisions provide that, in addition, a variance from a Zoning Ordinance may be granted owing to special conditions of the property where the grant of the variance is not contrary to public interest, and where the spirit of the Zoning Ordinance will be observed and substantial justice done. 53 P.S. §10101, et seq., (Purdon Supp. 1986).

In the present case, applicant has requested several variances from the sign regulations in commercial districts. The Township is in favor of the proposed variances presumably because the flexibility will enable the applicant to minimize any adverse effect that may be occasioned by signs at the site. More particularly, if the variances are granted, the total area of signs at the site will be less than that permitted if the applicant proceeded to install signs in strict conformity with the ordinance. In addition, if the proposed variances are granted, the signs which will be erected should have less of an impact on surrounding residential properties than if signs were installed in strict conformity with the ordinance. Therefore the Board concludes that the spirit of the ordinance would be best observed and substantial justice more adequately accomplished by granting the requested relief.

The Board though is mindful of the conditions requested by the Township, and finds that aesthetics and preservation of property values are of particular concern in the Township's exercise of its zoning power. Mont-Bux, Inc. v. Township of Cheltenham, 36 Pa. Commw. 397; 388 A.2d 1106 (1978). Therefore, the Board shall impose, upon the granting of the relief of this case, the conditions requested by the Township. More particularly, applicant shall forever be prohibited from erecting a free-standing sign on the property other than a sign in the vicinity of the intersections of Boot

Road and Paoli Pike, as generally shown on Exhibit A-10; the signs facing Boot Road and the residential areas across therefrom shall not be illuminated either directly or indirectly; and the sign on the north wall of the Genuardi Super Market shall be lighted by ground level spot lights directed only toward the area of the lettering and all applications for signs shall be reviewed and approved by the Township Planning Commission prior to erection.

The Board is not impressed with the applicant's position that the Zoning Officer improperly interpreted the sign provisions of the Zoning Ordinance to treat signs at the corners of buildings as one sign. The Board believes that a proper interpretation of the Ordinance is that even if a sign wraps around the corner of a building, that portion of the sign on each of the building faces shall be treated as a separate sign. In any event, in this case, after examination of the exhibits presented, the actual area of the proposed "corner" signs does not actually wrap around the corner of the building since only the "sign band" wraps around and, therefore, the proposed signs should clearly be treated as two separate signs.

CONCLUSIONS OF LAW

1. The literal enforcement of the provisions of the Ordinance will result in unnecessary hardship to the applicant.

2. Applicant's request for variances from the zoning requirements of the Zoning Ordinance referred to more particularly herein shall not be injurious to the neighborhood or otherwise detrimental to the public welfare, and will be in harmony with the general purpose and intent of this Ordinance so long as the conditions set forth in the following Order are complied with by applicant.

3. Applicant's request is for the minimum variances necessary.

ORDER

AND NOW, this *30th* day of *March*, 1988, the applicant, Hough/Loew Associates, Inc. is granted a variance from Section 501.14 of the Zoning Ordinance so that a 16 foot high sign may be installed on the front (i.e., west side) of Genuardi's; from 501.16(a)(3)(i) so that two wall signs may be installed on the Genuardi building; and from Section 501.16(a)(4)(i) so that two signs may be installed for each of the two commercial establishments located at the ends of the strip store building and on the bank, subject to the following conditions:

a. Compliance with the representations made by applicant at the hearing.

b. Compliance with all other zoning, subdivision and land development requirements of the Township.

c. The wall sign, being permitted on the north side of the Genuardi Super Market, shall be illuminated only in the area of the letters by ground level spotlights.



d. The signs erected on the west wall of the strip stores, facing Boot Road, shall not be illuminated either directly or indirectly.

e. There shall never be erected, on the site, a free-standing sign other than at the location of the intersection of Paoli Pike and Boot Road, as shown and described, generally, in Exhibit A-10.

f. Prior to the erection of any sign on the property, applicant shall receive the review and approval of the Township Planning Commission.

The applicant's appeal from the interpretation of the Zoning Ordinance that signs located at the corners of the strip store and bank building shall be treated as one sign, is denied.

ATTEST:

TOWNSHIP OF EAST GOSHEN  
ZONING HEARING BOARD

*Pauline L. Mikolajczyk*  
Secretary

By: *Robert J. Carnwath*  
Robert J. Carnwath

By: *Charles A. Dunk*  
Charles A. Dunk

By: *Robert H. Palmer*  
Robert H. Palmer

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46

**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
1580 PAOLI PIKE  
SEPTEMBER 1, 2015 – 7:00 pm  
DRAFT MINUTES**

**Present:** Chairman Marty Shane, Vice-Chairman Senya D. Isayeff, and Supervisors Chuck Proctor, Carmen Battavio, Janet Emanuel, Township Manager Rick Smith, Township Chief Financial Officer Jon Altshul, Jason Lang (Director, Parks and Recreation), and ABC Member Erich Meyer (Conservancy Board).

**Call to order & Pledge of Allegiance:**

Marty called the meeting to order at 7:05 pm and asked Chuck to lead the Pledge of Allegiance.

**Moment of Silence:**

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

**Recording of Meeting:**

No one indicated that they would be recording the meeting.

**Chairman's Report:** Marty announced the 2016 Minimum Municipal Obligations for following pension plans:

- Defined Benefit Firefighters Pension Plan: \$48,617
- Township Non-Uniformed Defined Benefit Pension Plan: \$0
- Township Non-Uniformed Defined Contribution Pension Plan: \$79,748
- Police Commission Non-Uniformed Defined Contribution Pension Plan: \$9,500

**Old Business:**

- **Consider Park Master Plan Interview - Simone Collins:** Peter Simone and Sarah Leeper (proposed Project Manager) presented their Park Master Plan to the Board. Their plan encompassed a “nature based” theme and planned to promote the Park as the center of activity to bring more people together. Peter Simone feels that one of the biggest needs of the Park is the reduction of road crossing areas as well as storm water concerns. Sarah discussed their method of promoting public interest through a multi-stepped public meeting plan incorporating press releases and handouts.

*Joe Buonano, 1606 Herron Lane,* asked how Simone Collins would integrate the area open space into the Park plan. Peter Simone commented that this would be an excellent opportunity to include the Paoli Park Trail Committee into their planning sessions.

**Fire Marshall Report:** Rick presented the Malvern Fire Marshall Report for July 2015.

**Old Business (Cont'd):**

- **Consider Recommendation For 1641 Manley Road:** Carmen motioned that the Board authorize Bill Mullray to plant 20 trees on the Last property, 21 trees in the Open Space

1 on East Boot Road as recommended by the Conservancy Board and 21 trees at locations  
2 chosen by the Park & Recreation Commission, and that the Board authorize the release of  
3 the balance of funds in the escrow account once the trees have been planted, staked and  
4 initially watered, and the Code Department confirms that the sight distance is in  
5 compliance. Chuck seconded.  
6

7 Senya commented that requiring Mr. Mullray to plant 62 trees is too punitive and that  
8 Mr. Mullray should be given relief, in light of Senya's opinion that the Township  
9 Ordinance's definition of a "wooded lot" was flawed. Senya further commented that he  
10 feels Mr. Mullray should only be asked to plant 20 trees on the Last property and 20 trees  
11 in the Open Space.  
12

13 Marty tabled the motion in order to get a better idea of what the property looked like  
14 before the development and the appropriate number of trees that should be replanted.  
15

- 16 • **Consider Park Master Plan Interview ~ Thomas Comitta Associates:** Tom Comitta  
17 and Erin Gross presented their Park Master Plan. They focused on a "viewing plateau",  
18 expansion within the Farmers Market footpath, a themed playground, grants through  
19 shade structures, a Chess Plaza, unifying the playground with sitting areas, and public  
20 contributions through a "Gifts Catalogue", among other ideas. Tom Comitta commented  
21 that some of the Parks most pressing needs are an upgraded playground area, and a  
22 redesigned, safer main Park entrance with greater visibility.  
23

24 *Joe Buonano, 1606 Herron Lane*, suggested that perhaps the Township could use some of  
25 the Sunoco easements to incorporate more walking/biking trails in the Park.  
26

#### 27 **New Business:**

- 28 • **Consider Authorizing Chairman To Execute PennDot Master Casting Agreement**  
29 **and Attachment "B":** Marty motioned that the Board adopt Resolution 2015-72 and  
30 authorize the Chairman to execute the Master Casting Agreement and Attachment B with  
31 Penn DOT. Janet seconded. Rick commented that the roadwork would begin in October  
32 under one lane traffic conditions and that the scope of work only pertains to the manholes  
33 and the road resurfacing. The Board voted unanimously in favor of this motion.  
34
- 35 • **Consider Historical Commission's Request To Design Plaque To Honor Ben**  
36 **Rohrbeck:** Marty motioned to give permission to the Township to design and submit a  
37 plaque for the Boards approval in honor of the late Ben Rohrbeck, and further that this  
38 plaque be unveiled at the Township Historic Event on the first Saturday in June 2016.  
39 Janet seconded. The Board voted unanimously in favor of this motion.  
40
- 41 • **Consider Authorizing Local Traffic Advisory Committee (LTAC) To Conduct**  
42 **Public Meeting To Present Traffic Study To Hershey Mill Estates Residents And**  
43 **Distribute Ballots:** Carmen motioned to authorize the LTAC to conduct a public  
44 meeting to present its information to the residents of Hershey Mill Estates and distribute  
45 ballots following the meeting regarding the results of its Traffic Calming Investigation  
46 and the recommended installation of three speed humps. Chuck seconded.

1  
2 *Bob Sussky, 1537 Sleepy Hollow Lane*, asked what the voting requirements are in this  
3 situation. Rick said that 70 % of all homeowners in this neighborhood need to approve  
4 the LTAC recommendation before it can move forward. Rick also commented that the  
5 residents would have 30 days from the ballot mailing to return their ballot vote.

6  
7 *Chris Reardon, 1541 Tanglewood Drive*, said that many homeowners are opposed to this  
8 recommendation

9  
10 The Board voted unanimously in favor of this motion.

- 11 • **Consider Removing Tennis Locks For The Remainder Of Calendar Year And**  
12 **Revisit Their Need For 2016:** Carmen motioned to remove the tennis court locks for  
13 the remainder of the calendar year and revisit the issue in 2016. Janet seconded. The  
14 motion passed with a 4-1 vote, with Senya opposed until he is presented with  
15 documentation to support the recommendation, such as utilization rates with the courts  
16 locked versus unlocked.

- 17  
18 • **Consider Memo On Ponds:** The Board discussed possible reasons for the persistent  
19 algae growth and its resistance to treatment, as well as the buildup of silt in some of the  
20 Township's six ponds.

21  
22 Carmen motioned to accept Rick's recommendation of asking the Township's pond  
23 contractor to obtain the required PA DEP permits to treat Bow Tree I Wet Basin and  
24 Hershey Mill Estates Wet Basin and to continue with the Township's current course of  
25 action, and expand it to include these ponds as necessary. Marty seconded. The Board  
26 voted unanimously in favor of this recommendation.

27  
28 **Any Other Matter:**

- 29 • **Consider CTDI Run:** Marty motioned to authorize CTDI to restrict traffic on Enterprise  
30 Drive on Sunday, September 20, 2015 as outlined in their letter of August 26, 2015.  
31 Carmen seconded. The Board voted unanimously in favor of this motion.  
32  
33 • **Consider SWM Operation:** Carmen motioned that the Board authorize the Chairman to  
34 execute the storm water management, operation and maintenance agreement at 808 Trout  
35 Run. Janet seconded. The Board voted unanimously in favor of this motion.  
36  
37 • **Consider Department of Recreation's End of Summer Report:** Jason presented a  
38 Participation Report of the summers camps, special events and social media activity.  
39 Jason noted an increased enrollment from 2014 for the Full Day Camps, but feels that this  
40 enrollment could be significantly increased if these camps were to add extended hours  
41 and access to an air-conditioned facility. Senya commented that the Township should  
42 look into ways of providing extended hours into the Full Day Camps moving forward.

43  
44 **Correspondence, Reports of Interest:** The Board acknowledged receipt of the following:

- 45 • 2013-2014 Liquid Fuels Audit Report

- 1       • A letter indicating the Sunoco Pipeline intends to apply for Pennsylvania Department of  
2       Environmental Protection permits  
3

4       **Approval of Minutes:**

5       The Board reviewed and corrected the draft minutes of the August 4 and 11, 2015 meetings.  
6       Marty said the minutes would stand approved as corrected.  
7

8       **Treasurer's Report:**

9       *See attached Treasurer's Report for August 27, 2015.* The Board reviewed the Treasurer's  
10      Report and the current invoices. Carmen moved to graciously accept the Treasurer's Report and  
11      the Expenditure Register Report as recommended by the Treasurer, to accept the receipts and to  
12      authorize payment of the invoices just reviewed. Janet seconded the motion. The Board voted  
13      unanimously to approve the motion.  
14

15      **Old Business (Continued):**

- 16      • **Consider Vote to Award Park Master Plan Contract:** The Board discussed the  
17      various pros and cons of the Park Master Plans presented by Simone Collins and Thomas  
18      Comitta Associates and their subsequent preferences for each. The Board voted 4-1 in  
19      favor of awarding the Park Master Plan contract to Thomas Comitta Associates, with  
20      Janet in opposition.  
21

22      **Adjournment:**

23      There being no further business, the regular meeting was adjourned at 9:39 pm  
24  
25  
26

27      Respectfully Submitted,  
28      Christina Rossetti Hartnett  
29      Recording Secretary  
30

31      Attachments: *Treasurer's Report for August 27, 2015*  
32  
33  
34

**TREASURER'S REPORT  
2015 RECEIPTS AND BILLS**

**GENERAL FUND**

Real Estate Tax	\$3,045.30
Earned Income Tax	\$309,500.00
Local Service Tax	\$66,900.00
Transfer Tax	\$76,695.63
<i>General Fund Interest Earned</i>	\$0.00
Total Other Revenue	\$165,281.15
Total Receipts:	<u>\$621,422.08</u>

Accounts Payable	\$172,333.33
Electronic Pmts:	
Health Insurance	\$44,141.95
Credit Card	\$1,071.69
Postage	\$1,000.00
Debt Service	\$14,831.76
Payroll	\$133,451.08
Total Expenditures:	<u>\$366,829.81</u>

**STATE LIQUID FUELS FUND**

Receipts	\$0.00
<i>Interest Earned</i>	\$0.00
Total State Liquid Fuels:	<u>\$0.00</u>

Expenditures:	<u>\$0.00</u>
---------------	---------------

**SINKING FUND**

Receipts	\$0.00
<i>Interest Earned</i>	\$0.00
Total Sinking Fund:	<u>\$0.00</u>

Total Expenditures:	<u>\$4,851.00</u>
---------------------	-------------------

**TRANSPORTATION FUND**

Receipts	\$0.00
<i>Interest Earned</i>	\$0.00
Total Sinking Fund:	<u>\$0.00</u>

Expenditures:	<u>\$0.00</u>
---------------	---------------

**SEWER OPERATING FUND**

Receipts	\$237,672.09
<i>Interest Earned</i>	\$0.00
Total Sewer:	<u>\$237,672.09</u>

Accounts Payable	\$43,870.46
<i>Debt Service</i>	\$32,424.54
<i>Credit Card</i>	\$0.00
Total Expenditures:	<u>\$76,295.00</u>

**REFUSE FUND**

Receipts	\$63,065.39
<i>Interest Earned</i>	\$0.00
Total Refuse:	<u>\$63,065.39</u>

Expenditures:	<u>\$68,752.28</u>
---------------	--------------------

**SEWER SINKING FUND**

Receipts	\$0.00
<i>Interest Earned</i>	\$0.00
Total Sewer Sinking Fund:	<u>\$0.00</u>

Expenditures:	<u>\$0.00</u>
---------------	---------------

**OPERATING RESERVE FUND**

Receipts	\$0.00
<i>Interest Earned</i>	\$0.00
Total Operating Reserve Fund:	<u>\$0.00</u>

Expenditures:	<u>\$0.00</u>
---------------	---------------

**Events Fund**

Receipts	\$0.00
<i>Interest Earned</i>	\$0.00
Total Events Fund:	<u>\$0.00</u>

Expenditures:	<u>\$0.00</u>
---------------	---------------

September 10, 2015

**TREASURER'S REPORT  
2015 RECEIPTS AND BILLS**

**GENERAL FUND**

Real Estate Tax	\$1,136.36
Earned Income Tax	\$106,359.29
Local Service Tax	\$7,862.27
Transfer Tax	\$0.00
General Fund Interest Earned	\$558.11
Total Other Revenue	\$43,041.84
Total Receipts:	<u>\$158,957.87</u>

Accounts Payable	\$382,625.96
<u>Electronic Pmts:</u>	
Health Insurance	\$0.00
Credit Card	\$0.00
Postage	\$0.00
Debt Service	\$14,831.76
Payroll	\$94,095.79
Total Expenditures:	<u>\$491,553.51</u>

**STATE LIQUID FUELS FUND**

Receipts	\$0.00
Interest Earned	\$54.93
Total State Liquid Fuels:	<u>\$54.93</u>

Expenditures:	<u>\$0.00</u>
---------------	---------------

**SINKING FUND**

Receipts	\$0.00
Interest Earned	\$423.15
Total Sinking Fund:	<u>\$423.15</u>

Total Expenditures:	<u>\$2,970.00</u>
---------------------	-------------------

**TRANSPORTATION FUND**

Receipts	\$0.00
Interest Earned	\$206.09
Total Sinking Fund:	<u>\$206.09</u>

Expenditures:	<u>\$0.00</u>
---------------	---------------

**SEWER OPERATING FUND**

Receipts	\$64,579.12
Interest Earned	\$49.94
Total Sewer:	<u>\$64,629.06</u>

Accounts Payable	\$34,826.87
Debt Service	\$126,424.54
Credit Card	\$0.00
Total Expenditures:	<u>\$161,251.41</u>

**REFUSE FUND**

Receipts	\$16,218.44
Interest Earned	\$23.48
Total Refuse:	<u>\$16,241.92</u>

Expenditures:	<u>\$71,317.43</u>
---------------	--------------------

**SEWER SINKING FUND**

Receipts	\$0.00
Interest Earned	\$230.59
Total Sewer Sinking Fund:	<u>\$230.59</u>

Expenditures:	<u>\$0.00</u>
---------------	---------------

**OPERATING RESERVE FUND**

Receipts	\$0.00
Interest Earned	\$267.09
Total Operating Reserve Fund:	<u>\$267.09</u>

Expenditures:	<u>\$0.00</u>
---------------	---------------

**Events Fund**

Receipts	\$0.00
Interest Earned	\$0.69
Total Events Fund:	<u>\$0.69</u>

Expenditures:	<u>\$0.00</u>
---------------	---------------

---

**EAST GOSHEN TOWNSHIP  
MEMORANDUM**

---

**TO:** BOARD OF SUPERVISORS  
**FROM:** BRIAN MCCOOL  
**SUBJECT:** PROPOSED PAYMENTS OF BILLS  
**DATE:** 09-10-15

---

Please accept the attached Treasurer's Report and Expenditure Register Report for consideration by the Board of Supervisors. I recommend the Treasurer's Report and each register item be approved for payment.

General Fund expenses include the following large expenses:

\$225,508 – monthly contribution to WEGO  
\$39,640 – road striping  
\$33,291 – Milltown Dam study  
\$31,378 – Worker's Compensation

Sewer Fund expenses includes a principal payment in the amount of \$94,000 for the diversion projects loan.

Please advise if the Board decides to make any changes or if the reports are acceptable as drafted.



EAST GOSHEN TOWNSHIP  
MONTHLY DEBT PAYMENT BREAKDOWN  
September 25, 2015

**GENERAL FUND:**

Interest payment	Principal payment	Loan Description	Original loan amount	Remaining Principal	Retirement Date
\$10,771.41	\$0	Multi purpose 9 projects	\$5,500,000	\$2,999,000	2023
\$3,623.55	\$0	Applebrook Park	\$3,000,000	\$1,071,000	2019
\$436.80	\$0	Spray Irrigation	\$287,000	\$126,000	2021

**SEWER FUND:**

Interest payment	Principal payment	Loan Description	Original loan amount	Remaining Principal	Retirement Date
\$1,289.67	\$0	Sewer Operations Munic Authority	\$1,128,000	\$365,000	2018
\$25,014.00	\$0	RCSTP Expansion	\$9,500,000	\$7,580,000	2032
\$6,120.87	\$94,000	Diversion Projects	\$2,500,000	\$2,315,000	2033

Report Date 09/03/15

Expenditures Register  
GL-1509-49230

PAGE 1

PARP05 run by BARBARA 9 : 12 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01		GENERAL FUND								
1471				WESTTOWN-EAST GOSHEN POLICE						
	44806	1	01410 5300	POLICE GEN.EXPENSE	090115	09/03/15	09/01/15	09/03/15	9759 p	225,508.48
				SEPTEMBER 2015 CONTRIBUTION						

225,508.48

225,508.48

1 Prepays, totalling 225,508.48  
0 Printed, totalling 0.00

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	225,508.48	GENERAL FUND
		225,508.48	

PERIOD SUMMARY

Period	Amount
1509	225,508.48
	225,508.48





Report Date 09/08/15

Expenditures Register  
GL-1509-49268

PAGE 3

PARP05 run by BARBARA 11 : 39 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
2940	44830	1	01401 3210	J&R WIRELESS LLC. COMMUNICATION EXPENSE OTTERBOX IPHONE 6 DEFENDER	W1285IN341	09/04/15		09/04/15		97.50
										97.50
864	44833	1	01411 3000	METROPOLITAN COMMUNICATIO FIRE MARSHAL - EXPENSES M.MILLER'S PAGER	IN000101871	09/04/15		09/04/15		420.00
										420.00
2622	44834	1	01487 4600	MIDDLETON, CHRISTIAN TRAINING & SEMINARS-EMPLY DCED TRAINING FEE REIMBURSMNT	083115	09/04/15		09/04/15		35.00
										35.00
1641	44835	1	01430 2330	NAPA AUTO PARTS VEHICLE MAINT AND REPAIR 2 BATTERIES	2-636545	09/04/15		09/04/15		167.44
44836	1	01430 2330		VEHICLE MAINT AND REPAIR IND/BELT	2-636458	09/04/15		09/04/15		86.96
										254.40
2884	44837	1	01401 3250	NEOPOST POSTAGE INK CARTRIDGES - POSTAGE MACHINE	PHAR1519240	09/08/15		09/08/15		280.95
										280.95
1554	44838	1	01401 2100	OFFICE DEPOT MATERIALS & SUPPLIES HP TONER	789700047001	09/08/15		09/08/15		248.09
44839	1	01401 2100		MATERIALS & SUPPLIES POST-IT NOTES, RENT RECPT.BOOK, TAPE & BINDER CLIPS	787024747001	09/08/15		09/08/15		36.79
44840	1	01401 2100		MATERIALS & SUPPLIES RUBBERBANDS & MESSAGE PADS	787024851001	09/08/15		09/08/15		18.78
44841	1	01401 2100		MATERIALS & SUPPLIES 10X13X2 TYVEK ENVELOPES	787024852001	09/08/15		09/08/15		116.99
										420.65

Report Date 09/08/15

Expenditures Register  
GL-1509-49268

PAGE 4

PARP05 run by BARBARA 11 : 39 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
2352				PECO - 99193-01400						
	44846	1	01434 3610	STREET LIGHTING	090115	09/08/15		09/08/15		781.53
				99193-01400 7/27-8/25/15						
	44846	2	01433 2470	UTILITIES - TRAFFIC LIGHTS	090115	09/08/15		09/08/15		675.02
				99193-01400 7/27-8/25/15						
										1,456.55
3153				PECO - 01360-05046						
	44842	1	01409 7505	BOOT & PAOLI LED SIGN	082715	09/08/15		09/08/15		57.01
				01360-05046 7/29-8/27/15 LED-BOOT						
										57.01
1555				PECO - 45168-01609						
	44844	1	01409 3605	PW BLDG - FUEL,LIGHT,SEWER & WATER	082715	09/08/15		09/08/15		71.25
				45168-01609 7/23-8/21/15 GAS						
	44844	2	01409 3605	PW BLDG - FUEL,LIGHT,SEWER & WATER	082715	09/08/15		09/08/15		532.59
				45168-01609 7/23-8/21/15 ELECTRIC						
										603.84
2592				PECO - 45951-30004						
	44845	1	01454 3600	UTILITIES	082415	09/08/15		09/08/15		48.47
				45951-30004 7/21-8/19/15 RESTROOMS						
										48.47
2591				PECO - 59500-35010						
	44843	1	01454 3600	UTILITIES	082715	09/08/15		09/08/15		34.12
				59500-35010 7/24-8/24/15 POND PUMP						
										34.12
2342				POWERPRO EQUIPMENT						
	44847	1	01454 2000	MAINTENANCE SUPPLIES	P02043	09/08/15		09/08/15		28.45
				MORTAR & MASONRY - PARK SIGN						
	44848	1	01454 2000	MAINTENANCE SUPPLIES	P02094	09/08/15		09/08/15		17.95
				WHITE "S" MORTAR - PARK SIGN						
										46.40
1876				RANSOME RENTAL COMPANY LP						
	44849	1	01436 3840	STORMWATER EQUIPMENT RENTAL	K17205-01	09/08/15		09/08/15		235.00
				TRENCH ROLLER RENTAL 8/24-8/25/15						
	44850	1	01452 3204	COMMUNITY DAY	K17219-01	09/08/15		09/08/15		120.00
				LIGHT TOWER RENTAL 8/28-8/31/15						
	44851	1	01452 3204	COMMUNITY DAY	K17220-01	09/08/15		09/08/15		120.00
				LIGHT TOWER RENTAL 8/28-8/31/15						
	44852	1	01452 3204	COMMUNITY DAY	K17221-01	09/08/15		09/08/15		120.00
				LIGHT TOWER RENTAL 8/28-8/31/15						

Report Date 09/08/15

Expenditures Register  
GL-1509-49268

PARP05 run by BARBARA 11 : 39 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01		GENERAL FUND								
1876				RANSOME RENTAL COMPANY LP						
	44853	1	01452 3204	COMMUNITY DAY LIGHT TOWER RENTAL 8/28-8/31/15	K17222-01	09/08/15		09/08/15		120.00
	44854	1	01452 3204	COMMUNITY DAY LIGHT TOWER RENTAL 8/28-8/31/15	K17223-01	09/08/15		09/08/15		120.00
	44855	1	01452 3204	COMMUNITY DAY LIGHT TOWER RENTAL 8/28-8/31/15	K17224-01	09/08/15		09/08/15		120.00
	44856	1	01452 3204	COMMUNITY DAY LIGHT TOWER RENTAL 8/28-8/31/15	K17225-01	09/08/15		09/08/15		120.00
	44857	1	01452 3204	COMMUNITY DAY LIGHT TOWER RENTAL 8/28-8/31/15	K17227-01	09/08/15		09/08/15		120.00
	44858	1	01452 3204	COMMUNITY DAY LIGHT TOWER RENTAL 8/28-8/31/15	K17230-01	09/08/15		09/08/15		120.00
	44859	1	01452 3204	COMMUNITY DAY LIGHT TOWER RENTAL 8/28-8/31/15	K17231-01	09/08/15		09/08/15		120.00
	44860	1	01452 3204	COMMUNITY DAY LIGHT TOWER RENTAL 8/28-8/31/15	K17241-01	09/08/15		09/08/15		120.00
	44861	1	01452 3204	COMMUNITY DAY LIGHT TOWER RENTAL 8/28-8/31/15	K17242-01	09/08/15		09/08/15		120.00
										1,675.00
1161				REILLY & SONS INC						
	44862	1	01430 2320	VEHICLE OPERATION - FUEL 318.4 GALLONS DIESEL	88618	09/08/15		09/08/15		550.51
										550.51
1318				SURE GUARD SECURITY SYSTEMS						
	44865	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS ANNUAL FIRE INSPECT.-REPLACE 2 FIRE PANEL BATTERIES	082415	09/08/15		09/08/15		671.00
										671.00
1342				TMACC						
	44866	1	01401 3000	GENERAL EXPENSE 2015 ANNUAL TMACC MEMBERSHIP	9874444	09/08/15		09/08/15		1,200.00
										1,200.00
2942				VERIZON WIRELESS						
	44867	1	01401 3210	COMMUNICATION EXPENSE JULY 21 - AUGUST 20, 2015	9750950419	09/08/15		09/08/15		1,547.44
										1,547.44

Report Date 09/08/15

Expenditures Register  
GL-1509-49268

PAGE 6

JARPO5 run by BARBARA 11 : 39 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
3506				ZEO GROUP, THE						
	44868	1	01452 5150	AMPHITHEATER CONCERTS	OR39330-2	09/08/15		09/08/15		700.00
				SCREEN & PROJECTOR - 9/12-9/13/15						
										700.00



Report Date 09/08/15

Expenditures Register  
GL-1509-49268

PAGE 7

PARP05 run by BARBARA 11 : 39 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
05				SEWER OPERATING						
40				ALLIED CONTROL SERVICES						
	44808	1	05420 3701	C.C. INTERCEPT.-MAINT.&REP FLOW METER INSTALLATION	308490	09/04/15		09/04/15		818.25
										818.25
2918				ALS ENVIRONMENTAL						
	44811	1	05422 4500	R.C. STP-CONTRACTED SERV. LAB TESTS RCSTP - 8/18-8/25/15	40-176359	09/04/15		09/04/15		207.00
	44812	1	05422 4500	R.C. STP-CONTRACTED SERV. LAB TESTS RCSTP - 8/7-8/11/15	40-171758	09/04/15		09/04/15		138.00
										345.00
1658				AQUA PA						
	44814	1	05420 3602	C.C. COLLECTION -UTILITIES 000305003 0305003 7/22-8/21/15 WW	082515 WW	09/04/15		09/04/15		27.50
										27.50
151				BLOSENSKI DISPOSAL CO, CHARLES						
	44819	1	05422 4502	R.C. SLUDGE-LAND CHESTER SWITCH 20 YDS WITH LINER 8/17	10313	09/04/15		09/04/15		181.00
	44820	1	05422 4502	R.C. SLUDGE-LAND CHESTER SWITCH 20 YDS WITH LINER 8/24	7501	09/04/15		09/04/15		181.00
										362.00
241				C.C. SOLID WASTE AUTHORITY						
	44821	2	05422 4502	R.C. SLUDGE-LAND CHESTER WEEK 8/17/15 - 8/21/15	41255	09/04/15		09/04/15		617.74
	44822	2	05422 4502	R.C. SLUDGE-LAND CHESTER WEEK 8/24/15 - 8/31/15	41323	09/04/15		09/04/15		1,005.67
										1,623.41
3577				RIGBY, WILLIAM						
	44863	1	05364 1000	REVENUE - SEWER FEES 3RD QTR.2015 UTILITY PYMT.REFUND	083115-S	09/08/15		09/08/15		92.48
										92.48

Report Date 09/08/15

Expenditures Register  
GL-1509-49268

JARPO5 run by BARBARA 11 : 39 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
06				REFUSE						
241				C.C. SOLID WASTE AUTHORITY						
	44821	1	06427 4502	LANDFILL FEES WEEK 8/17/15 - 8/21/15	41255	09/04/15		09/04/15		5,045.80
	44822	1	06427 4502	LANDFILL FEES WEEK 8/24/15 - 8/31/15	41323	09/04/15		09/04/15		6,023.43
										11,069.23
3575				KODY, SUSAN						
	44831	1	06364 2000	REVENUE - REFUSE FEES OVERPAYMENT UTILITY BILL	090315	09/04/15		09/04/15		205.72
										205.72
1715				MAYO, DAVE						
	44832	1	06427 4500	CONTRACTED SERV. REIMBURSEMENT FOR DAMAGED TRASHCAN	081215	09/04/15		09/04/15		54.03
										54.03
3577				RIGBY, WILLIAM						
	44864	1	06364 2000	REVENUE - REFUSE FEES 3RD QTR.2015 UTILITY PYMT.REFUND	083115-R	09/08/15		09/08/15		69.88
										69.88
										80,828.03
										0 Printed, totalling 80,828.03

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	66,160.53	GENERAL FUND
05	05	3,268.64	SEWER OPERATING
06	06	11,398.86	REFUSE
		80,828.03	

PERIOD SUMMARY

Period	Amount
1509	80,828.03
	80,828.03

Report Date 09/08/15

Expenditures Register  
GL-1509-49273

PAGE 1

4ARP05 run by BARBARA 1 : 25 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01		GENERAL FUND								
858				MEDIA QUARRY COMPANY INC.						
	44869	1	01438 2450	MATERIALS & SUPPLIES-HIGHWAYS	090815	09/08/15		09/08/15		1,113.00
				3 TONS MICA - HEADWALL WEXFORD CR.						
										1,113.00
										1,113.00
										0 Printed, totalling 1,113.00

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	1,113.00	GENERAL FUND
		1,113.00	

PERIOD SUMMARY

Period	Amount
1509	1,113.00
	1,113.00

Report Date 09/10/15

Expenditures Register  
GL-1509-49312

PAGE 1

PARP05 run by BARBARA

4 : 39 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01		GENERAL FUND								
1777				ADVANCED ELECTRONIC SECURITY						
	44873	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS RECONNECT ACCESS CARD FRONT STAIR TO BASEMENT	4284	09/10/15		09/10/15		464.06
										464.06
1657				AQUA PA						
	44875	1	01411 3630	HYDRANT & WATER SERVICE	090115 279	09/10/15		09/10/15		4,696.50
				000310033 0310033 7/31-8/31/15 186						
	44875	2	01411 3631	HYDRANTS - RECHARGE EXPENSE	090115 279	09/10/15		09/10/15		2,348.25
				000310033 0310033 7/31-8/31/15 93						
	44876	1	01411 3630	HYDRANT & WATER SERVICE	090115 HY6	09/10/15		09/10/15		137.52
				000309987 0309987 7/31-8/31/15 HY6						
										7,182.27
2669				BLACK HORSE AUTO BODY SUPPLY INC.						
	44877	1	01430 2330	VEHICLE MAINT AND REPAIR 5 GALLONS WASH THINNER	26675	09/10/15		09/10/15		49.99
										49.99
3488				CINTAS CORPORATION #287						
	44883	1	01487 1910	UNIFORMS	287435662	09/10/15		09/10/15		225.37
				WEEK END 9/2/15 CLEAN UNIFORMS						
	44883	2	01487 1910	UNIFORMS	287435662	09/10/15		09/10/15		-14.62
				LESS CREDIT M.MILLER - NONE REC'VD						
	44883	3	01409 3740	TWP. BLDG. - MAINT & REPAIRS	287435662	09/10/15		09/10/15		52.50
				WEEK END 9/2/15 CLEAN MATS						
	44884	1	01487 1910	UNIFORMS	082815	09/10/15		09/10/15		-292.40
				CREDIT FOR UNIFORMS NOT REC'VD 4/15 -8/26/15 M.MILLER 20 WKS.@14.62						
	44884	2	01487 1910	UNIFORMS	082815	09/10/15		09/10/15		-108.00
				CREDIT FOR UNIFORMS NOT REC'VD 4/15 -8/26/15 M.HOLMES 20 WKS.@ \$5.40 9 PAIRS OUT OF 11 MISSING						
	44885	1	01487 1910	UNIFORMS	287432472	09/10/15		09/10/15		225.37
				WEEK END 8/26/15 CLEAN UNIFORMS						
	44885	2	01409 3740	TWP. BLDG. - MAINT & REPAIRS	287432472	09/10/15		09/10/15		52.50
				WEEK END 8/26/15 CLEAN MATS						
										140.72

Report Date 09/10/15

Expenditures Register  
GL-1509-49312

PAGE 2

PARP05 run by BARBARA

4 : 39 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
3490	44886	1	01401 3210	COMCAST 8499-10-109-0111284 COMMUNICATION EXPENSE 0111284 9/9-10/8/15 SPEC. VIDEO PW	090215	09/10/15		09/10/15		10.65
										10.65
317	44887	1	01430 2330	CONTRACTOR'S CHOICE VEHICLE MAINT AND REPAIR STIHL BATTERY PACK	00192609	09/10/15		09/10/15		354.90
										354.90
437	44888	1	01438 2460	EDENS TREE SERVICE INC TREE REMOVAL BRUSH & TREE REMOVAL RESEVOIR RD. & N.LOCHWOOD LANE	6588	09/10/15		09/10/15		2,470.00
										2,470.00
1970	44889	1	01454 3718	GANNETT FLEMING COMPANIES MILLTOWN DAM MILLTOWN DAM STUDY - 7/9-8/21/15	060466.01*3070	09/10/15		09/10/15		33,291.00
										33,291.00
2717	44891	1	01433 2500	HIGGINS & SONS INC., CHARLES A. MAINT. REPAIRS.TRAFF.SIG. TURN ON SCHOOL FLASHERS	40159	09/10/15		09/10/15		97.50
										97.50
3252	44892	1	01430 2330	HUNTER KEYSTONE PETERBILT L.P. VEHICLE MAINT AND REPAIR SEAT COVERS FOR PETERBILT #47	1-252320096	09/10/15		09/10/15		87.75
	44893	1	01430 2330	VEHICLE MAINT AND REPAIR INSTALL HUB CAPS, NUT COVERS & BUMBER GUIDES - PETERBILT 2016	1-252300063	09/10/15		09/10/15		680.64
										768.39
679	44894	1	01430 2330	INTERCON TRUCK EQUIPMENT VEHICLE MAINT AND REPAIR PINTILE MOUNT, COMBO & HITCH PINS	1047963-IN	09/10/15		09/10/15		138.04
										138.04



Report Date 09/10/15

Expenditures Register  
GL-1509-49312

PARP05 run by BARBARA 4 : 39 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
2016	44904	1	01413 3000	PACO GENERAL EXPENSE MEMBERSHIP RENEWAL 2015 V.DIMARTINI	090915	09/10/15		09/10/15		60.00
										60.00
1032	44906	1	01409 3600	PECO - 99193-01302 TWP. BLDG. - FUEL, LIGHT, WATER 99193-01302 7/27/15 - 8/27/15	090515	09/10/15		09/10/15		1,781.42
	44906	2	01454 3600	UTILITIES 99193-01302 7/27/15 - 8/27/15	090515	09/10/15		09/10/15		69.02
										1,850.44
1049	44907	1	01413 3000	PENNBC GENERAL EXPENSE MEMBERSHIP RENEWAL 2015 V.DIMARTINI	090915	09/10/15		09/10/15		50.00
										50.00
1005	44908	1	01438 3840	PENNSYLVANIA ONE CALL SYSTEM EQUIPMENT RENTAL MONTHLY ACTIVITY - AUGUST 2015	0000653056	09/10/15		09/10/15		44.38
										44.38
1161	44910	1	01430 2320	REILLY & SONS INC VEHICLE OPERATION - FUEL 313.20 GALLONS DIESEL	88874	09/10/15		09/10/15		489.53
	44911	1	01430 2320	VEHICLE OPERATION - FUEL 293.8 GALLONS GASOLINE	88875	09/10/15		09/10/15		477.43
	44912	1	01430 2320	VEHICLE OPERATION - FUEL 365.8 GALLONS DIESEL	89154	09/10/15		09/10/15		633.20
										1,600.16
2121	44913	1	01437 2460	SHERWIN-WILLIAMS CO. GENERAL EXPENSE - SHOP 3 PAINT BRUSHES	8889-3	09/10/15		09/10/15		39.07
										39.07
1783	44914	1	01411 6000	STATE WORKERS INSURANCE FUND VOLUNTEER FIREFIGHTER WORKERS COMP POLICY # 05918452 INSTLMT. 10 OF 11	090115	09/10/15		09/10/15		4,070.00
										4,070.00









Report Date 09/10/15

Expenditures Register  
GL-1509-49312

ARP05 run by BARBARA

4 : 39 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
3529				VERIZON - MODEMS						
	44922	1	05420 3601	C.C. INTERCEPTOR-UTILITIES	9751280878	09/10/15		09/10/15		80.12
				JULY 26 - AUGUST 25, 2015 MODEMS						
										80.12
2773				VERIZON - PW FIOS 9583						
	44920	1	05422 3601	R.C. COLLEC.-UTILITIES	082815-9583	09/10/15		09/10/15		89.99
				AUGUST 28 - SEPTEMBER 27, 2015						
										89.99

Report Date 09/10/15

Expenditures Register  
GL-1509-49312

ARPO5 run by BARBARA 4 : 39 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
06				REFUSE						
2762				AJB A.J. BLOSENSKI INC.						
	44874	1	06427 4500	CONTRACTED SERV. RESIDENTIAL PICKUP - SEPT.2015	59101748	09/10/15		09/10/15		56,396.70
	44874	2	06427 4500	CONTRACTED SERV. LESS COST OF RESIDENT'S TRASHCAN	59101748	09/10/15		09/10/15		-54.03
										56,342.67
241				C.C. SOLID WASTE AUTHORITY						
	44880	1	06427 4502	LANDFILL FEES WEEK 9/1/15 - 9/4/15	41399	09/10/15		09/10/15		3,575.90
										3,575.90
										184,290.75
0 Printed, totalling										184,290.75

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	89,843.95	GENERAL FUND
03	03	2,970.00	SINKING FUND
05	05	31,558.23	SEWER OPERATING
06	06	59,918.57	REFUSE
		184,290.75	

PERIOD SUMMARY

Period	Amount
1509	184,290.75
	184,290.75



## Malvern Fire Company

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

Main 610-647-0693  
Fax 610-647-0249  
[www.malvernfireco.com](http://www.malvernfireco.com)

---

### Informational Release

On Friday September 4<sup>th</sup>, 2014 the Malvern Fire Company was awarded a Federal Assistance to Firefighters Grant (AFG) in the amount of \$49,850. With these funds, the Malvern Fire Company will be purchasing a multi-functioning training trailer. The training trailer will allow us to expand upon our in-house training program to keep our members as highly trained as possible. In addition we plan on allowing all area fire companies to utilize this specialty piece of equipment to ensure their members can benefit the same way ours will. This would allow us the opportunity to train jointly with our neighbors' as well. This is our fourth federal grant since the creation of the grant program in 2001. These funds will ensure our continued and professional service to the residents of Malvern Borough, Willistown Township and East Goshen Township.

Respectfully:

Neil D. Vaughn  
Fire Chief

Rebecca Craven Greenhow  
607 Thorncroft Drive  
West Chester, PA 19380

AUG 24 2015

August 1, 2015

*If one side of a fence is more finished or is flatter than the other side of the fence, and the fence faces another abutting dwelling or a street, then such more-finished or flatter side shall face such other dwelling or such street.*

[Added 7-1-2008 by Ord. No. 129-D-08]

Mr. Charles W. Proctor  
Supervisor, East Goshen Township  
1636 Herron Lane  
West Chester, PA 19380

Dear Mr. Proctor,

I appreciate your time in November 2013 although waiting eight months to see me, and only after my pestering you, wasn't particularly responsive. While I was in your office, I thought we might have a meeting of the minds but, as I was leaving, you compared our waiting a year to complain about the wrong side of our neighbor's fence facing us to a policeman citing a motorist for an infraction he did not know was against the law. That argument, as we all know, is what we use against the offender. You joined a long list of township officials who have condemned us as offenders because we wish to have protection under the law. It appeared to me that a licensed attorney was telling me that we did not deserve protection under the law because we were not aware of it at the precise time of the infraction.

To recap: our neighbors at 605 Thorncroft installed a post and rail perimeter fence shortly after moving in during 2003. In order to contain animals, they attached wire to the inside facing them in keeping with the ordinance stated above and in harmony with Chester County custom and environs. While the finished side faced the abutting dwellings and the street, it was not installed along the property line deviating from encroaching to 8 - 15 feet within depending on the placement. They ceded all maintenance on our side to us and did not landscape or maintain the fence. (Covered in another ordinance.) Any attractive landscaping was left to us but, at least, we looked at the finished side.

In May 2011, while we were hosting a Mother's Day gathering in honor of my mom, I glanced outside to see our neighbors in our yard removing the wire from their side and nailing it to our side. We were dismayed but occupied with guests. It was such jaw dropping behavior from neighbors with whom we thought we enjoyed a friendly relationship. They had used our pool close to 100 times, we had gone over to their house on several occasions to care for their children after bedtime when they had to go to the emergency room, my husband had attended Mr. Sehon

when he nearly severed his finger in a power saw accident and we later cared for the children all day at high personal sacrifice. The children asked us to set up a surprise party for their parents' anniversary and I made a birthday cake for their daughter. We were blindsided by the cognitive dissonance of a hostile act toward us. We thought they were in a hurry to open their new pool and wanted to take their time in selecting a proper pool enclosure. After a year, it became apparent to us that they intended the fence to stay. The entire yard would be the pool enclosure with direct access from the kitchen/family room. While their fence faced the street and abutted other neighbors, we took it on the chin. We viewed the entire length (more than 200 feet) from our kitchen and family rooms. We consulted several landscape designers about screening the eyesore. We were stymied at every turn because of the wide strip of their property outside their fence they did not maintain. We certainly could not plant their property.

Knowing that many communities who understand the relationship among quality of life, property aesthetics and property value have fence ordinances, I began to research and learned that East Goshen does indeed have one. I phoned Mark Gordon about the fence who reacted defensively immediately saying that the "good" side does indeed face us because "metal is smooth" and, therefore, the "more-finished or flatter side." This response told us that, intentionally or not, he created a false conflict between the building code and zoning ordinance and negated the zoning ordinance. We followed up with a letter saying this was news to the vast majority of East Goshen homeowners who had installed their post and rail fence with wire additions and even to our neighbors who had the wire to the inside for 8 years until it no longer suited their purposes of a pool enclosure.

After being ignored by Mr. Gordon, we went to Township Manager Rick Smith in July 2012. We got the impression that he supported Mark Gordon period, regardless of his accuracy. He offered to send him out again. We agreed hoping that between them, common sense would prevail and they would figure out a way to guide our neighbors into obeying both the ordinance and the pool code. (We know he has told people to install screening plants when they were in violation of similar ordinances.) We asked Mr. Smith our recourse if Mr. Gordon returned with the same answer and he replied that we could ask for a hearing but he did not recommend it because the zoning board supports the zoning officer. It was apparent from Mr. Smith's friendly demeanor that he did not realize he was describing a rigged process but just telling us how life was in East Goshen.

We only sought help from the township because we had made four friendly attempts: in person, phone, email and letter to speak with the Sehons and were rebuffed each time.

In August 2012 we received a letter from Zoning Officer Gordon saying his decision was unchanged and giving us 30 days to appeal. In effect, Mr. Gordon was saying that if your neighbor wants to put in a pool, you forfeit all zoning ordinance protection.

It is obvious there are two different sides to a post & rail fence with wire nailed to one side. It is disingenuous to claim otherwise. Everyone knows that the wire goes on the inside if a homeowner adapts a post and rail fence. Certainly the Sehons knew because it was that way for 8 years. Even if they really do not, there is an easy way to tell by looking at the overwhelming

practice. When we arrived at our hearing, we had driven miles around East Goshen Township studying the same fences and had found 96 of the first 100 had the wire on the inside. If it did not matter on which side the wire was placed, roughly half would be on one side, half on the other. For 96% to have the wire on the inside means the standard of the community is for the wire to be on the inside. (Since then we have seen more fences of the same style so the percentage is now 98%) The perception of East Goshen, even Chester County, is that a post and rail is in harmony with our setting and, if you're going to adapt it for more security, the wire goes on the inside. It is statistically impossible for 96% of homeowners to randomly choose the same way of installing a fence.

When we decided to appeal, we phoned Mr. Gordon to ask for guidance in completing the application and to make sure we met all the requirements. He became agitated and gave me conflicting information - saying it was an enforcement notice, later a determination. When I arrived at the township office to file on September 12, 2012, he changed the requirements again and relented when I protested. He was belligerent saying it didn't matter what the zoning board said, his decision would stand. He slammed the building code book on the table accusing me of "disagreeing with it." He said the fence ordinance did not apply to this type of fence. He said we would need a lawyer and that any lawyer we would get was not up to the task. When he outlined procedure, he described in such a way as to threaten humiliation. Most notably, he stated that zoning had nothing to do with aesthetics. (That might be news to many expecting property value protection from the zoning department.) It was a blatant endeavor to intimidate me. At that time, I paid \$450 for whatever he called it at the time.

Our lawyer, Frone Crawford, called Township Solicitor Kristin Camp to learn about the case. When asked why a relatively simple request had escalated in this way, Ms. Camp said they always supported their zoning officer. She confirmed what we had suspected all along. East Goshen had very quickly become adversarial and we were the enemy. The zoning officer needed to be protected from the taxpayer. She said they would maintain there was no difference between the two sides of the fence in question. Looking back that was our warning that the outcome was fixed. The zoning board would support the zoning officer despite what their eyes clearly saw, that there were two distinct sides to the fence.

How did a simple oversight descend into malfeasance? Because it could. The zoning department appears to answer to no one - not the supervisors, not the citizens, not the township manager. The modus operandi when perceiving a challenge is to close ranks and treat the citizen seeking protection under the law as an adversary. Some might describe this as official oppression. Since the unfortunate events in Ferguson and other cities, we know what community policing is. The police collaborate with those they are charged with protecting. We need community zoning in East Goshen where the township authorities work with the residents to uphold community ordinances rather than viewing requests for protection under the law as personal affronts and challenges to their authority.

On the night of the hearing ("appeal determination") Frone Crawford greeted Joseph Brion who represented Mark Gordon. Mr. Brion chuckled and said he hoped Mr. Crawford was ready for the big surprise. Mr. Crawford asked what he was referring to and was told that John C Snyder



was representing the Sehons and implied he should be very worried. More chuckling from Mr. Brion. Things got underway and we presented our findings about post and rail fences in East Goshen.

After we presented our research into the fence practice in East Goshen (96%), none of the assembled posed any questions relating to the question at hand despite Ms. Camp's telling Mr. Crawford that would be the township's argument. Mr. Brion pursued a line of questioning irrelevant to the point of harassment. No one on the zoning hearing board made any attempt to stop him. He asked what day we opened in our pool (June 9, 1994), whether we had gotten a permit and posted it properly, whether we followed procedure, whether it had been inspected, what did we think about the Sehons installing a pool, and even, did we believe Mr. Crawford when he spoke. Yes, he asked us if we thought our attorney was a liar! (See transcript.)

Mr. Sehon also testified. John Snyder, clearly representing them, handed Mr. Sehon statements to read. They said they were not represented but that Mr. Snyder, who now serves on the same zoning board, was only a "friend." First, he read that it was their property and they could do as they pleased. Their "friend" reached into his giant briefcase and handed him another statement this time saying it was really just a wire fence and had wooden posts just to stabilize it. Finally, he handed him another statement saying that we should have contested the Sehons' pool permit and had waited too long. It was a complex, esoteric legal document that only a lawyer could have written ("no, he's just a friend") and the board required Mr. Crawford to respond to it.

At some point, Ross Unruh, representing the zoning board, declared that it wasn't really a zoning determination. That appeared to be a source of minor amusement for Mr. Unruh. Did he halt the illegitimate proceeding? No, they soldiered on.

One of the reasons that a zoning board is made up of fellow citizens is that they are also fellow stakeholders and understand they are affected by the outcome. In effect, the board members put themselves in the place of those who appear before them. Despite that, I doubt anyone wanted to change places with us and have to look at what we have to look at. Even the make up of the board was troubling. I understand Janet Emanuel (now Supervisor) is a resident of Hershey's Mill where she will never have to face the prospect of a neighbor erecting a 200 foot eyesore in her view. She does not need the protection of fence ordinances.

We moved to East Goshen in 1987 because place matters. It was where we wanted to root ourselves, raise our family and make a beautiful spot in a beautiful county. We spent countless hours volunteering in the public school, served on the neighborhood association, taught highway safety at East High School, taught adult literacy to vulnerable citizens, taught life skills to county residents with intellectual disabilities, interpreted Chester County's role in the Underground Railroad to school groups at the Chester County Historical Society and served faithfully on the Election Board. We have cared for our neighbors in need even rendering emergency medical care. We contribute financially to the fire and ambulance departments, a local home repair ministry and Natural Lands Trust, a conservation group active in the area. We were proud to live in East Goshen and felt we belonged to the community until it was clear that we did not.

We are left with a property of diminished value and loss of peaceful enjoyment of our property.

This whole sorry episode was long on hostility but woefully short on leadership. It didn't have to be this way. What aspect meets East Goshen's standard of excellent governance? It would have taken very little for the code officer to mention good neighbor fence practices to our neighbors or even to have brokered some solution. We were very open to working something out and still are. It is not too late to do the right thing and to lead with integrity, transparency and probity.

Sincerely,

A handwritten signature in cursive script, reading "Rebecca Greenhow". The signature is written in black ink and is positioned below the word "Sincerely,".

cc: Other East Goshen Supervisors  
Chester County Commissioners  
East Goshen Futurist Committee  
Alan J Heavens  
East Goshen Comprehensive Plan Task Force  
Pennsylvania Human Relations Commission  
Other interested parties

# BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

September 1, 2015

Ms. Rebecca Greenhow  
607 Thorncroft Drive  
West Chester, PA 19380

Dear Ms. Greenhow

Mr. Proctor forwarded a copy of your letter of August 1, 2015 to me for a response. Your letter will and this response will be acknowledged at the Board of Supervisors meeting on September 15, 2015.

With regards to fences in general, the "more finished" side out requirement was first imposed when the current Zoning Ordinance was adopted in 1997. The requirement was removed on 7-16-2002 when the Board adopted Ordinance 129-O-02 and as you noted in your letter the requirement reinstated on 7-1-2008 by Ordinance 129-D-08. Accordingly, when your neighbors installed their fence in 2003, there was no requirement that the "more finished" side face the abutting property.

On October 25, 2012, the Zoning Hearing Board determined that your neighbor's fence was in compliance with the requirement that the "more finished" side face the abutting property. Under the legal system in Pennsylvania, if you were aggrieved by this decision, you had the right to appeal this decision to the Court of Common Pleas. However, since you did not file an appeal, the Zoning Hearing Board's decision stands.

That being said, I would encourage you to contact a landscaper and see what steps you can take on your property to screen your view of your neighbor's fence. You may find that a few selectively placed board on board fence panels or few selectively placed trees and shrubs, would screen the fence.

With respect to Zoning Hearing Board, there are two attorneys named John Snyder, who practice law in Chester County. John C. Snyder was present at the Zoning Hearing Board Hearing in 2012. John D. Snyder was appointed to the Zoning Hearing Board by the Board of Supervisors in 2013.

Sincerely,



Louis F. Smith, Jr.  
Township Manager

Cc: Board of Supervisors