

**AGENDA**  
**EAST GOSHEN TOWNSHIP**  
**BOARD OF SUPERVISORS**  
Tuesday, January 19, 2016  
7:00 PM  
Executive Session at 6:00 PM  
Personnel Matter – ABC Interview

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. Announce that the Board met in Executive Session on January 12, 2016 to discuss a personnel matter.
  - b. Announce that Auditors position for an un-expired 2 year term is vacant.
6. Public Hearing - none
7. Emergency Services Reports  
WEGO – Chief Brenda Bernot  
Goshen Fire Co. - none  
Malvern Fire Co – none  
Fire Marshal – none
8. [Financial Report – Fourth Quarter 2015](#)
9. Old Business
  - a. [Consider Paoli Pike Trail Grant Summary & Schedule](#)
  - b. Update from the Friends of the Hershey’s Mill Dam
  - b. [Consider replacement of HVAC unit at Plank House](#)
10. New Business
  - a. [Consider request from Summit House regarding roofing permits](#)
  - b. [Consider LERTA Proposal.](#)
  - c. Consider appointment of Jim Benoit as the Member at Large for the Police Commission.
  - d. [Consider Moore Subdivision at 930 North Chester Road](#)
  - e. [Consider Gionfriddo Subdivision at 942 Cornwallis Drive](#)
  - e. [Consider 2015 Community Day Review and 2016 Scheduling Recommendation](#)
  - f. [Consider AV System](#)
11. Any Other Matter
12. Approval of Minutes - none
13. Treasurer’s Report
  - a. [January 14, 2016](#)
14. Correspondence, Reports of Interest
  - a. [Acknowledge 2012 SARSA Title III Report from Mars Drinks](#)
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

Jan 20, 2016

Futurist Committee

7:00pm

Feb 02, 2016

Board of Supervisors

7:00pm

Newsletter Deadlines for Spring of 2016: January 31, 2016

# Memo

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To: Board of Supervisors  
From: Jon Altshul  
Re: December 2015/Year-end Unaudited Financial Report  
Date: January 11, 2016

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Net of pass-through accounts, the general fund had unaudited revenues of \$10,305,287 and expenses of \$9,960,121 for a year-end surplus of \$345,167. Because the budget was adopted with a deficit of \$299,688, the general fund finished the year \$644,835 under-budget. As of December 31<sup>st</sup>, the general fund balance was \$4,803,331.

On the expense side, Public Works was \$118,661 over-budget due in part to Public Works extending the paving season into mid-December to get an early start on next year. Doing this essentially locked in the drop in blacktop costs, which should, in turn, lower paving costs in 2016. Overruns in snow removal due to the harsh winter also contributed to the overrun. All other departments were under-budget.

On the revenue side, Earned Income Tax receipts finished somewhat lower than expected, but this shortfall was offset by strong returns from other revenues.

## Other funds

- The **State Liquid Fuels Fund** had \$431,209 in revenues and \$431,214 expenses. The fund balance is \$200.
- The **Sinking Fund** had \$376,189 in revenues and \$346,164 in expenses. The fund balance is \$6,267,461.
- The **Transportation Fund** had \$4,007 in revenues and \$10,648 in expenses. The fund balance is \$1,061,213.
- The **Sewer Operating Fund** had \$3,245,121 in revenues and \$3,209,625 in expenses. The fund balance is \$629,037.
- The **Refuse Fund** had \$964,343 in revenues and \$1,057,557 in expenses. The fund balance is \$655,683.
- The **Sewer Sinking Fund** had \$170,850 in revenues and \$17,838 in expenses. The fund balance is \$2,103,325.
- The **Operating Reserve Fund** had \$6,924 in revenues and no expenses. The fund balance is \$2,482,535.
- The **Events Fund** had \$15,008 in revenues and no expenses. The fund balance is \$45,015.

## Receivables

Real estate tax receivables as December 31<sup>st</sup> (the date on which delinquent tax rolls are sent to the County for liens) were \$7,588, which is the lowest level since at least 2011, and possibly the lowest since the tax was reintroduced in 2004. Meanwhile, sewer and refuse receivables continue to fall. \$256,486 was in arrears as of the end of the year, the lowest since the end of 2011 and down over 20% from a high of \$322,204 in the third quarter of 2013.

## Other updates

Note that the auditor will be on-site during the week of 2/22/16. Once their visit is complete, I will begin working on the Cost of Services report.

**EAST GOSHEN TOWNSHIP**  
**YEAR-END UNAUDITED FINANCIAL RESULTS**  
**December 31, 2015**

Account Title	Annual Budget	Y-T-D Actual	Budget-Actual Variance
<b>GENERAL FUND</b>			
EMERGENCY SERVICES EXPENSES	4,152,253	4,090,894	(61,359)
PUBLIC WORKS EXPENSES	2,497,796	2,556,554	58,758
ADMINISTRATION EXPENSES	1,805,260	1,606,092	(199,168)
ZONING/PERMITS/CODES EXPENSES	523,728	518,582	(5,146)
PARK AND RECREATION EXPENSES	582,149	541,579	(40,570)
<b>TOTAL CORE FUNCTION EXPENSES</b>	<b>9,561,186</b>	<b>9,313,701</b>	<b>(247,485)</b>
EMERGENCY SERVICES REVENUES	85,977	71,533	(14,444)
PUBLIC WORKS REVENUES	892,534	832,631	(59,903)
ADMINISTRATION REVENUES	301,179	353,853	52,674
ZONING/PERMITS/CODES REVENUES	291,300	439,042	147,742
PARK AND RECREATION REVENUES	132,987	144,785	11,798
<b>TOTAL CORE FUNCTION REVENUES</b>	<b>1,703,977</b>	<b>1,841,843</b>	<b>137,866</b>
<b>NET EMERGENCY SERVICES EXPENSES</b>	<b>4,066,276</b>	<b>4,019,361</b>	<b>(46,915)</b>
<b>NET PUBLIC WORKS EXPENSES</b>	<b>1,605,262</b>	<b>1,723,923</b>	<b>118,661</b>
<b>NET ADMINISTRATION EXPENSES</b>	<b>1,504,081</b>	<b>1,252,239</b>	<b>(251,842)</b>
<b>NET ZONING/PERMITS/CODES EXPENSES</b>	<b>232,428</b>	<b>79,539</b>	<b>(152,889)</b>
<b>NET PARK AND RECREATION EXPENSES</b>	<b>449,162</b>	<b>396,794</b>	<b>(52,368)</b>
<b>CORE FUNCTION NET SUBTOTAL</b>	<b>7,857,209</b>	<b>7,471,857</b>	<b>(385,352)</b>
DEBT - PRINCIPAL	476,000	476,000	0
DEBT - INTEREST	170,418	170,420	2
<b>TOTAL DEBT</b>	<b>646,418</b>	<b>646,420</b>	<b>2</b>
<b>TOTAL CORE FUNCTION NET</b>	<b>8,503,627</b>	<b>8,118,277</b>	<b>(385,350)</b>
<b>NON-CORE FUNCTION REVENUE</b>			
EARNED INCOME TAX	4,775,000	4,603,401	(171,599)
REAL ESTATE PROPERTY TAX	1,994,211	1,999,431	5,220
REAL ESTATE TRANSFER TAX	640,000	1,043,058	403,058
CABLE TV FRANCHISE TAX	455,616	462,319	6,703
LOCAL SERVICES TAX	310,000	324,382	14,382
OTHER INCOME	29,132	30,852	1,720
<b>TOTAL NON CORE FUNCTION REVENUE</b>	<b>8,203,959</b>	<b>8,463,444</b>	<b>259,485</b>
<b>NET RESULT</b>	<b>(299,668)</b>	<b>345,167</b>	<b>644,835</b>

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

	GENERAL FUND*	LIQUID 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	\$6,482,127	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,482,127	\$0
320 LICENSES & PERMITS	\$66,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,080	\$0
330 FINES & FORFEITS	\$43,698	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,698	\$0
340 INTERESTS & RENTS	\$135,211	\$498	\$27,418	\$2,422	\$620	\$992	\$6,790	\$6,924	\$8	\$180,883	\$1,505
350 INTERGOVERNMENTAL	\$104,221	\$430,711	\$3,726	\$0	\$0	\$0	\$0	\$0	\$0	\$538,659	\$37,162
360 CHARGES FOR SERVICES	\$928,557	\$0	\$0	\$0	\$3,217,092	\$963,351	\$0	\$0	\$0	\$5,109,000	\$45,165
380 MISCELLANEOUS REVENUES	\$1,179,308	\$0	\$0	\$1,585	\$0	\$0	\$0	\$0	\$0	\$1,180,893	\$423
390 OTHER FINANCING SOURCES	\$756,274	\$0	\$345,045	\$0	\$27,409	\$0	\$154,060	\$0	\$15,000	\$1,307,788	\$40,000
	<b>\$11,695,477</b>	<b>\$431,209</b>	<b>\$376,189</b>	<b>\$4,007</b>	<b>\$3,245,121</b>	<b>\$964,343</b>	<b>\$170,850</b>	<b>\$6,924</b>	<b>\$15,008</b>	<b>\$16,909,129</b>	<b>\$124,255</b>
<b>EXPENDITURES</b>											
400 GENERAL GOVERNMENT	\$1,251,761	\$0	\$34,389	\$0	\$0	\$0	\$17,838	\$0	\$0	\$1,303,988	\$0
410 PUBLIC SAFETY	\$5,751,509	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,751,509	\$0
420 HEALTH & WELFARE	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000	\$0
426 SANITATION & REFUSE	\$83,831	\$0	\$0	\$0	\$2,290,735	\$1,057,557	\$0	\$0	\$0	\$3,432,123	\$224,747
430 HIGHWAYS, ROADS & STREETS	\$2,282,682	\$431,214	\$250,407	\$10,648	\$0	\$0	\$0	\$0	\$0	\$2,974,950	\$0
450 CULTURE-RECREATION	\$489,745	\$0	\$61,368	\$0	\$0	\$0	\$0	\$0	\$0	\$551,113	\$0
460 CONSERVATION & DEVELOPMENT	\$3,706	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,706	\$0
470 DEBT SERVICE	\$669,911	\$0	\$0	\$0	\$878,890	\$0	\$0	\$0	\$0	\$1,548,801	\$27,409
480 MISCELLANEOUS EXPENDITURES	\$796,164	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$796,164	\$0
490 OTHER FINANCING USES	\$15,000	\$0	\$0	\$0	\$40,000	\$0	\$0	\$0	\$0	\$55,000	\$0
	<b>\$17,350,310</b>	<b>\$431,214</b>	<b>\$346,164</b>	<b>\$10,648</b>	<b>\$3,209,625</b>	<b>\$1,057,557</b>	<b>\$17,838</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16,423,355</b>	<b>\$252,156</b>
<b>2015 SURPLUS/(DEFICIT)*</b>	<b>345,167</b>	<b>(\$5)</b>	<b>\$30,025</b>	<b>(\$6,641)</b>	<b>\$35,497</b>	<b>(\$93,214)</b>	<b>\$153,012</b>	<b>\$6,924</b>	<b>\$15,008</b>	<b>\$485,774</b>	<b>(\$127,900)</b>
<b>CLEARING ACCOUNT ADJUSTMENTS</b>	<b>(\$710)</b>										
<b>12/31/15 BALANCE</b>	<b>\$4,803,331</b>	<b>\$200</b>	<b>\$6,267,461</b>	<b>\$1,061,213</b>	<b>\$629,037</b>	<b>\$655,683</b>	<b>\$2,103,325</b>	<b>\$2,482,535</b>	<b>\$45,015</b>	<b>\$18,047,799</b>	<b>\$1,461,276</b>

## Mark Gordon

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**From:** Manbeck, Natasha <nmanbeck@mcmahonassociates.com>  
**Sent:** Wednesday, January 13, 2016 12:02 AM  
**To:** 'Mark Gordon'; 'Rick Smith'; Jason Lang  
**Subject:** Paoli Pike Trail - Grant Summary & Schedule  
**Attachments:** Paoli Pike Trail - Grant Summary & Schedule 160112.pdf

Hi Rick, Mark, and Jason-

As a follow-up to the Board of Supervisors meeting last weekend, attached is a two-page draft grant summary and schedule information for your review. Here are a couple of notes/caveats concerning the schedule information:

- The timeframes for grant announcements are subject to change and based on my experience with grants, very likely to be delayed. (This is especially true for state grants, which can be delayed due to outside circumstances...such as not having an approved state budget.)
- Several of the grants have a 3-4 year timeframe to complete grant funded activities. This is often based on when grants are announced and when a grant contract is fully executed. Therefore, if the grant announcements are delayed, the deadlines to complete construction will be extended.
- TAP has the earliest deadline and the least flexibility. The federal funds must be obligated by August 2018, which essentially means all pre-construction activities must be complete by then. (This includes acquisition of trail easements.) To meet this schedule, DVRPC will likely look to hold TAP project kick-off meetings in August/September. Therefore, I anticipate the Township may need to make a decision about whether to proceed with trail design and construction in June/July 2016. The Township *could* know selections for MTF, TAP, and Chester County grants by this time. (The C2P2 grant announcements are not anticipated in late Fall 2016.) Waiting for the C2P2 grant announcements to decide about whether or not to proceed with trail design and construction could jeopardize the Township's ability to meet the TAP – August 2018 deadline.
- For the upcoming CMAQ round, the Township may want to consider pursuing funding for Segments D & E. (I confirmed with DVRPC that there is no maximum grant request.) Even if the Township is awarded MTF funds, it might not be the full amount. Also, the MTF state funds can be used as the match for the CMAQ federal funds, if the Township is fortunate to get funding from both programs. This could minimize the Township's contribution. Selection of CMAQ funds is anticipated to be on the DVRPC Board agenda in late July. But, the Township may be able to get information about the likelihood of selection by June/July.

Please let me know if you have any questions or edits to the attached document.

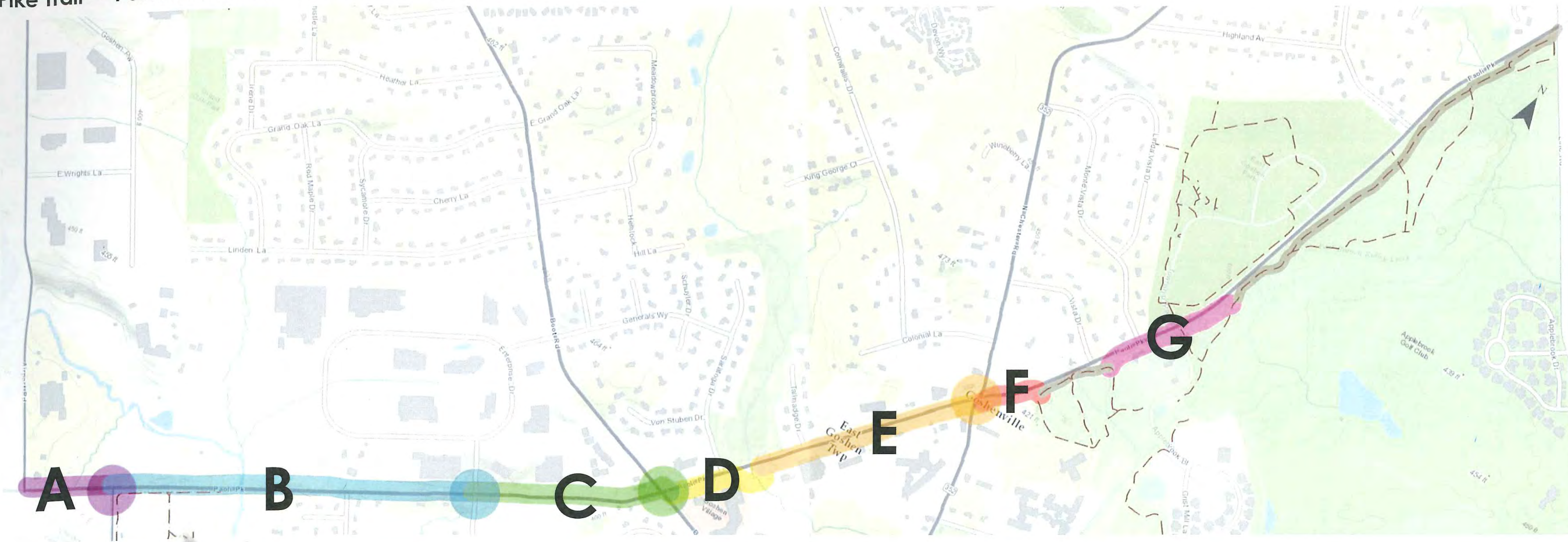
Thank you-  
Natasha

**Natasha Manbeck, P.E., AICP** | Project Manager  
O: 610.594.9995 x 5105  
840 Springdale Drive  
Exton, PA 19341  
[nmanbeck@mcmahonassociates.com](mailto:nmanbeck@mcmahonassociates.com)

[www.mcmahonassociates.com](http://www.mcmahonassociates.com)

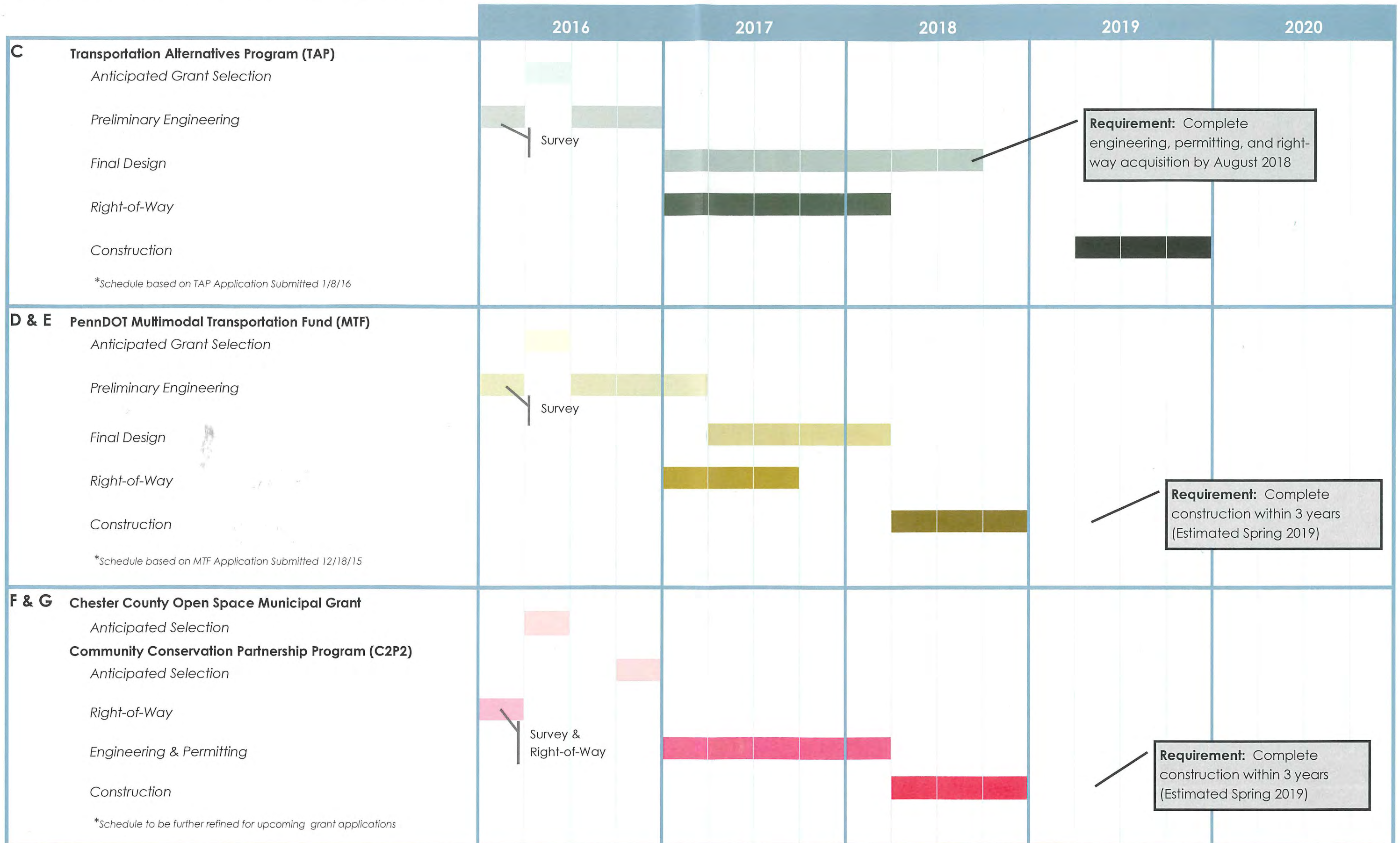
Paoli Pike Trail — Potential Grant Pursuits in 2015-2016

1/12/16



Grant Program	Administering Agency	Type of Funds	Segments	Grant Request	Match	Total Project	Application Due	Anticipated Selection	Timeline for Implementation
Transportation Alternatives Program (TAP)	PennDOT & DVRPC	Federal	C	\$ 1,000,000	\$ 600,000	\$1,600,000	1/8/16	April 2016 - Regional June 2016 - Statewide	Complete engineering, permitting, and right-way acquisition by August 2018
PennDOT Multimodal Transportation Fund (MTF) Program	PennDOT	State	D and E	\$ 1,712,000	\$ 943,600	\$2,655,600	12/18/15	Spring 2016	Complete construction in 3 years
Chester County Open Space Municipal Grant	Chester County	County	F and G	\$ 172,000	\$ 172,000	\$612,000	2/26/16	Spring 2016	Complete construction in 3 years
Community Conservation Partnership Program (C2P2)	DCNR	State	F and G	\$ 268,000	\$344,000		4/13/16	Late Fall 2016	Complete construction in 4 years
Congestion Mitigation and Air Quality (CMAQ) Program	DVRPC	Federal	TBD—Dependent upon program guidelines available 1/21/16				4/21/16	August 2016	3 year timeline
CFA Multimodal Transportation Fund (MTF) Program	CFA	State		TBD			TBD—Possibly Summer 2016	TBD—Possibly Fall 2016	3 year timeline

Paoli Pike Trail — Potential Timeline Based on Grant Pursuits & Requirements





December 18, 2015  
Updated January 14, 2016

To: Board of Supervisors

From: Mark Miller

Ref. Plank House Heating and Cooling system

While Precision Mechanical was doing the annual preventive maintenance on the HVAC system two weeks ago they found several leaks in the condenser which were patched. However due to the age and condition of the units Precision has recommended replacing them. I spoke with Jon and he said that both units which were installed in 1997 are fully depreciated. The Historical Commission has several artifacts that are climate sensitive and could be ruined if the HVAC fails.

I would like your approval to replace the HVAC system at cost of \$6,241.48

**January 14, 2016 Update**

At your meeting on January 4, 2016 the Board tabled action on this matter and requested some additional information.

What is the Seer Rating ?	14seer
What is the HSPS or COP	This unit is not a heat pump
What is the warranty on the unit?	Parts 1 year, Heat exchanger 10 years
What is the warranty on the compressor	5 years
What is the mark-up?	20%



# SUMMIT HOUSE



The country home condominium  
Sherrie McGuinness, CMCA®, PCAM®  
Manager since 1978  
1450 West Chester Pike  
West Chester, PA 19382  
(610) 696-2300 (610) 696-0270 Fax



November 25, 2015

East Goshen Township  
Board of Supervisors  
1580 Paoli Pike  
West Chester, Pa.19380-6199

Re: Request for a Meeting

Board of Supervisors:

Certain members of the Condominium Council are seeking a meeting with you to speak about a life-long agreement regarding Building Permits for the maintenance and upkeep of Summit House Condominium, A Collectivity of Unit Owners, comprised of 426 households.

At a meeting of the Supervisors when John Chatley, Carmen Battavio, Martin Shane, and Rick Smith were in attendance, it was discussed that Summit House contracted for professional services of an engineering/architect company to provide specifications for the replacement of the roofs within the community of ten (10) residential buildings. This practice is very unlike a single family residence who simply bids the roof replacement and selects the competitive bid of their choice without clear specifications to bid the job.

Those in attendance at the aforementioned meeting, were told that Summit House would remain status-quo regarding building permits. At the conclusion of the meeting, two members of your Board even came into the audience to give assurances that permits were not necessary for the upkeep of our community. We clearly understood that expansions required building permits and maintenance and replacement did not.

May we please schedule a meeting in Executive Session? Choose a date and time, and certain of our Council Members and I will make ourselves available.

Thanking you in advance, I remain

Sincerely yours,

Sherrie McGuinness, CMCA®, PCAM®  
Community Manager  
On behalf of its Council Members

cc: Council Members

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

**FILE**

December 3, 2015

Ms. Sherrie McGuiness, Community Manager  
Summit House  
1450 West Chester Pike  
West Chester, PA 19382

Dear Sherrie:

I am in receipt of your letter of November 2, 2015. The subject matter does not fit any of the criteria for an Executive Session under the Sunshine Law.

However, I did speak to the Chairman about your request to discuss this issue and he suggested I place you on the agenda for the Board of Supervisors public meeting which is scheduled for Tuesday, December 15, 2015 at 7 pm. If this is not convenient the Board meets on Monday, January 4, 2016 at 7 pm and again on Tuesday, January 19, 2016 at 7 pm.

As mentioned previously, Act 45 of 1999 established a state wide building code for all municipalities in the state. Under this Act each municipality was required to utilize the International Building Code which is published by the International Code Council. The International Code Council updates this code on a regular basis and we are currently utilizing 2009 Building Code. Section 105.2 of the 2009 Building Code contains a list the activities which are exempt from permits. Re-roofing is not one of the exempt activities.

In your letter you mention that Summit House had engaged the services of an engineering/engineering company to provide specifications for the replacement of roofs. However, the fact that the plans and/or specifications were prepared by a licensed professional does not result in an exemption from the requirement to obtain a building permit. I would add that re-roofing is not singled out in this regard. A large portion of the permit applications the Township receives are accompanied by plans signed and sealed by an architect or engineer. Regardless of this fact, they are still required to obtain a permit.

Please let me know which meeting you and your Council members would like to attend and I will put you on the agenda.

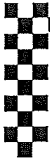
Sincerely,



Louis F. Smith, Jr.  
Township Manager

Enclosure

Cc: Board of Supervisors



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Sherrie McGuinness, CMCA®, PCAM®  
Community Manager  
On behalf of its Council Members

cc: Council Members

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

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Sincerely,



Louis F. Smith, Jr.  
Township Manager

Enclosure

Cc: Board of Supervisors

**104.11 Alternative materials, design and methods of construction and equipment.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. An alternative material, design or method of construction shall be *approved* where the *building official* finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, *fire resistance*, durability and safety.

**104.11.1 Research reports.** Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from *approved* sources.

**104.11.2 Tests.** Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the *building official* shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the *building official* shall approve the testing procedures. Tests shall be performed by an *approved agency*. Reports of such tests shall be retained by the *building official* for the period required for retention of public records.

## SECTION 105 PERMITS

**105.1 Required.** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the *building official* and obtain the required *permit*.

**105.1.1 Annual permit.** In lieu of an individual *permit* for each *alteration* to an already *approved* electrical, gas, mechanical or plumbing installation, the *building official* is authorized to issue an annual *permit* upon application therefor to any person, firm or corporation regularly employing one or more qualified tradespersons in the building, structure or on the premises owned or operated by the applicant for the *permit*.

**105.1.2 Annual permit records.** The person to whom an annual *permit* is issued shall keep a detailed record of *alterations* made under such annual *permit*. The *building official* shall have access to such records at all times or such records shall be filed with the *building official* as designated.

**105.2 Work exempt from permit.** Exemptions from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the

provisions of this code or any other laws or ordinances of this jurisdiction. *Permits* shall not be required for the following:

### Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m<sup>2</sup>).
2. Fences not over 6 feet (1829 mm) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.
6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or *story* below and are not part of an *accessible route*.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family *dwellings*.
12. Window *awnings* supported by an *exterior wall* that do not project more than 54 inches (1372 mm) from the *exterior wall* and do not require additional support of Groups R-3 and U occupancies.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

### Electrical:

**Repairs and maintenance:** Minor repair work, including the replacement of lamps or the connection of *approved* portable electrical equipment to *approved* permanently installed receptacles.

**Radio and television transmitting stations:** The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

**Temporary testing systems:** A *permit* shall not be required for the installation of any temporary system

## SCOPE AND ADMINISTRATION

required for the testing or servicing of electrical equipment or apparatus.

### Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

### Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

### Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a *permit* shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

**105.2.1 Emergency repairs.** Where equipment replacements and repairs must be performed in an emergency situation, the *permit* application shall be submitted within the next working business day to the *building official*.

**105.2.2 Repairs.** Application or notice to the *building official* is not required for ordinary repairs to structures, replacement of lamps or the connection of *approved* portable electrical equipment to *approved* permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required *means of egress*, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include *addition*, *alteration* of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

**105.2.3 Public service agencies.** A *permit* shall not be required for the installation, *alteration* or repair of generation, transmission, distribution or metering or other related

equipment that is under the ownership and control of public service agencies by established right.

**105.3 Application for permit.** To obtain a *permit*, the applicant shall first file an application therefor in writing on a form furnished by the department of building safety for that purpose. Such application shall:

1. Identify and describe the work to be covered by the *permit* for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by *construction documents* and other information as required in Section 107.
5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the *building official*.

**105.3.1 Action on application.** The *building official* shall examine or cause to be examined applications for *permits* and amendments thereto within a reasonable time after filing. If the application or the *construction documents* do not conform to the requirements of pertinent laws, the *building official* shall reject such application in writing, stating the reasons therefor. If the *building official* is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the *building official* shall issue a *permit* therefor as soon as practicable.

**105.3.2 Time limitation of application.** An application for a *permit* for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a *permit* has been issued; except that the *building official* is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**105.4 Validity of permit.** The issuance or granting of a *permit* shall not be construed to be a *permit* for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. *Permits* presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a *permit* based on *construction documents* and other data shall not prevent the *building official* from requiring the correction of errors in the *construction documents* and other data. The *building official* is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

**105.5 Expiration.** Every *permit* issued shall become invalid unless the work on the site authorized by such *permit* is commenced within 180 days after its issuance, or if the work authorized on the site by such *permit* is suspended or abandoned for a period of 180 days after the time the work is commenced. The

\* \* \* Communication Result Report ( Dec. 3. 2015 4:22PM ) \* \* \*

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Date/Time: Dec. 3. 2015 4:20PM

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Reason for error

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| E. 1) Hang up or line fail      | E. 2) Busy                                |
| E. 3) No answer                 | E. 4) No facsimile connection             |
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**BOARD OF SUPERVISORS**  
EAST GOSHEN TOWNSHIP  
CHESTER COUNTY  
1680 PAOLI PIKE, WEST CHESTER, PA 19380-6199

December 3, 2015

Ms. Sherrie McGuinness, Community Manager  
Summit House  
1450 West Chester Pike  
West Chester, PA 19382

Dear Sherrie:

I am in receipt of your letter of November 2, 2015. The subject matter does not fit any of the criteria for an Executive Session under the Sunshine Law.

However, I did speak to the Chairman about your request to discuss this issue and he suggested I place you on the agenda for the Board of Supervisors public meeting which is scheduled for Tuesday, December 15, 2015 at 7 pm. If this is not convenient the Board meets on Monday, January 4, 2016 at 7 pm and again on Tuesday, January 19, 2016 at 7 pm.

As mentioned previously, Act 45 of 1999 established a state wide building code for all municipalities in the state. Under this Act each municipality was required to utilize the International Building Code which is published by the International Code Council. The International Code Council updates this code on a regular basis and we are currently utilizing 2009 Building Code. Section 105.2 of the 2009 Building Code contains a list the activities which are exempt from permits. Re-roofing is not one of the exempt activities.

In your letter you mention that Summit House had engaged the services of an engineering/engineering company to provide specifications for the replacement of roofs. However, the fact that the plans and/or specifications were prepared by a licensed professional does not result in an exemption from the requirement to obtain a building permit. I would add that re-roofing is not singled out in this regard. A large portion of the permit applications the Township receives are accompanied by plans signed and sealed by an architect or engineer. Regardless of this fact, they are still required to obtain a permit.

Please let me know which meeting you and your Council members would like to attend and I will put you on the agenda.

Sincerely,

Louis F. Smith, Jr.  
Township Manager

Enclosure

Cc: Board of Supervisors



**EAST GOSHEN TOWNSHIP BOARD OF SUPERVISORS MEETING**  
**1580 PAOLI PIKE**  
**May 4, 2004 – 7:00 PM**

**Present:** Chairman Marty Shane, Vice Chairman Joseph McDonough, John Chatley and Carmen Battavio were present. Also present were Township Solicitor Kristin Camp, Township Manager Rick Smith, Finance Director Kathleen Glass, Municipal Authority Jack Yahraes, Planning Commission Art Polishuk, Conservancy Board Linda Gordon Park and Recreation Board Ann Marie Fletcher-Moore and Phyllis Marron, Hershey Mills Representative Elaine Blair and residents Donna Gunia and Steve McHolland. Board member Mary Powell was absent due to foot surgery.

**Workshop**

**Treasurer's Report**

The Board reviewed the report detailing receipts and expenditures over \$1,000.00. Again Joe McDonough questioned paying bills prior to the Board's authorization. Carmen responded since payroll has been previously approved that payroll can be run without Board approval. Marty suggested Rick prepares a motion for pre-approval of police, payroll and bills with a discount to avoid confusion. The Board also noted it was not necessary to continue the report of expenditures over \$1,000.00.

**Traffic Control at Boot Rd & Enterprise Dr/Generals Way**

Township Solicitor Ron Nagle reported since the traffic study concludes the above intersection was not 'dangerous' a traffic signal does not have to be installed. QVC will be notified of the Boards decision.

**Benson Rohrbeck request for the Historic Commission**

The Board acknowledged Mr. Rohrbeck's letter of interest in being appointed to the Commission, but he will be advised that at the present time there are no openings.

**Donation to the People-to-People Student Ambassador Program**

The Board reviewed Ms Lisa Anthony's request for a \$75.00 donation for her to participate in the People-to-People Student Ambassador program. The Board tabled her request until next week so they can look into the legality of a donation to an individual.

**Minutes**

The Board reviewed the minutes for April 13, 2004 for corrections.

Joe again stated he was offended by Abbas Rahbari's personal attack on his integrity and the tampering of minutes. Joe also stated he wanted the minutes of April 13, 2004 to include Abbas Rahbari's accusatory comments of the Board's ignorance of the law and threatening actions. There was no further public input at the workshop.

## **Formal Meeting**

### **Call to Order and Pledge of Allegiance**

Chairman Marty Shane welcomed the residents at the meeting and then led those present in the Pledge of Allegiance to the Flag and called the formal meeting to order at 8:00 p.m.

Marty announced the Board had met in executive session with the Supervisors from Westtown Township on April 28, 2004 to discuss matters relating to pending labor negotiations.

Marty changed the order of the agenda to hold the Public Hearings first.

## **Public Hearings**

### **McIntosh Home Occupation**

The Board conducted a public hearing to consider the Conditional Use application for Ed and Annette McIntosh, 933 Cornwallis Drive seeking to operate a hair salon from their home as a home occupation.

An official transcript will be provided by the Court Reporter.

### **Historical Wall Signs and I-2 Zoning District**

The Board conducted a public hearing to consider an amendment to the Zoning Ordinance to permit historic wall signs and also to allow single family detached dwellings in the I-2 Zoning District.

An official transcript will be provided by the Court Reporter.

### **International Building Code, 2003 Edition**

The Board conducted a public hearing to consider adopting an International Building Code, 2003 Edition ordinances to administer and enforce the provisions of the Pennsylvania Construction Code and the following: International Existing Building, Residential, Electrical, Mechanical, Plumbing, Fuel Gas, Energy Conservation, Fire and Property Maintenance Codes, all 2003 Edition.

An official transcript will be provided by the Court Reporter.

### **Approval of Board of Supervisors Minutes**

The minutes for April 13, 2004 were tabled until next formal meeting so the additional comments regarding the Board response to a resident's accusation could be incorporated in the minutes. There was no public comment.

## **Treasurer's Report:**

Finance Director Kathleen Glass reported the following for 2004:

	<b>Receipts</b>	<b>Expenditures</b>
General Fund	\$838,536.09	\$766,808.02
Zoning Hearing Fund	-0-	-0-
State Fund	-0-	-0-
Capital Reserve	-0-	\$2,700.00
Transportation Fund	\$9,618.01	\$1,539.00
Sewer Operating	\$162,697.79	\$207,490.71
Refuse	\$64,698.36	\$95,549.00
Capital Projects	-0-	\$304,883.08

The receipts and expenditures for 2004 were approved pending their review. Motion: (McDonough/Battavio). For: Shane, McDonough, Chatley, and Battavio. Marty questioned the source of the income in the General Fund, which Kathleen responded the monies were from earned income tax and the Cable TV payment from Comcast. There was no public comment.

### New Business

#### Waterview Neighborhood Speed Humps

The Board authorized the installation and maintenance of five speed humps for the Waterview neighborhood as originally recommended by the traffic engineer. John Chatley let it be known he was dead set against seven speed humps. He felt the multitude of signs and humps would reduce property values. John pointed out Wentworth residents opted not to put up a traffic signal at the entrance of their development because it would give the appearance of a high traffic area which would effect the property values and John felt the same would hold true with regards to the speed humps in this neighborhood. He suggested the police patrol the area to catch speeders.

Mrs. Jeannette Quinlan, 54 Lockwood Lane stated she felt the speed humps were necessary to stop speeders and would not affect property values.

Art Polishuk, 1424 Grand Oak Lane, stated he had a problem spending taxpayer monies to benefit a certain neighborhood. Each speed hump costs \$2,500.00 for a total of \$15,000.00. He noted his development also experiences speeders and stated the police need to step up to the plate and patrol his development.

Jack Yahraes, 911 Vista Drive, also reflected there hasn't been any police enforcement in his neighborhood and noted they too have speeders.

Carmen requested them to put their concerns in writing to the Police Commission and he also will address both their concerns at the Police Commission meeting.

Carmen also noted he felt he was not representing the majority of the Waterview residents since they wanted seven and Board approved only five speed humps.

Mrs. Jeannette Quinlan added she felt that five speed humps would be enough.

Motion: (Battavio, McDonough) For: Shane, Battavio, McDonough. John Chatley opposed.

**C.E. Hough Architectural Design**

The Board accepted the C.E. Hough Associates proposal in the amount of \$21,500.00 for architectural design for the former Genuardi's building and the new salt shed for the Public Works Department. Motion: (Chatley/McDonough) For: Shane, McDonough, Chatley and Battavio. There was no public input.

**Resolution 04-25 Revised Fee Schedule**

The Board authorized the adoption of Resolution 04-25 Revised Fee Schedule. Motion: (McDonough/Battavio) For: Shane, McDonough, Chatley and Battavio. Linda Gordon stated, that residents shouldn't have to get a permit to improve their own home. Art also added he felt the fee schedule was disproportionately unfair to residents. John requested the Board review in greater depth the fee schedule prior to the end of the year to have a more equitable distribution of fees.

**Transfer of \$1,500,000.00 from General Fund to Capital Reserve**

The Board authorized the transferring of \$1,500,000.00 from the General Fund Reserve to the Capital Reserve Fund. Motion (McDonough/Chatley) For: Shane, McDonough, Chatley and Battavio.

**Berkheimer**

The Board authorized to sign the general mutual release with Berkheimer Associates. Motion: (Chatley/McDonough) For: Shane, McDonough, Chatley and Battavio.

Jack Yahraes, 911 Vista Drive, asked what was the outcome of the Berkheimer lawsuit. Marty responded the township had lost the lawsuit. There was no other public input.

**Correspondence, Reports of Interest**

The Board acknowledged receipt of a letter from the Goshen Friends PTC President thanking the township for their donation to their annual auction and another letter from Henry L. Wilson complimenting the township on the Brandywine Battlefield trip. Joe praised Historical Commission Chairman Nancy Daversa and her invaluable historical expertise along with Park and Recreation Director Frank Vattilano's efforts.

**Meetings & Dates of Importance**

The meetings and dates were noted for the month of May.

**Public Comment**

Planning Commission Art Polishuk expressed his concerns with regards to a letter sent to Penn Dot requesting a right hand turn onto Paoli Pike from the future Commerce Bank and the impression the builders would not have to take the Planning Commission recommendations into consideration for approval.

There was no additional public input.

The Board reconvened back in the workshop.

**Workshop Continued...**

**Comp Plan**

Marty requested the fellow Board members review the various sections of the Comp Plan provided for the May 25<sup>th</sup> meeting. Rick noted that additional sections would be forthcoming.

**Technology & Fixed Asset Manager**

Carmen suggested further discussion of this newly created position to be tabled until next formal meeting. Marty requested information as to the benefits of sub-contracting and its costs as to the cost of a permanent hired employee. Marty also requested the percentage of time allocated to technology and to fixed assets.

The Board re-convened into executive session to discuss a real estate matter concerning the former Genuardi's building.

The meeting adjourned at 10:30 PM

Respectfully submitted,

---

Joyce A. Tarsi  
East Goshen Townships ABC Secretary

BEFORE THE BOARD OF SUPERVISORS  
EAST GOSHEN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA

-----

IN RE: Public Hearing to Consider Amendments to Ordinance :  
to Add Chapter 133 Existing Building Code and Adopting :  
International Building Code, 2003 Edition; Amendment to Add :  
Chapter 129, Energy Conservation; Chapter 128, Electrical :  
Code; International Fire Code, 2003 Edition; Mechanical Code, :  
2003 Edition; International Plumbing Code, 2003 Edition; :  
International Residential Code, 2003 Edition; International :  
Property Maintenance Code, 2003 Edition :

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East Goshen Township Building  
1580 Paoli Pike  
West Chester, Pennsylvania  
Tuesday, May 4, 2004

BEFORE THE BOARD:

E. MARTIN SHANE, Chairman  
JOSEPH M. McDONOUGH, Vice-Chairman  
CARMEN R. BATTAVIO, Member  
JOHN CHATLEY, III Member



APPEARANCES:

BUCKLEY, NAGLE, BRION, McGUIRE, MORRIS & SOMMER, LLP  
By: KRISTIN S. CAMP, ESQUIRE  
on behalf of the Board.

ALSO PRESENT: LOUIS F. SMITH, JR., Township Manager.

COLLEEN M. PIMER, RPR  
Official Court Reporter

ORIGINAL

## Ordinance Adoptions

PROCEEDINGS

1  
2  
3 THE CHAIRMAN: Next and last is adoption  
4 of the International Building Code, 2003 edition, which  
5 is in accordance with Act 45 which is the uniform  
6 construction practice across the state. For purposes  
7 of codification this ordinance was set up to be done  
8 with several of them. I think Kristin has figured out  
9 a way of combining this so we don't have to do them all  
10 individually.

11 I will turn the meeting back over to  
12 Kristin Camp.

13 MS. CAMP: Okay. The purpose of adopting  
14 this ordinance is state mandated. Act 45 of 1999  
15 established a state wide building code that each  
16 municipality has the option to either opt in or opt out  
17 of. The township has already elected to opt into the  
18 state wide building code, which means they will be  
19 applying the International Building Code 2003 edition  
20 which is published by the International Code Council.

21 Something that's good about adopting the  
22 state wide building code is that as the International  
23 Code Council adopts successor codes, which they do  
24 every three years, the township does not have to go  
25 through the process of reenacting, readopting what

## Ordinance Adoptions

1 their new updated latest, greatest building code is.  
2 The way Act 45 was written, you automatically will be  
3 using whatever the latest, greatest revision is by the  
4 International Code Council.  
5

6           Everybody received one of these binders.  
7 What is before you today is the ten ordinances that are  
8 there. The first one is the most important. That is  
9 again electing to opt in, administer the state wide  
10 building code. It also then if you look at the code  
11 books that are actually published by the International  
12 Code Council, there is various sections that have blank  
13 spaces. Each municipality must insert, for example,  
14 name of the municipality. They also have discretion as  
15 to what the department will be called that will be  
16 administering each code. There is also some discretion  
17 as to the violations, penalty sections, sewer depth,  
18 things like that.

19           What I have done on each of these ten  
20 ordinances is go through those model code books, where  
21 an insertion needed to be made, those insertions are  
22 shown on this ordinance -- in these ordinances.

23           The building code, the way Act 45 was  
24 drafted, it also gave a municipality the option to keep  
25 in effect any provisions that you have in your current



## Ordinance Adoptions

1 building code that might meet or exceed the standards  
2 in the state wide building code, provided that those  
3 provisions were adopted prior to July 1st of 1999. If  
4 you look at section five of your ordinance, that's  
5 where I have specified specifically what those -- there  
6 is only two sections here that you are intending to  
7 basically grandfather in. I thought it was important  
8 to call that out in your building code so anybody that  
9 comes to the township recognizes that yes, you do have  
10 the lawful authority to keep those more stringent  
11 provisions in.  
12

13 Under the Act you are also allowed to  
14 vary some of the administration sections. That has  
15 been done again in the first ordinance.

16 If I can, just so it's very clear on the  
17 record, the second ordinance adopts the existing  
18 building code. Again these are all 2003 editions.  
19 They are all published by the International Code  
20 Council. Ordinance number three would be adopting the  
21 residential code. Next ordinance will be the  
22 electrical code. Next ordinance is the mechanical  
23 code. Next one is the plumbing code. Fuel gas code,  
24 energy conservation code, fire prevention code, finally  
25 property maintenance code.

## Ordinance Adoptions

1  
2 Now some of these you currently have as  
3 separate chapters in your code book. We are simply  
4 going from what you currently have in existence, which  
5 is BOCA' 96, to now the 2003 edition. So for most of  
6 them that's pretty much what we are doing. For some  
7 other ones -- energy conservation and fuel gas code you  
8 don't currently have something regulating that. But  
9 again you don't really have a choice. State wide  
10 building code adopts by reference those other codes  
11 that we have prepared. I thought because of having all  
12 of your ordinance codified it was easier to do it in  
13 separate ordinances which will then be inserted into  
14 your code book in an alphabetical manner.

15 I'm happy to answer any questions that  
16 the Board has on this. It's again just pretty much  
17 going through the code books that Rick provided to us,  
18 inserting where we needed to make, you know, make the  
19 ordinance tailored to East Goshen Township.

20 After this is adopted, assuming that the  
21 Board adopts it, township will have to send a notice to  
22 the Department of Labor and Industry advising that you  
23 have opted in, send them a copy of your ordinance.

24 THE CHAIRMAN: Before any discussion is  
25 there a motion for adoption of the ordinance?

## Ordinance Adoptions

1

MR. CHATLEY: So moved.

2

3

THE CHAIRMAN: Is there a second?

4

MR. BATTAVIO: Second.

5

6

THE CHAIRMAN: Any comments or

questions?

7

MS. GORDON: Linda Gordon, 240 Line Road, Malvern, Pennsylvania. You said you either have to adopt it all or none of it, correct, is what you said you have to accept?

10

11

MS. CAMP: You opt in, yes.

12

13

MS. GORDON: Which means you accept all provisions?

14

15

16

17

MS. CAMP: Except for the fact that you can grandfather in provisions which are more stringent, as long as you have them in the effect prior to July of '99.

18

19

20

MS. GORDON: If the township decides to opt out can they adopt certain sections of it or certain portions thereof?

21

22

23

24

25

MS. CAMP: You could. But then you have -- by opting out you then take on responsibility of having the Department of Labor and Industry basically do all of your reviews. You're giving up a lot of your own jurisdiction.

## Ordinance Adoptions

1  
2 THE CHAIRMAN: I don't think -- I  
3 understand Linda's question. You don't have a choice  
4 as to whether or not this is going to be the operable  
5 code in the township. Where you have a choice is  
6 administering it yourself with your people under your  
7 control or farming it out to an outside agency to do  
8 it. You can't change the law that says this is the  
9 code that's going to be uniform across the state. In  
10 other words, all municipalities have to comply with  
11 this code. It's a question of who does the  
12 enforcement.

13 MS. GORDON: So opting out or in had  
14 nothing to do with adopting of the code?

15 MS. CAMP: Opting in had to do with the  
16 fact your own people will be doing similar to how it's  
17 done now in terms of your building inspector will be  
18 able to go continue to do inspections provided that he  
19 or she maintains the certifications that he needs or  
20 she needs to do that.

21 THE CHAIRMAN: That's being done. You  
22 also have a designated administrator. It's very  
23 deceiving. When you think opting or not, has nothing  
24 to do with the program.

25 MS. GORDON: What are the sections that

## Ordinance Adoptions

1 are more stringent in ours specifically than in --

2 MR. SMITH: We charge a fee for missed  
3 inspections. The other one is the --

4 MS. CAMP: Stair height.

5 MR. SMITH: Even though we are adopting  
6 the 2003 IBC code, we are using 1996 stair heights.

7 MS. GORDON: What does that mean?

8 MR. SMITH: It's the height that -- rise  
9 of the tread.

10 MS. GORDON: What is the difference?

11 MR. SMITH: Two different standards.

12 MS. GORDON: I'm specifically asking what  
13 is the difference between ours that we have now and the  
14 one that they are recommending?

15 MS. CAMP: Current one, what you are  
16 going to be adopting, stair riser height is eight and a  
17 quarter inches maximum, four inches minimum. Stair  
18 tread depth is nine inches minimum.

19 MR. SMITH: The state subsequent to this  
20 law amended the law to make that the official law  
21 because originally this was only temporary. Stair  
22 height affects --

23 MS. GORDON: I understand what stair  
24 height affects. My question is you said stair -- ours  
25

## Ordinance Adoptions

1 is different than what it is in the new code, so what

2 --

3  
4 MS. CAMP: What is in that section is  
5 what your current ordinance provides. What you're  
6 doing is maintaining it. I don't know --

7 MS. GORDON: You're saying if it's  
8 stricter than -- you're allowed to keep it if it's more  
9 strict than the one in the 2003.

10 MS. CAMP: Right.

11 MS. GORDON: Is it more strict than the  
12 one in 2003?

13 MS. CAMP: I don't have the book in front  
14 of me to tell you what the difference is in terms of  
15 the height and depth.

16 MS. GORDON: We don't know but we have  
17 decided to keep ours versus theirs.

18 MS. CAMP: No. Somebody -- Mike Merwin,  
19 township building inspector, has given a recommendation  
20 to the manager that he would prefer to keep the  
21 standard as it is in '96 BOCA.

22 MR. SMITH: When the original law was  
23 adopted they didn't want to change. The building  
24 industry lobbied that stair tread and riser height  
25 should stay the same as it was in '96. They wrote

## 1 Ordinance Adoptions

2 legislation with the idea that assuming that the new  
3 regs were adopted, the law will be in effect say about  
4 a year and a half ago, two years ago, they would lock  
5 in those stair and tread riser heights for a short  
6 period of time, then they would be phased out. L and I  
7 took longer than anticipated to actually come up with  
8 the regulations. When it went past that deadline, the  
9 end result being this last piece. I guess just earlier  
10 this year the state amended building code basically  
11 locked in in perpetuity old stair height requirements.

12 MS. CAMP: Linda, I can get the book,  
13 tell you.

14 MS. GORDON: I would think that if we are  
15 going to be adopting something, say that ours is  
16 better, we should have some idea what the specific  
17 differences are.

18 MR. SMITH: They have now changed the  
19 law, mandated this is the stair height thou shall  
20 adopt.

21 MR. BATTAVIO: We are keeping ours.

22 MS. GORDON: You're accepting the '99 one  
23 as being more stringent.

24 MR. SMITH: We are keeping ours but it  
25 ends up being the right one.

## Ordinance Adoptions

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MR. CHATLEY: Then I have a question.

THE CHAIRMAN: If you follow the saga of the state through the whole process -- I understand your question -- they have come back to where we are.

MR. CHATLEY: Am I hearing that the riser and tread width that we adopt tonight are in fact the same ones that the state is mandating in their code?

MR. SMITH: Yes.

MR. CHATLEY: That answers your question, right? Really is not more stringent.

MR. SMITH: Correct. Started out being but now it's not.

THE CHAIRMAN: Anybody else dare to ask a question?

MS. GORDON: I'm still confused. I'm a little slow. Why then if the new one is the same as our one from '99, why are we holding our one from '99 instead of just adopting 2003?

MS. CAMP: It's '96. Way Act 45 was drafted it had you changing despite what was in 2003, it had different standards for stair height. Amendment was passed to Act 45 a month ago that changed that to say no, you can now go back to what '96 BOCA is. So all we are doing is recognizing that this new



## 1 Ordinance Adoptions

2 legislation was passed allowing a municipality to keep  
3 the standard for the stair tread depth and height as it  
4 is written in '96 BOCA. It's different than what is  
5 shown -- if you look up 2003 IBC it's a different  
6 standard. But the Act that amended Act 45 allows a  
7 municipality to go back to what was adopted through '96  
8 BOCA. Does that make sense?

9 MS. GORDON: I still don't understand  
10 that. I still don't have my answer.

11 MS. CAMP: I don't know the difference in  
12 the standard. I don't have the IBC 2003 to be able to  
13 tell you. I think it's a difference of a quarter of an  
14 inch. Dispute was with builders as to whether they had  
15 to build one more step. So really it was a dispute  
16 between builders who didn't want to have to build one  
17 more step, save space, versus, you know, I don't who  
18 was -- building inspectors felt this depth and height  
19 was safer. But builders prevailed. They were able to  
20 lobby the legislature to amend the Act to say go ahead,  
21 use what is in '96 BOCA. I apologize, I don't have IBC  
22 2003 in front of me to tell you dimensional  
23 differences. I know it's like a quarter of an inch  
24 different.

25 MS. ALBRECHT: Ginny Albrecht, 208 Summit

## Ordinance Adoptions

1  
2 House. My question mainly concerns the enforcement of  
3 the ordinance. Being an individual homeowner in a  
4 multi family development, it has its own rules and  
5 regulations to follow. How will your enforcement  
6 procedure differ now from what they were prior to  
7 this?

8 MS. CAMP: It won't change at all. Won't  
9 change at all. Currently the code department in the  
10 township enforces what the building code is. All this  
11 is doing is saying what they are enforcing now is the  
12 2003 International Building Code versus what currently  
13 is in effect was '96 BOCA. It's still the same person,  
14 building inspector who is a part of the codes  
15 department that will be making sure that whatever, you  
16 know, building permits are issued in compliance with  
17 the new code.

18 MS. ALBRECHT: Whose responsibility will  
19 it be to obtain a building permit, the contractor that  
20 you hire, management of multi family developments?

21 MR. SMITH: Ultimately falls back on the  
22 property owner.

23 MS. ALBRECHT: Okay.

24 MS. CAMP: Property owner can through an  
25 agent allow its contractor to go ahead, submit

## 1 Ordinance Adoptions

2 paperwork, get a building permit. But as Rick said,  
3 permit is issued in the name of the property owner.

4 MS. ALBRECHT: Okay. We have four  
5 hundred and twenty-six property owners.

6 MS. CAMP: If you own is it -- an  
7 apartment or condominium?

8 MS. ALBRECHT: I own a condominium unit.

9 MS. CAMP: If you personally are going to  
10 be changing your condominium unit, you would be  
11 responsible for getting the permit. If the association  
12 is getting a permit to change like common open space or  
13 common area, then it might be the association that  
14 would be responsible. Whoever owns the land that  
15 you're making the change to.

16 MS. ALBRECHT: Not necessarily change,  
17 how about maintenance?

18 MS. CAMP: You don't need a building  
19 permit to maintain.

20 MS. GORDON: Yes, you do.

21 MS. CAMP: I'm not sure what you're  
22 talking about.

23 MS. ALBRECHT: What about maintenance of  
24 the buildings, outside maintenance? Even if I wanted  
25 to replace my door to my home, that would be considered

## Ordinance Adoptions

1 maintenance.

2  
3 MR. SMITH: Replacement of a door,  
4 providing you're not changing the structural area or  
5 opening does not require a permit. If you want a  
6 bigger door you require a permit.

7 MS. ALBRECHT: That would be -- would  
8 that concern window replacements also?

9 MR. SMITH: Basically same rule. If  
10 you're replacing the window in the exact same opening,  
11 does not require a permit. If you're putting in a  
12 bigger window, it would require a permit.

13 MS. ALBRECHT: How about replacing  
14 plumbing fixtures?

15 MR. SMITH: Depending. Normal  
16 maintenance does not require. Replacement of faucets,  
17 washers may not require a permit. Redoing a bathroom  
18 possibly may, especially if you're involved in redoing  
19 electricity. But typically replacing a water closet or  
20 sink probably does not require a permit.

21 MS. ALBRECHT: That would go like for  
22 replacement hot water heaters?

23 MR. SMITH: There is a list of what is  
24 required for permits. I don't have it in front of me.

25 MR. CHATLEY: Is the question -- I want

## 1 Ordinance Adoptions

2 to make sure. The question I believe is the  
3 condominium has rules and regulations under which they  
4 have to live.

5 MS. ALBRECHT: Right.

6 MR. CHATLEY: I think the question --  
7 Mrs. Albrecht's question is do these tie in -- do the  
8 condominium rules and regulations supersede this code.  
9 Answer is no. The code prevails.

10 MS. CAMP: You have to comply with both.  
11 As owner of a unit -- unit owner in that condominium  
12 you have to comply with whatever regulations govern  
13 when you purchased the property, then were subsequently  
14 amended.

15 There is two separate regulations that  
16 you have to comply with in terms of --

17 MS. ALBRECHT: Two separate things.

18 MS. CAMP: You asked about the roof. I  
19 don't know what your condominium ownership is, if you  
20 own your roof or not. If you don't, then whoever --  
21 the association, if they are going to be doing major  
22 roof repair on all of them the association -- Rick,  
23 correct me if I'm wrong -- is the one getting the  
24 permit.

25 MR. SMITH: Correct.

## 1 Ordinance Adoptions

2 THE CHAIRMAN: I think the answer to John  
3 and everybody is this is the minimum. If your  
4 association requires more, then you are obligated to do  
5 that. But has nothing to do with us.

6 MS. KINNEY: Louise Kinney, 664 Summit  
7 House. I have a couple follow-up questions. First of  
8 all, one of the adoption is -- I think it's number ten  
9 or it's on this list, international property  
10 maintenance code. I think in the newspaper it was  
11 described referring to one and two family dwellings and  
12 townhouses not exceeding three --

13 MS. CAMP: That's not property  
14 maintenance. That's residential code.

15 MS. KINNEY: Okay. What is the property  
16 maintenance code that was described in the newspaper as  
17 being for one and two family?

18 MR. SMITH: The property maintenance code  
19 we currently enforce, we are currently operating under  
20 the 2000 International Code Council, not '96. We are a  
21 little further along. We currently have that in  
22 effect. Basically generic code that requires people to  
23 maintain their property. In other words, if you have  
24 rain gutters, rain gutters got to be affixed to the  
25 house. There is no requirement you have to have rain

## 1 Ordinance Adoptions

2 gutters. If you do, they have to be affixed to the  
3 house. You can't have broken windows. Those type  
4 things.

5 MS. CAMP: Deals with a lot of exterior  
6 maintenance issues.

7 MS. KINNEY: I guess my question is the  
8 way this is described is, okay, it's ordinance number  
9 nine. Adopt international -- that's international.  
10 Number ten. It's property maintenance. Okay. There  
11 is one of them here that references --

12 MR. SMITH: BOCA has a basic building  
13 code which covers all types of construction. However  
14 they also have a code, what they call residential code  
15 which covers one and two family dwellings. There is  
16 some height limit on it. But it's a little easier to  
17 use. It's a little easier to understand. So if you  
18 were building a single family dwelling or twin, you  
19 would follow that code.

20 MS. KINNEY: I think it also references  
21 townhouse not to exceed three stories. That would not  
22 apply to us as our buildings are four stories, even  
23 though our units themselves, none of them are over  
24 three stories.

25 MR. SMITH: You may go back then -- if

## 1 Ordinance Adoptions

2 they were building Summit House now they would come  
3 under the building code, not one and two family  
4 dwelling code.

5 MS. KINNEY: Okay. How do we get the list  
6 that you referenced that specifically -- I don't know.  
7 This list was faxed over to us today.

8 MR. SMITH: Yes.

9 MS. KINNEY: This really isn't specific.  
10 I mean leaves a lot --

11 MR. SMITH: I would suggest if you're  
12 doing something, you have a question, you call one of  
13 the code guys. That was the list that somebody -- that  
14 I faxed over to Sherry today.

15 MS. KINNEY: Do I understand correctly  
16 that from looking at the fees, permit fees, that they  
17 are -- many of them are based upon there is a minimum  
18 fee but they are based upon IBC BOCA method of  
19 minimums? That sounds like they are based upon overall  
20 cost of the job.

21 MR. SMITH: IBC method takes the type of  
22 construction times square footage times a factor. If  
23 you're building a new dwelling you would plug those  
24 numbers into the formula, that would spit out at the  
25 end the amount of the permit. Some of the other ones



## Ordinance Adoptions

1  
2 use that with a basic -- as the basic order, just  
3 minimum of \$100, two hundred.

4 MS. KINNEY: I guess I'm referring from  
5 the association's standpoint, the association is all  
6 unit owners together. There is no separate association  
7 per se. It's all of the unit owners together.

8 MS. CAMP: You have an executive board  
9 that acts on behalf of the association.

10 MS. KINNEY: Yes, that's correct. But  
11 for maintenance of the property, since we are a  
12 condominium, all exterior is owned by the association.  
13 The association owns the roads. None of our roads are  
14 dedicated. We maintain our roads. We replace our  
15 roofs. We do all exterior maintenance. Consequently  
16 if the cost to replace a buildings roof is \$150,000 for  
17 one building, the building permit would be sliding  
18 scale based upon the size of job or cost of the job or  
19 the square footage of the roof, it's almost as if we  
20 get penalized because we have got larger buildings  
21 rather than single family homes.

22 MS. CAMP: Well, it's more a matter who  
23 is paying it. If each individual owner had to go out,  
24 replace their own roof, they would pay. I'm just  
25 giving an example. If you're all single family

## Ordinance Adoptions

1  
2 dwellings, ten of you in your neighborhood had to  
3 replace your roof, you as an individual would pay the  
4 permit fee to replace your roof. Now instead it's  
5 going to be part of your assessment that are paid to  
6 association. So I don't really think necessarily the  
7 cost is going to be more. It's just a matter of who is  
8 paying it, how you're paying it. Are you paying it  
9 yourself directly to township, are you paying it as  
10 part of your assessment to the HOA which then pays the  
11 township.

12 MS. KINNEY: Well, we maintain our  
13 property on a regular schedule. We have got on-site  
14 maintenance personnel that do standard maintenance,  
15 like repairing siding as it needs to be repaired,  
16 replacing sections of siding. That kind of thing.  
17 They put in our walkways. We don't go to outside  
18 contractors for those kinds of things.

19 I guess my question is from a township  
20 perspective are we almost on a daily basis supposed to  
21 be coming, getting permits for what is day-to-day  
22 maintenance of our thirty-three acre property with  
23 twelve buildings on it and other amenities?

24 MR. SMITH: The ordinance allows for  
25 maintenance, somebody replacing a section of siding,

## Ordinance Adoptions

1  
2 repatching a section of the roof. However the  
3 ordinance talks when you replace the entire roof you  
4 need to get a permit. So if you're going to go up  
5 because there's a hole in the roof, patch the roof,  
6 that does not require a permit. If you're going to  
7 replace the roof you would require permit.

8 I don't believe anything is going to  
9 change any differently than what the current practice  
10 is today.

11 MS. CAMP: There is -- part of this  
12 ordinance is also adopting regulations that the  
13 Department of Labor and Industry promulgated when Act  
14 45 was passed. That's what took so long, why the  
15 Department of Labor and Industry had such a hard time  
16 getting those regulations. That's when -- this yellow  
17 book is one. Section 403.42, permit requirements and  
18 exemptions, that's, you know, a three page section that  
19 I'm sure Rick can give you a copy of it. Give me your  
20 name. I'd be happy to fax it to you. This deals with  
21 what types of things you need a permit for in addition  
22 to what is in the IBC 2003. That also has a list.  
23 This is more specific. Also has a list of exemptions.

24 MS. KINNEY: Okay. One final question.  
25 From a building permit perspective, does that include a

## Ordinance Adoptions

1 series of inspections during a job, that kind of  
2 thing?  
3

4 MR. SMITH: Yes.

5 MS. KINNEY: Because we know on our roofs  
6 that we have had to develop very strict specifications  
7 that the township wouldn't be aware of due to the slope  
8 of our roofs. We put our bids out in accordance with  
9 those specifications. We have had to have a specialist  
10 come in, develop those specs. Our contract stated it  
11 has to be in accordance with that. Whereas the  
12 township building inspector really wouldn't know  
13 anything about our individual construction.

14 MS. CAMP: Again as John said, this is  
15 establishing the minimum regulations. If you on your  
16 own or the association wants to establish more  
17 stringent regulations because of your own, you know,  
18 expertise that somebody has given you about a roof,  
19 that's fine. Building inspector will be inspecting  
20 from minimum compliance with this code.

21 MS. KINNEY: Thank you.

22 MR. McDONOUGH: Kristin, if I can make a  
23 comment. I'm a little confused. This is -- Mrs.  
24 Kinney raises a point but as I read the ordinance  
25 before us this evening the issue that she's raising has

## Ordinance Adoptions

1  
2 to deal with our current ordinances that are in  
3 existence right today, has nothing to do with what we  
4 are trying to do tonight. As I read this ordinance  
5 tonight, all we are doing is changing -- we are  
6 eliminating a name here, adding a comma there, put a  
7 hyphen here. We are just doing some amending of the  
8 existing code in terms of means of appeal shall be  
9 depleted, replaced with the following. Instead of  
10 means of appeal it's going to be boards of appeal.  
11 None of the conditions or none of the permitting or  
12 none of the issues are being affected as I read this  
13 ordinance.

14 MS. CAMP: Some are. You're primarily  
15 going from -- right now you have in effect the  
16 International Building Code 2000 edition. So part of  
17 this is that you're now going to go to the 2003  
18 edition. But because of Act 45 you're also required to  
19 adopt these regulations, which then go a step further  
20 than what is in the IBC 2003. I don't think there is  
21 any major difference in terms of when you do need a  
22 permit, when you don't. It's just more explicitly  
23 called out in these regulations.

24 MR. CHATLEY: Bottom line is if there is  
25 a difference in the requirement for a permit we don't

## Ordinance Adoptions

1  
2 have a choice.

3 MS. CAMP: That's correct.

4 MR. CHATLEY: It's state mandated. There  
5 is a state wide building code. Somebody building a  
6 cabin up in the middle of Butler County is going to be  
7 hit with the same -- well, for the first time up there  
8 probably -- code that we are using here. That's the  
9 reason for the state wide code, to make it uniform so  
10 that what you are doing in Chester County is the same  
11 as in Allegheny County.

12 THE CHAIRMAN: I think the biggest --  
13 best way of answering the questions, we have kind of  
14 been where the whole state was trying to get to. There  
15 is some nuances but not many. If you went out to  
16 certain parts of the state they had no code. What they  
17 are doing is -- this whole meeting would be devoted to  
18 what is really going on.

19 I think it's reasonable to say that other  
20 than updating 2000 to 2003, it's a fair statement to  
21 say nothing is really changing. You're going to  
22 basically continue to function the way you have been  
23 functioning.

24 MS. CAMP: Only change that should be  
25 noted is that currently you have your own board of

## Ordinance Adoptions

1  
2 appeals that handles appeals from issues, all your  
3 building code ordinances. This ordinance contemplates  
4 you will be using the West Chester area COG to  
5 formulate an intergovernmental board of appeals.  
6 That's where -- instead of East Goshen Township calling  
7 a meeting once every five years, you will pass it onto  
8 the intergovernmental board of appeals that will be  
9 formed with different members of the COG which I think  
10 again is representing several municipalities that are  
11 doing that. That's the way people are going -- trend  
12 that's happening because under the Act and regulations  
13 you're required to have five members. Those five  
14 members of the board of appeals have to have very  
15 specific training criteria. Might be difficult to find  
16 those people in your township. Just the number of  
17 times you have to even conduct these hearings is so  
18 minimal, makes sense to go to an intergovernmental  
19 board.

20 THE CHAIRMAN: Other thing too, specific  
21 questions, best thing is calling Mike Merwin, let him  
22 answer specific questions. We're talking  
23 generalities. Going back to the '99, he is somewhat  
24 keeping track of this thing. I'm not an expert.

25 What I can conclude, it really doesn't do

## 1 Ordinance Adoptions

2 that much more for us. There is procedural things --  
3 obviously make 2003 the operative document. That's  
4 about it. You should not go home thinking all these  
5 things have to be changed.

6 MR. CHATLEY: That begs the question does  
7 our BOCA board of appeals cease to exist after  
8 tonight?

9 MS. CAMP: No. Way this was drafted was  
10 it doesn't cease to exist until such time as you by  
11 resolution agree to be a member of the COG's board of  
12 appeals. There is some background in terms of policy,  
13 procedures, bylaws to be established.

14 MR. CHATLEY: I thought I just heard  
15 appeals hence forward had to go through COG.

16 MR. SMITH: Ordinance contemplates it  
17 can. COG has set up a board of appeal. Three of the  
18 members on it were on our board of appeals.

19 MR. CHATLEY: What point do we extinguish  
20 our board?

21 MR. SMITH: When the representatives  
22 suggest, we will have a resolution authorizing they  
23 become the board of appeals. That's Mary's bailiwick.

24 MS. CAMP: I'm contemplating COG will  
25 come back with proposed bylaws to operate that each of



## Ordinance Adoptions

1  
2 the participant municipalities will have a chance to  
3 look at that approve it, adopt a resolution saying  
4 okay, hence forth we are going to send our appeals to  
5 this intergovernmental.

6 MR. CHATLEY: Is it a fee situation?

7 MS. CAMP: Filing fee. Yes.

8 MR. CHATLEY: Ours is free.

9 MR. SMITH: No. There is a fee. Those  
10 members are not paid. There is a fee to file. Members  
11 serve without compensation.

12 MR. CHATLEY: Are members of the COG  
13 going to serve without compensation?

14 MR. SMITH: There will be a fee to file.  
15 Members serve do not get compensated.

16 MR. CHATLEY: We'll see.

17 THE CHAIRMAN: All those in favor of the  
18 motion?

19 MR. CHATLEY: Aye.

20 MR. BATTAVIO: Aye.

21 MR. McDONOUGH: Aye.

22 THE CHAIRMAN: Unanimous. Thank you very  
23 much.

24 (HEARING CONCLUDED)

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CERTIFICATION

I, Colleen M. Pimer, an Official Court Reporter, Chester County, Pennsylvania, duly authorized to administer oaths in Commonwealth of Pennsylvania, hereby certify that the proceedings, evidence and testimony in the foregoing hearing are contained fully and accurately in the stenographic notes of testimony taken by me on the hearing of the above cause and that this transcript is a correct transcription of the same.



Colleen M. Pimer  
Official Court Reporter

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

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

Date: January 15, 2016  
To: Board of Supervisors  
From: Rick Smith, Township Manager  
Re: LERTA Proposal

In response to the RFP we have received a proposal from Thomas Comitta Associates in association with David C. Babbitt & Associates to prepare a feasibility study for a LERTA Program.

The estimated cost would be \$9,500 (fee \$8,900, expenses \$600).

I know the Board is familiar with the quality of Tom Comitta's work. I contacted the Borough Manager's at Norristown and Phoenixville. I have not received a response from Norristown to date, but I did receive a copy of an Impact Study that David Babbitt submitted to Phoenixville.

I would recommend that the Board accept the proposal from Tom Comitta.

**Suggested Motion:** I move that we accept the January 12, 2016 proposal from Thomas Comitta Associates in the amount of \$9,500; with the condition that the total cost shall not exceed \$9,500.00 without the prior approval of the Board of Supervisors.

Proposal for Consulting Services:

**Feasibility for LERTA: Local Economic Revitalization Tax Assistance in East Goshen Township – Chester County, PA**



Candidate LERTA Sites in BP & I-1 Districts

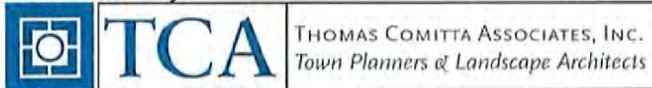


Candidate LERTA Sites Along Rt. 3

Submitted to:

East Goshen Township Board of Supervisors

Submitted by:



in association with:

David C. Babbitt & Associates, LLC

January 12, 2016



THOMAS COMITTA ASSOCIATES, INC.  
*Town Planners & Landscape Architects*

January 12, 2016

Louis F. ("Rick") Smith, Township Manager  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

Re: **Proposal for Consulting Services:**  
**Feasibility for LERTA: Local Economic Revitalization**  
**Tax Assistance in East Goshen Township**

Dear Rick:

Thank you for inviting TCA to submit this Proposal !

We are proposing to collaborate with David C. Babbitt, AICP. We believe that we can produce a realistic and meaningful feasibility study.

We look forward to the possibility of continuing to assist East Goshen Township.

Please let us know if you have any questions with our Proposal. Thanks.

Sincerely,

A handwritten signature in blue ink that reads "Tom".

Thomas J. Comitta, AICP, CNU-A, RLA  
President

TJC/kgb

Enclosures



THOMAS COMMITTA ASSOCIATES, INC.  
*Town Planners & Landscape Architects*

**Proposal for Consulting Services:**  
**Feasibility for LERTA: Local Economic Revitalization**  
**Tax Assistance in East Goshen Township**

January 12, 2016

**Introduction**

Is LERTA a feasible initiative in East Goshen Township?

The East Goshen Township Board of Supervisors has requested Proposals to seek a Consultant to determine if the Township should develop a LERTA Program for properties in East Goshen. We are hopeful that LERTA is feasible for East Goshen Township, to help with the Revitalization of certain underperforming properties in commercial and industrial districts.

East Goshen Township has a Real Estate millage rate of 1.25. This millage rate is low. This means that the LERTA program may not have as much power and appeal as programs in higher taxing municipalities (such as West Chester Borough 6.96 mills, Phoenixville Borough 5.35 mills and Norristown 12.7 mills).

East Goshen Township has one of the lowest overall Real Estate tax rates of Chester County municipalities. Only 6 municipalities have lower overall tax rates. Also, in the adopted 2016 Township budget, it indicates that less than 25% of the Revenues come from the Real Estate tax. Approximately 60% of the Revenues come from the Earned Income Tax.

Therefore, it is possible that we will need to view LERTA as one of the "sweeteners" to incent Revitalization along Route 3 – West Chester Pike, and within the BP and I-1 Zoning Districts in the western portion of East Goshen Township.

We believe that other "sweeteners" may need to be integrated into the Zoning Ordinance, and the Subdivision & Land Development Ordinance, to further incent Revitalization. Such other "sweeteners" might include:

- an accelerated Land Development Plan Approval process, for properties that could be identified on the Zoning Map as a LERTA Overlay District;
- modifications to certain Parking Regulations, to add flexibility for Revitalization within a LERTA Overlay District;
- modifications to certain Area & Bulk Regulations, to enable modest increases in permitted building heights, and building and impervious coverages; and
- modifying Use Regulations to add flexibility.

If the Team of TCA and David Babbitt is selected to assist East Goshen Township with this work, we could "drill-down" into the incentives discussed above.



THOMAS COMMITTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

**Proposal for Consulting Services:**  
**Feasibility for LERTA: Local Economic Revitalization**  
**Tax Assistance in East Goshen Township**

January 12, 2016

**Scope of Work**

We envision five (5) Basic Tasks, and possibly one (1) Optional Task, as outlined below.

**Basic Tasks**

**Task 1. Project Initiation**

- 1.1. Conduct a Project Initiation Meeting with the Township, to discuss work products, the process, and the schedule. Also, discuss the overall goals of the LERTA program for East Goshen Township.
- 1.2. Gather all pertinent information from East Goshen Township, the County, and the School District that will be needed in the analysis and evaluation of LERTA.
- 1.3. Gather information from West Chester Borough on the LERTA program for which they already obtained support from the Chester County Commissioners, and the West Chester Area School District.
- 1.4. Utilizing base information from the East Goshen Township Comprehensive Plan, create a project base map for the two geographic areas where LERTA might be feasible.

**Task 2. Analysis of Eligible Properties for LERTA**

- 2.1. Discuss candidate properties with the Township along Rt. 3 – West Chester Pike, and in the BP and I-1 Zoning Districts. Identify the properties on the Task 1.4. project base map.
- 2.2. Prepare maps to illustrate the candidate LERTA lots. See Appendix A, as well as the cover of this Proposal for draft ideas on locations.
- 2.3. Analyze the economic feasibility of the LERTA Program by "running the numbers" relative to Township, County, and School District taxes.

**Task 3. Preparation of LERTA Program Outline**

- 3.1. Prepare a refined Draft Outline for the LERTA Program. See the Draft Outline in Appendix B of this Proposal.
- 3.2. Meet with the Township to discuss the refined Draft Outline.



THOMAS COMMITTA ASSOCIATES, INC.  
*Town Planners & Landscape Architects*

**Proposal for Consulting Services:**  
**Feasibility for LERTA: Local Economic Revitalization**  
**Tax Assistance in East Goshen Township**

January 12, 2016

3.3. Prepare a revised Outline based on the Task 3.2. meeting.

**Task 4. Outreach to Stakeholders, Chester County, and WCASD**

- 4.1. Visit candidate properties to visualize existing field conditions.
- 4.2. Conduct an informational meeting with potentially affected property owners.
- 4.3. Conduct a meeting with Chester County Officials in an attempt to gain their support for the LERTA Program.
- 4.4. Conduct a meeting with the West Chester Area School District in an attempt to obtain their support for the LERTA Program.

**Task 5. Preparation of Final Work Products**

- 5.1. Prepare LERTA Program report, with the program description, maps of LERTA Areas, and economic considerations.
- 5.2. Meet with East Goshen Township to discuss the Task 5.1. report.
- 5.3. Complete the feasibility study report based on the Task 5.2. meeting. Include the relevant Tax Parcel Numbers of the candidate sites.
- 5.4. Issue a final feasibility study report, and related recommendations.

**Optional Tasks**

**Task 6. Evaluate Options for Potential Ordinance Amendments to Incent Revitalization**

- 6.1. If the LERTA Program is found to be feasible, but additional incentives are needed to boost the likelihood for the LERTA candidate properties, we could address the bulleted items listed on page 1. These items pertain to potential Ordinance Amendments.
- 6.2. Engage in other meetings with the Township to review and critique potential Ordinance Amendments.





THOMAS COMMITTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

**Proposal for Consulting Services:**  
**Feasibility for LERTA: Local Economic Revitalization**  
**Tax Assistance in East Goshen Township**

January 12, 2016

**Schedule**

We will conform to whatever Schedule is preferred by East Goshen Township. We assume that we will meet with the Board of Supervisors, the Commerce Commission, and Township Staff. We will issue a detailed Schedule, indicating key dates, soon after the Task 1.1. Project Initiation Meeting.

**Cost Estimate**

We estimate the costs for the Basic Services (Tasks 1.1. though 5.4.) to be \$9,500.00 including fees and expenses. If the actual fees and expenses are less than \$9,500.00, we will invoice the lesser amount.

A breakdown of our fees and expenses for the proposed services is provided below.

<u>Task</u>	<u>Description</u>	<u>Fees</u>	<u>Expenses</u>
1.	Project Initiation	\$ 900	\$ 100
2.	Analysis of Eligible Properties	2,400	\$ 150
3.	Preparation of LERTA Outline	800	\$ 50
4.	Outreach	1,800	\$ 150
5.	Preparation of Final Products	3,000	\$ 150
		<u>\$ 8,900</u>	<u>\$ 600</u>

We will estimate the costs for Optional Services (Tasks 6.1. and 6.2.), if such services are requested.



THOMAS COMMITTA ASSOCIATES, INC.  
*Town Planners & Landscape Architects*

**Proposal for Consulting Services:**  
**Feasibility for LERTA: Local Economic Revitalization**  
**Tax Assistance in East Goshen Township**

January 12, 2016

**References**

TCA and David Babbitt have assisted on several LERTA projects in the past.

1. West Chester Borough – TCA Affirmed the LERTA Program in the Urban Center Revitalization Plan of 2002.
2. Norristown Borough – David Babbitt prepared the Fiscal Impact Analysis for the LERTA Program.
3. Phoenixville Borough – David Babbitt is preparing the Fiscal Impact Analysis for the LERTA Program.

**Project Team**

The resumes for the Project Team are included in Appendix C. Tom Comitta, Jennifer Reitz and David Babbitt will be the primary technical staff persons that will assess the feasibility of the LERTA Program.

**Sample of Standard Contract**

Please refer to the draft Agreement, page 6.



THOMAS COMMITTA ASSOCIATES, INC.  
*Town Planners & Landscape Architects*

**Proposal for Consulting Services:**  
**Feasibility for LERTA: Local Economic Revitalization**  
**Tax Assistance in East Goshen Township**

January 12, 2016

**AGREEMENT**

Thomas Comitta Associates, Inc. (TCA) agrees to perform the services outlined in the Proposal dated January 12, 2016, Tasks 1.1. through 5.4. in the Scope of Work section, for a cost not to exceed \$9,500.00.

TCA will coordinate the work with East Goshen Township. Thomas J. Comitta, AICP, CNU-A, RLA will serve as the Project Manager.

On behalf of Thomas Comitta Associates, Inc.:

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Thomas J. Comitta, AICP, CNU-A, RLA, President

East Goshen Township accepts the Proposal from Thomas Comitta Associates, Inc. dated January 12, 2016, Tasks 1.1. through 5.4., for a cost not to exceed \$9,500.00.

On behalf of East Goshen Township:

---

Louis F. Smith, Jr., Township Manager  
East Goshen Township



THOMAS COMITTA ASSOCIATES, INC.  
*Town Planners & Landscape Architects*

**Proposal for Consulting Services:**  
**Feasibility for LERTA: Local Economic Revitalization**  
**Tax Assistance in East Goshen Township**

January 12, 2016

**Appendix A**

- Map of potential LERTA Areas along Route 3 – West Chester Pike
- Map of other potential LERTA Areas within the BP and I-1 Zoning Districts (to be determined) during proposed Task 2.2.

# 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:** 1/13/2016  
**To:** Board of Supervisors  
**From:** Mark Gordon, Zoning Officer *mlg*  
**Re:** Moore SD / 930 N. Chester Rd.

Dear Board Members,

The Township staff, Engineer and Planning Commission has reviewed the revised SD plans for this application and have determined them to be adequate to recommend approval with conditions at this time. The final review comments are administrative in nature and can be addressed by the applicant prior to the issuance of a building permit.

## DRAFT MOTION:

Mr. Chairman, I move that we approve the Preliminary / Final Subdivision Plan and grant the waivers requested for 930 N. Chester Rd. as depicted on the plans dated 10/23/2015 last revised 12/28/2015 for the creation of one new residential building lot with the following conditions:

1. The Applicant shall address all remaining comments outlined in the Township Engineer's review letter dated 1/5/2016 prior to the issuance of any Building Permits for lot 2.
2. The applicant shall pay an Impact fee of \$396.25 per trip for the project and the \$7,148 sanitary sewer tap in fee prior to the issuance of a building permit.
3. The applicant will follow all applicable federal, State and Local laws and secure all proper permits prior to construction of the improvements depicted on the plans.

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION**

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

January 8, 2016

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

Re: 930 N. Chester Rd., TPN 53-4-55  
Subdivision Application

Dear Board Members:

At their meeting on January 6, 2016 the Planning Commission voted unanimously in favor of the following motion:

Mr. Chairman, I move that we recommend that the Board of Supervisors approve the Preliminary / Final Subdivision Plan and grant the waivers requested for 930 N. Chester Rd. as depicted on the plans dated 10/23/2015 last revised 12/28/2015 for the creation of one new residential building lot with the following conditions:

1. The Applicant shall address all remaining comments outlined in the Township Engineer's review letter dated 1/5/2016 prior to the issuance of any Building Permits for lot 2.
2. The applicant shall pay an Impact fee of \$396.25 per trip for the project and the \$7,148 sanitary sewer tap in fee prior to the issuance of a building permit.
3. The applicant will follow all applicable federal, State and Local laws and secure all proper permits prior to construction of the improvements depicted on the plans.

Sincerely,



Mark A. Gordon  
Township Zoning Officer



One South Church Street  
Second Floor  
West Chester, PA 19382  
T: 610-429-8907  
F: 610-429-8918

www.pennoni.com

January 5, 2016

EGOS 0117

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

**RE: Gary & Paula Moore, 930 N. Chester Road (SR 352)  
Preliminary/Final Subdivision and Land Development – 3<sup>rd</sup> Submission**

Dear Mr. Gordon:

As requested, we have reviewed the following information, prepared by D.L. Howell & Associates, Inc., regarding the referenced submission:

- "Preliminary/Final Subdivision Plans for 930 North Chester Road" (five sheets) dated October 23, 2015 last revised December 28, 2015;
- "Stormwater Management Report for 930 North Chester Road" dated October 23, 2015 last revised November 25, 2015; and
- Response letter dated December 28, 2015.

The applicant/owner Gary Moore, proposes to subdivide Tax Parcel No. 53-4-55 (4.05 acres) located within the R-2 Medium Density Suburban Residential District into two lots. An existing single family dwelling will remain on Lot 1 (1.974 acres) which is served by a well and on-lot septic. Lot 2 (2.079 acres) will include the construction of a single family dwelling that will be served by a well and public sewer. The site is located on the west side of North Chester Road (SR 352), 1,500± feet north of its intersection with Paoli Pike. The property is located in the Ridley Creek watershed.

The applicant has requested five (5) waivers, as noted on Sheet 1:

1. From §205-30.D(2) requiring a Landscape Plan;
2. From §205-62 requiring street trees;
3. From §205-7 & §205-63.A(I) requiring no disturbance within the tree protection zone;
4. From §205.1, requiring a preliminary plan submission; and
5. From §205-44.B requiring a right-of-way width of 50 feet.

*All comments from our December 17, 2015 review letter have been addressed. We have one new comment:*

1. *In reference to the Pressure Sewer to Gravity Lateral Connection Detail on Sheet 5, a Fernco coupling should not be used. The connection should be made with a pressure-rated HDPE to PVC adapter and PVC reducer or bushing.*

*The applicant is reminded that a stormwater O&M agreement as well as a Grinder Pump Station O&M agreement shall be executed with the Township prior to plan recording.*

*Please additionally note the status of the following reviews/permits:*

<b>Review/Permit</b>	<b>Agency/Authority</b>	<b>Status</b>
Landscaping	Conservancy Board	Recommended approval (December 10, 2015 letter)
Sanitary Sewer/Capacity	Municipal Authority	Approval granted (November 9, 2015 meeting)
Planning Module	DEP	Exemption granted (December 1, 2015 letter)
Planning Commission	CCPC	November 12, 2015 letter with comments
E&S/NPDES	CCCD/DEP	Not Applicable
HOP	PennDOT	Permit issued (November 13, 2015)
On-Site Well	CCHD	To be acquired prior to building permit issuance
Fire Protection	Fire Marshal	Not applicable
Historic Resource	Historical Comm.	Not applicable

Should you have any further questions or comments, please contact the undersigned.

Sincerely,

**PENNONI ASSOCIATES INC.**



Nathan M. Cline, PE  
Township Engineer

cc: Rick Smith, Township Manager (via e-mail)  
Gary & Paula Moore, 930 N. Chester Road, West Chester (via e-mail)  
Dave Gibbons, PE, DL Howell & Associates, Inc. (via e-mail)  
Michael Ellis, PE, Municipal Authority Engineer (via e-mail)





# THE COUNTY OF CHESTER



## COMMISSIONERS

Terence Farrell  
Kathi Cozzone  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

November 12, 2015

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

Re: Final Subdivision - Gary Moore  
# SD-10-15-12812 - East Goshen Township

Dear Mr. Smith:

A final subdivision plan entitled "Gary Moore", prepared by DL Howell, and dated October 23, 2015, was received by this office on October 26, 2015. The plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

### **PROJECT SUMMARY:**

Location - the west side of North Chester Road (Route 352), south of Wineberry Lane

Site Acreage - 4.05 acres

UPI - 53-4-55

Landscapes2 Designation - **Suburban Landscape**

Watersheds Designation - Ridley Creek watershed

### **PROPOSAL:**

The applicant proposes the creation of 2 single-family residential lots. There is an existing residence on Lot 1, which will remain. The proposed residence on Lot 2 will be served by onsite water and public sewer. The project site is located in the R-2 Low Density Residential zoning district.

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

### **COUNTY POLICY:**

#### **LANDSCAPES:**

1. The project site is located within the **Suburban Landscape** designation of *Landscapes2*, the 2009 County Comprehensive Plan. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.



PRIMARY ISSUES:

2. We suggest that the applicant and the Township consider using the proposed driveway entrance on Lot 2 as a shared entrance for both lots. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, and reduce earth disturbance.
3. We suggest the applicant and Township investigate the feasibility of utilizing either the Lot 2 driveway entrance or the stormwater management easement along the southern boundary of the project site as part of an emergency access connection from North Chester Road to Cornwallis Drive to the west. We estimate that there are approximately 63 dwelling units currently served by a single access to North Chester Road Route 352 at Colonial Lane, and if Colonial Lane or Cornwallis Drive were to be blocked by an accident, or natural disaster, access for emergency vehicles could be compromised. The County Planning Commission's Multimodal Circulation Handbook recommends that a maximum of 24 dwelling units utilize a single access point. The Emergency Access design element of the Multimodal Circulation Handbook is available online at: <http://www.landscapes2.org/transportation/circulation/09-EmergAccess.cfm>.
4. The site plan depicts an existing 46.5 foot wide right-of-way for this section of Route 352, which widens to 55 feet to the immediate north of the project site. The 2004 Road Functional Classification Technical Memorandum by the Chester County Planning Commission classifies Route 352 as a minor arterial road. The memorandum recommends an 80 to 120 foot-wide right-of-way for minor arterial roads to accommodate future road improvements. We recommend that the applicant contact PennDOT to determine the appropriate right-of-way for this section of Route 352.

Page: 3

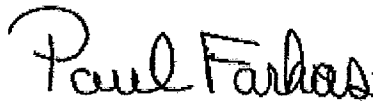
Re: Final Subdivision - Gary Moore

# SD-10-15-12812 - East Goshen Township

5. In July 2013, the "County-wide Act 167 Stormwater Management Plan for Chester County, PA" was approved by the Pennsylvania Department of Environmental Protection (DEP). Land disturbance and land development activities that occur within Chester County must comply with the stormwater management standards included in the approved Act 167 Plan and the requirements of the municipality's County-Wide Act 167 stormwater ordinance. Implementation of the Act 167 Plan and ordinances will help reduce the impacts of stormwater and pollutant runoff to Chester County's streams and groundwater. The municipal engineer should thoroughly review the proposed plans to ensure compliance with the applicable standards of the County-wide Act 167 Plan as incorporated within the municipality's Act 167 stormwater management ordinance.
6. As of 2014, nearly every municipality in Chester County has at least one stream segment listed as impaired by the Pennsylvania Department of Environment Protection (DEP) and not meeting the applicable state water quality standards. The municipal engineer and the applicant should review the DEP information regarding the locations, sources and causes of listed water body impairments to ensure that the proposed activity will not increase the pollutant loading to an impaired water body. Information regarding listed impairments for Chester County water bodies can be found at [www.chesco.org/water](http://www.chesco.org/water) through the "TMDLs/Water Quality Improvement" link.
7. The proposed project is located in an area designated by the Pennsylvania Department of Environmental Protection (DEP) as a Special Protection Watershed. Special Protection Watersheds are important because Chester County's High Quality and Exceptional Value Watersheds may be especially sensitive to degradation and pollution that could result from development. The DEP or the municipality may impose stricter limitations on proposed wastewater and stormwater discharges in these watersheds, and special care should be exercised in the design, construction, operation and maintenance of stormwater control facilities in these areas to prevent degradation of the waters of the Commonwealth.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail. We recommend that East Goshen Township and the applicant verify that the administrative issues in the attachment are completed prior to final action on this plan

Sincerely,



Paul Farkas  
Senior Planner

Attachment

cc: Gary B. & Paula Moore  
DL Howell  
Chester County Health Department  
Matthew Miele, District Permits Manager, PennDOT  
Francis J. Hanney, P.E., PennDOT

Page: 4

Re: Final Subdivision - Gary Moore

# SD-10-15-12812 - East Goshen Township

ATTACHMENT

ADMINISTRATIVE NOTES:

1. The plan depicts the location of a 20 foot wide sanitary sewer easement along the southern boundary of Lot 1. The details of this easement should be incorporated into the deed of Lot 1.
2. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
3. A copy of the plan should be submitted to the Chester County Health Department (CCHD) for their review and comment on the proposed sewage disposal and/or water supply. The municipality from the appropriate authority and company prior to final plan approval, if applicable, should receive confirmation on the availability of sufficient sewer and water capacity.
4. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

# 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:** 1/13/2016  
**To:** Board of Supervisors  
**From:** Mark Gordon, Zoning Officer *mg*  
**Re:** Gionfriddo SD / 942 Cornwallis Drive

Dear Board Members,

The Township staff and Engineer have reviewed the revised SD plans for this application and have determined them to be adequate to recommend approval with conditions at this time. The final comments are administrative in nature and can be addressed by the applicant prior to the issuance of a building permit.

**DRAFT MOTION:**

Mr. Chairman, I move that we approve the Preliminary / Final Subdivision Plan and grant the waivers requested for 942 Cornwallis Dr. as depicted on the plans dated 11/24/2015 last revised 1/11/2016 for the creation of one new residential building lot with the following conditions:

1. The Applicant shall address all remaining comments outlined in the Township Engineer's review letter dated 12/28/2015 to the satisfaction of the staff prior to the issuance of a building permit for the new home.
2. The applicant shall pay an Impact fee of \$396.25 per trip for the project and the \$7,148.00 sanitary sewer tap in fee prior to the issuance of a building permit.
3. The applicant will follow all applicable federal, State and Local laws and secure all proper permits prior to construction of the improvements depicted on the plans.

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

January 8, 2016

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

Re: 942 Cornwallis Drive, TPN 53-4-37.1  
Subdivision Application

Dear Board Members:

At their meeting on January 6, 2016 the Planning Commission voted unanimously in favor of the following motion:

Mr. Chairman, I move that we recommend that the Board of Supervisors approve the Preliminary / Final Subdivision Plan and grant the waivers requested for 942 Cornwallis Dr. as depicted on the plans dated 11/24/2015 last revised 12/15/2015 for the creation of one new residential building lot with the following conditions:

1. The applicant receives confirmation from DEP that the SFPM Exemption has been granted
2. The Applicant shall address all remaining comments outlined in the Township Engineer's review letter dated 12/28/2015 and revise the plans prior to approval by the Board of Supervisors.
3. The applicant shall pay an Impact fee of \$396.25 per trip for the project and the \$7,148.00 sanitary sewer tap in fee prior to the issuance of a building permit.
4. The applicant will follow all applicable federal, State and Local laws and secure all proper permits prior to construction of the improvements depicted on the plans.

Sincerely,



Mark A. Gordon  
Township Zoning Officer



# THE COUNTY OF CHESTER



## COMMISSIONERS

Terence Farrell  
Kathi Cozzone  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

December 23, 2015

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

Re: Final Subdivision - Robert Gionfriddo  
# SD-12-15-12981 - East Goshen Township

Dear Mr. Smith:

A final subdivision plan entitled "Robert Gionfriddo", prepared by JMR Engineering LLC, and dated November 24, 2015, was received by this office on November 25, 2015. The plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

### **PROJECT SUMMARY:**

Location - the west side of Cornwallis Drive, north of Colonial Lane

Site Acreage - 3.59 acres

UPI - 53-4-37.1

Landscapes2 Designation - **Suburban and Natural Landscapes**

Watersheds Designation - Ridley Creek watershed

### **PROPOSAL:**

The applicant proposes the creation of two residential lots. There is an existing residence on Lot 1 (2.52 acres) which will remain. The project site, which is served by on-site water and public sewer, is located in the R-2 Low Density Residential zoning district.

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

### **COUNTY POLICY:**

#### **LANDSCAPES:**

1. The project site is located within the **Suburban and Natural Landscape** designations of **Landscapes2**, the 2009 County Comprehensive Plan. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.



WATERSHEDS:

2. *Watersheds, An Integrated Water Resources Plan for Chester County and Its Watersheds*, is the water resources component of *Landscapes2*. *Watersheds* indicates that the proposed development activity is located within the Ridley Creek watershed. The highest priority management objectives identified in *Watersheds* for consideration in land development and land use planning within the Ridley Creek watershed include reduce stormwater runoff, protect vegetated riparian corridors, and protect/enhance water-based recreation, cultural, historic resources and public access. These concerns and conditions should be taken into consideration in final site design decisions. Specific strategies for implementation to effectively address these items can be found in Part 8 of *Watersheds*. A more detailed listing of water resources management needs and resources to be protected within the Ridley Creek watershed can be found in Part 10 of *Watersheds*. *Watersheds* can be accessed at [www.chesco.org/water](http://www.chesco.org/water) through the "Water Information (Online Maps and Publications)" link.

PRIMARY ISSUES:

3. Vehicular access to both lots will be provided from a 20 foot wide driveway and utility easement along the southern portion of Lot 2. The details of this easement should be incorporated into the deeds of both lots. The County Planning Commission endorses the use of shared driveways, which reduces the number of new access points on public roads, and limits impervious coverage.



Page: 3

Re: Final Subdivision - Robert Gionfriddo

# SD-12-15-12981 - East Goshen Township

4. We estimate that there are approximately 63 dwelling units currently served by a single access to Route 352 at Colonial Lane, and the approval and subsequent construction of this proposal will increase that number to 64. If Colonial Lane or Cornwallis Drive were to be blocked by an accident, or natural disaster, access for emergency vehicles could be compromised. We reiterate that the Township should consider establishing a secondary access or consider limiting the number of residences permitted on a single access. The County Planning Commission's Multimodal Circulation Handbook recommends that a maximum of 24 dwelling units utilize a single access point. The Township should consider adding provisions to the Township Subdivision and Land Development Ordinance pertaining to the maximum number of lots permitted on a cul-de-sac in order to avoid this issue for future development proposals. The Emergency Access design element of the Multimodal Circulation Handbook is available online at:  
<http://www.landscapes2.org/transportation/circulation/09-EmergAccess.cfm>.
5. The site plan depicts the location of a 20 foot wide sanitary sewer easement across Lot 1. The details of this easement should be incorporated into Lot 1's deed.
6. The site contains areas of hydric (wet) soils (CaB Califon, GdB Gladstone and Ha Hatboro) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. On-site alterations to existing drainage patterns should be carefully inspected by the Township Engineer to insure that off-site drainage conditions are not negatively affected.
7. In July 2013, the "County-wide Act 167 Stormwater Management Plan for Chester County, PA" was approved by the Pennsylvania Department of Environmental Protection (DEP). Land disturbance and land development activities that occur within Chester County must comply with the stormwater management standards included in the approved Act 167 Plan and the requirements of the municipality's County-Wide Act 167 stormwater ordinance. Implementation of the Act 167 Plan and ordinances will help reduce the impacts of stormwater and pollutant runoff to Chester County's streams and groundwater. The municipal engineer should thoroughly review the proposed plans to ensure compliance with the applicable standards of the County-wide Act 167 Plan as incorporated within the municipality's Act 167 stormwater management ordinance.
8. The proposed project is located in an area designated by the Pennsylvania Department of Environmental Protection (DEP) as a Special Protection Watershed. Special Protection Watersheds are important because Chester County's High Quality and Exceptional Value Watersheds may be especially sensitive to degradation and pollution that could result from development. The DEP or the municipality may impose stricter limitations on proposed wastewater and stormwater discharges in these watersheds, and special care should be exercised in the design, construction, operation and maintenance of stormwater control facilities in these areas to prevent degradation of the waters of the Commonwealth.
9. As of 2014, nearly every municipality in Chester County has at least one stream segment listed as impaired by the Pennsylvania Department of Environment Protection (DEP) and not meeting the applicable state water quality standards. The municipal engineer and the applicant should review the DEP information regarding the locations, sources and causes of listed water body impairments to ensure that the proposed activity will not increase the pollutant loading to an impaired water body. Information regarding listed impairments for Chester County water bodies can be found at [www.chesco.org/water](http://www.chesco.org/water) through the "TMDLs/Water Quality Improvement" link.

Page: 4

Re: Final Subdivision - Robert Gionfriddo

# SD-12-15-12981 - East Goshen Township

10. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.
11. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, the applicant should be aware that the County Planning Commission opposes, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

ADMINISTRATIVE ISSUES:

12. The applicant is requesting four waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be considered following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
13. A copy of the plan should be submitted to the Chester County Health Department (CCHD) for their review and comment on the proposed sewage disposal and/or water supply. The municipality from the appropriate authority and company prior to final plan approval, if applicable, should receive confirmation on the availability of sufficient sewer and water capacity.
14. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Paul Farkas  
Senior Planner

cc: Robert Gionfriddo  
JMR Engineering, LLC  
Chester County Health Department  
Chester County Conservation District

December 28, 2015

EGOS 0119

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

**RE: Robert L. Gionfriddo, 942 Cornwallis Drive  
Preliminary/Final Subdivision and Land Development – 2<sup>nd</sup> Submission**

Dear Mark:

As requested, we have reviewed the following information, prepared by JMR Engineering, LLC, regarding the referenced submission:

- “*Subdivision Plan for Robert Gionfriddo*” (three sheets) dated November 24, 2015, last revised December 15, 2015; and
- “*Stormwater Management Report for Robert Gionfriddo*” dated November 24, 2015, last revised December 15, 2015.

The owner/applicant, Robert Gionfriddo, proposes to subdivide UPI No. 53-4-37.1 (3.59 acres) into two residential lots; Lot 1 (2.523 acre) will contain an existing residence, and Lot 2 (1.0 acre) will contain a new single-family detached dwelling. The applicant is additionally proposing a rain garden for stormwater management on Lot 2. Both lots will be served by on-site water and public sanitary sewer. The parcel is located on the south side of Cornwallis Drive (T-471), 400± feet south of its intersection with King George Court, within the R-2 Low Density Residential zoning district. A shared driveway is proposed providing access to both lots.

The applicant has request the following five (5) waivers:

1. §205.1, requiring a preliminary plan submission;
2. §205-30.D(2), requiring a landscaping plan;
3. §205-62, requiring street trees;
4. §205-7 & §205-63.A(1), requiring no disturbance within the tree protection zone; and
5. §205-35.G, requiring grading within five (5) feet from an adjoining tract.

The following comments from our December 9, 2015 review letter remain outstanding (new comments in *italics*).

1. Regarding preliminary and final plan requirements (§205-30 and §205-33), the following should be provided:
  - a. Regarding trees:
    - i. Specifications for protection of existing trees that are to remain during construction including grade changes or other work adjacent to the trees which would adversely effect the trees. (§205-30.B(16))

*The proposed driveway to Lot 1 and sewer lateral to Lot 2 should be shifted as far north as feasible to minimize the impact on the trees on the adjacent property to the south; tree protection fencing should be indicated.*

- b. A statement noting water and sewer needs and verification of the availability of both. (§205-30.C(4)(b))

*Verification of the availability of water and sewer remains to be provided.*

2. The applicant is reminded that an O&M Agreement must be executed with the Township. (§195-27.F(2)) Additionally, the existing deed for the parcel, proposed draft legal descriptions for Lots 1 and 2, the proposed driveway and utility easement, and proposed sanitary sewer easement should be provided to the Township. All legal descriptions, easements and agreements are subject to review and approval by the Township Solicitor.
3. *It is unclear how many and which of the species in the 'Rain Garden Native Planting List' are proposed to be installed; please specify.*

*Please additionally note the status of the following reviews/permits:*

- a. *NPDES Permit (PaDEP/CCCD) (§195-15.C(2), -16.A, -17.A) – Not applicable.*  
b. *Planning Module Exception Approval (PaDEP) (§240-24.F, §205-33.B(22)(a)) – Pending.*  
c. *Sanitary Sewer (Municipal Authority) – Correspondence has not yet been received.*  
d. *On-lot wells (CCHD) – Correspondence has not yet been received.*  
e. *Highway Occupancy Permit (PennDOT) – Not applicable.*  
f. *Fire Planning (Fire Marshal) – Not applicable.*  
g. *Historic Resource (Historical Comm.) – Not applicable.*  
h. *Landscaping (Conservancy Board) – Approval with conditions December 10, 2015 letter.*

Should you have any further questions or comments, please contact the undersigned.

Sincerely,

**PENNONI ASSOCIATES INC.**



Nathan M. Clíne, PE  
Township Engineer

cc: Rick Smith, Township Manager (via e-mail)  
Robert Gionfriddo (via e-mail)  
Jack Robinson, PE, JMR Engineering, LLC (via e-mail)

# Memo

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To: Board of Supervisors  
From: Department of Recreation & Park Commission  
Re: 2015 Community Day Review & 2016 Scheduling Recommendation  
Date: December 28, 2015

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## Overview

- Community Day was held on Saturday, August 29<sup>th</sup> from 5pm – fireworks display, which was one hour, 8:15pm) earlier than in previous years. After speaking with the Park Commission, WEGO, Goshen Fire and Fire Police, attendance seemed higher than 2014 at 3000 participants, but lower than in previous years. Neither FP nor WEGO did a formal car/head count. There were four distinct pods of activity: near the inflatables, at the food truck area and by the Paoli Hospital Hicks Pavilion and petting zoo area.
- Staff conducted a post-program survey and had 70 respondents. Staff/volunteers also spoke on site with residents about the event.
  - Overall, how would you rate Community Day?
    - Excellent (59%) Very Good (36%) Fairly Good (4%) Not good at all (1%)
  - What activity was your most favorite?
    - Moon bounces (39%) Live Music (30%) Petting Zoo (17%)
    - Carnival Games (9%) Laser Tag (5%)
  - Least favorite?
    - Laser Tag (42%) Carnival Games & Petting Zoo (18%)
    - Live Music (13%) Moon Bounces (8%)
  - Favorite hot food truck?
    - Dicks BBQ (58%) Happy Pita (22%) Cow & Curd (12%)
    - Fresh Truck Asian (8%) Delicias Latin food (4%)
  - When should we have Community Day in 2016?
    - Late August (74.63%) Late June (17.91%) Other (7.46%)
- What people didn't like/thought could be improved
  - a. Long food lines
  - b. Laser Tag
  - c. Sound Quality
- Suggested changes for next year
  - a. Long food lines
    1. Push food trucks out further into parking lot
    2. Double Dicks BBQ staff or bring in second hot dog/hamburger vendor
    3. Add kid friendly/carnival food truck (funnel cake, cotton candy etc.)
    4. Truck with just water/soda
  - b. New band – The Blue Sky Band is great, but they've played three consecutive years – it's time for someone new.
  - c. Assess the need for a new vendor for park-wide sound. Sound quality wasn't clear this year – it was hard to hear announcements.
  - d. Provide an alternative activity for laser tag. It can still be aimed at the middle school/young teen demographic.

- Overall date recommendation
  - The Park Commission and Director of Recreation recommend moving Community Day to late August for these reasons:
    - Survey results and on site conversations – public overwhelming in favor
    - Why is the public in favor of an August date?
      - Can start fireworks one hour earlier – better for families with small kids
      - No one else does late August fireworks (unique)
      - “Last hurrah” feel – chance for kids/families to get reacquainted before school
      - Lower event expenses – WEGO expense was \$700 less because we ended one hour earlier
    - The August date would need to be looked at each year, depending on the Labor Day/WCASD start date. We’d be dating the event for the last weekend before kids start school essentially.
  - The Park Commission recommends scheduling the 2016 Community Day for August 27<sup>th</sup>, beginning at 5pm. The anticipated WCASD school start is Monday, August 29<sup>th</sup>.

**Motion**

I move to schedule the 2016 Community Day event for Saturday, August 27, 2016.

**Survey Results to the question – Any other feedback?**

Food lines are really long - need some more options or better set up.

9/19/2015 10:32 PM

I live on Taylor and for many years have crossed Paoli Pike at the end of my street and and watched the fireworks from the Apple brook side. I would like to be able to continue doing that.

9/2/2015 9:43 AM

We look forward to Community Day every year. I loved that it was the end of summer this year. Thanks!!

9/2/2015 9:27 AM

Need better food selection and more organization to the food area plus more tables to sit and eat. It is a wonderful event that my family looks forward to every year! Thank you!

9/1/2015 9:52 PM

Such a fun night - thank you so much!

9/1/2015 9:40 PM

Two things: the band is not broadcast well enough or evenly enough = holes in the sound; and they are far away. Fireworks could be launched at a slower pace; this year seemed frantic and therefore quicker, but the quality is superior, so let each one sink in and the overall length of time linger.

9/1/2015 1:37 PM

The lines were too long for the food. Need more vendors. More healthy food.

9/1/2015 10:38 AM

Liked that at end of Aug the fireworks can be earlier in the evening. Came at 7:30 just for fireworks. Can't comment on the rest.

9/1/2015 8:28 AM

FIREWORKS WERE AWESOME!! We usually miss the East Goshen fireworks because we are at the shore, so good to be a part of it.

9/1/2015 6:52 AM

Always love the fireworks! Wished the day started a little earlier to enjoy more all-around family fun!

8/31/2015 11:28 PM

Food trucks, need more than one BBQ (basic hot dog/hamburger), as line was so long, it discouraged people, they were leaving line and opting for other trucks or skipping food.

8/31/2015 11:20 PM

Excellent experience for EG residents. Only suggestion would be to discourage individuals from approaching you to sell something or take a chance on their product (Not referring to selling lighted rings or booths where you walk up to).

8/31/2015 8:12 PM

The setup and traffic crews did an excellent job.

8/31/2015 7:37 PM

While I don't think anything was missing, our son is ASD and it was difficult for us to redirect him when he had sensory overload. Next year if we plan it correctly we'll be able to see fireworks, not knowing an approx time we left early because it was too much.

8/31/2015 6:47 PM

The only problem in the past few years was the food. The food this year was much better, though the food trucks had a hard time handling the volume. The benefit of the June date is that it leaves you with end of August in the event of a rain out. Overall, this is a great event and we make a point out of going to it every year.

8/31/2015 6:19 PM

I think there was a great variety of activities. There weren't any I didn't like. All food trucks were good for variety. Even more would be better. I didn't stay for fireworks, but glow sticks and stuff for sale would be a good addition. It was a great event. One of the townships best. Nice job!

8/31/2015 5:36 PM

We realize that this event took much planning. Thank you to so many who made it a safe and fun event. The evening was a delight!

8/31/2015 4:28 PM

More vendors/stuff for adults, add food vendors that appeal more to kids (fair food, hot dog cart, etc), ask high school students to sing the national anthem, play music/radio between band sets and during the fireworks

8/31/2015 4:27 PM



How about scheduling fireworks when the Eagles aren't playing!

8/31/2015 4:14 PM

Many residents stated they liked the event in August. They said that other townships were not having any activities in August. I liked the truck vendors but we should have another BBQ vendor since the lines got long.

8/31/2015 4:07 PM

Ask drivers to keep lights on low when they drive past folks watching fireworks in the field. Ten cars driving by with bright lights really detracts from the spectacle. Thanks.

8/31/2015 2:39 PM

The Happy Pita ran out of food. It was better having the fireworks start at 8. Good job Jason!

8/31/2015 1:16 PM

You are doing a great job. Love all the updates we receive on things coming up. The Pumpkin Day is our favorite.

8/31/2015 1:08 PM

The sound for the band this year was really terrible. Not them, just the quality of the amplification!

8/31/2015 12:49 PM

Did not think the fireworks were as good this year. Many more rockets with a big bang and no color than usual.

8/31/2015 12:03 PM

Food lines too long

8/31/2015 11:59 AM

great job kudos to Jason great time volunteering a well planned event

8/31/2015 11:54 AM

Advertise "fireworks" along with "Community Day". Fireworks need more emphasis.

8/31/2015 11:47 AM

Most of the things to do seem focused on the 6 and under set Need more things for tweens

8/31/2015 11:20 AM

It was great! Please keep adding new fun stuff and not taking any away!!

8/31/2015 11:08 AM

The timing was great. Much cooler and earlier end time was nice. PLEASE get a different band. This same band has played repeatedly over multiple years and the setlist has been the same. Perhaps two bands...one for the younger crowd and one for the older crowd?

8/31/2015 11:01 AM

A booth or truck with nothing but drinks. You had to wait in food lines to get a water, juice, etc.

8/31/2015 10:47 AM

Great job as always!!!

8/31/2015 10:33 AM

It was a great way to say good bye to the summer!

8/31/2015 10:31 AM

A food truck with more "kid friendly" choices would be nice.

8/31/2015 10:26 AM

Bring back Cool Confusion! They were great! Invite kids to sing national anthem. Loved the timing of this event-no one thinks fireworks in August, gives you something to look forward to at the end of summer. Food truck selection was top notch! Give away prizes at carnival games if you have them next time. Yes, that could be pricey, but fun.

8/31/2015 10:23 AM

Much gratitude and appreciation for all who organized and staffed this event. THANK YOU

8/31/2015 10:15 AM

more food choices would be appreciated. As a family of 4, we visited 3 different vendors. But each line was 20 - 30 minutes long, so we spent well over an hour waiting in lines for food

8/31/2015 10:07 AM

It would be awesome to start maybe just an hour earlier--- those of us with very little kids can't attend because even 5 pm is too late in the day. Even 4 gives ppl w very little ones the chance to enjoy a few activities

8/31/2015 10:00 AM

Like the late summer- cooler and less bugs

8/31/2015 9:57 AM

Bring Back Kona Ice

8/31/2015 9:52 AM

I do not have younger children but all of the kids activities seemed to be enjoyed by all. The thing I would suggest is to add more "junk food" options. While the food trucks are wonderful there weren't many options for snack foods. Perhaps a hand made ice cream truck and some fresh made funnel cakes would be a nice addition. A couple of neighboring communities (Downingtown is one) have a Boy Scout group that does funnel cakes that are wonderful.

8/31/2015 9:48 AM

Great job Jason.

8/31/2015 9:45 AM

Very well organized. Great atmosphere. Great job by Jason and all who assisted.

8/31/2015 9:38 AM

Great job organizing and executing!

8/31/2015 9:36 AM

Need Pizza Need additional food vendors--had to spend 35 mins waiting to receive food. Food too expensive Prohibit people from bringing dogs

8/31/2015 9:34 AM

there needs to be more food vendors next year. Some trucks ran out of food and some just weren't prepared for the volume of people. The line for the hot dogs and burgers was too long. Need more food options.

8/31/2015 9:21 AM

Plenty of food vendors to avoid long lines. Lots of games and rides.

# Memo

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To: Board of Supervisors  
From: Jon Altshul  
Re: Consider AV System for Board Room  
Date: January 11, 2016

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As you know, we budgeted \$5,000 in 2016 for a new AV system in the Board Room. This project was envisioned as having two or three integrated TV screens and would allow for the following:

- Web access, which would allow us to pull up:
  - Images of and information about parcels during public meetings through the County's web-based GIS system.
  - Information on the Township's website, including larger images of materials in meeting agendas or relevant sections of the Township Code.
  - Youtube, for viewing the Township's Youtube channel.
  - Other web-based content.
- Cable TV
- Integration with iPads and iPhones, so that videos and pictures from our devices can be displayed directly on the TVs
- Powerpoint presentations

Powerpoint slides and web-based content would be accessed via the existing laptop, which, for security reasons, would not be connected to the network.

Burt has identified about \$1,000 worth of hardware and peripherals that will be needed to integrate the TVs. Installation of the system can be handled by Public Works, with input from Burt. Best Buy prices as of January 14<sup>th</sup> for two popular makes of 1080 pixel TVs are summarized below:

Screen size	Vizio	Samsung
50"	\$499.99	\$549.99
55"	\$599.99	\$749.99
60"	\$728.99	\$849.99
65"	\$949.99	\$1,199.99
70"	\$1,249.99	\$1,497.00 (Sharp)

On a related note, the Board may wish to consider the type of wall mounts it wants. A flat wall mount is the cheapest (approximately \$50, depending on the screen size), but it provides no flexibility to users. Tilted or moveable wall mounts are more expensive (\$100-\$300) and may be bulkier as well, but could give both residents and elected officials better views of the screens.

We therefore seek guidance on the following issues:

- 1) How many TVs should there be (i.e. 2 or 3)?
- 2) What size should they be?
- 3) Where should they be mounted?
- 4) How should they be mounted.

We have prepared paper cut-outs of 50", 55", 60", 65" & 70" TVs to aid the Board in making a decision.

January 14, 2016

**TREASURER'S REPORT  
2015 & 2016 RECEIPTS AND BILLS**

**GENERAL FUND**

Real Estate Tax (2015)	\$2,040.17
Real Estate Tax (2016)	\$40.00
Earned Income Tax (2016)	\$43,515.94
Local Service Tax (2016)	\$396.60
Transfer Tax (2016)	\$39,500.57
General Fund Interest Earned (2015)	\$423.08
Total Other Revenue (2015)	\$383,532.15
Total Other Revenue (2016)	\$23,473.26
<b>Total Receipts:</b>	<b>\$492,921.77</b>

Accounts Payable (2016)	\$697,643.49
<u>Electronic Pmts:</u>	
Health Insurance	\$0.00
Credit Card	\$0.00
Postage	\$1,000.00
Debt Service	\$0.00
Payroll	\$99,945.32
<b>Total Expenditures:</b>	<b>\$798,588.81</b>

**STATE LIQUID FUELS FUND**

Receipts	\$0.00
Interest Earned (2015)	\$39.00
<b>Total State Liquid Fuels:</b>	<b>\$39.00</b>

Expenditures:	<b>\$0.00</b>
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**SINKING FUND**

Interest Earned (2015)	<b>\$428.30</b>
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Expenditures:	<b>\$594.00</b>
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**TRANSPORTATION FUND**

Interest Earned (2015)	<b>\$205.22</b>
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Expenditures:	<b>\$0.00</b>
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**SEWER OPERATING FUND**

Receipts (2015)	\$10,469.89
Receipts (2016)	\$138,265.92
Interest Earned (2015)	\$51.90
Interest Earned (2016)	\$1.95
<b>Total Sewer:</b>	<b>\$148,789.66</b>

Accounts Payable (2015)	\$73,307.36
Accounts Payable (2016)	\$71,718.93
Debt Service	\$0.00
Credit Card	\$0.00
<b>Total Expenditures:</b>	<b>\$145,026.29</b>

**REFUSE FUND**

Receipts (2015)	\$2,793.23
Receipts (2016)	\$45,961.30
Interest Earned (2015)	\$81.00
Interest Earned (2016)	\$1.95
<b>Total Refuse:</b>	<b>\$48,837.48</b>

Expenditures (2015)	\$16,750.00
Expenditures (2016)	\$62,715.62
<b>Total Expenditures:</b>	<b>\$79,465.62</b>

**SEWER SINKING FUND**

Receipts (2015)	\$164,060.00
Interest Earned (2015)	\$248.04
<b>Total Sewer Sinking:</b>	<b>\$164,308.04</b>

Expenditures (2015)	<b>\$164,060.00</b>
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**OPERATING RESERVE FUND**

Interest Earned (2015)	<b>\$267.30</b>
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Expenditures	<b>\$0.00</b>
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**Events Fund**

Interest Earned (2015)	<b>\$0.85</b>
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Expenditures	<b>\$0.00</b>
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**EAST GOSHEN TOWNSHIP  
MEMORANDUM**

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**TO:** BOARD OF SUPERVISORS  
**FROM:** BRIAN MCCOOL  
**SUBJECT:** PROPOSED PAYMENTS OF BILLS  
**DATE:** 01-14-16

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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.

Please note that the attached report includes both 2015 and 2016 data.

Batches 1 and 6 include the (\$73,307 and \$16,750) quarterly sewer and refuse transfers and the annual transfer to the Sewer Sinking Fund (\$164,060), respectively. Both of these are 2015 transactions.

General Fund expenses include the January contribution to WEGO in the amount of \$474,109; \$70,884 for 2016 property and liability insurance; \$22,843 for liability insurance for public officials; \$16,219 in resurfacing costs and \$11,190 for the 2015 ABC appreciation event.

General Fund Revenue includes the quarterly transfers from the Sewer and Refuse Funds (totaling \$90,057) mentioned above and reimbursement from Goshen Fire Company in the amount of \$284,058. Also, Transfer Tax revenue was \$39,501.

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

Report Date 12/30/15

Expenditures Register  
GL-1512-50824

PAGE 1

PARP05 run by BARBARA 10 : 18 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
05	SEWER OPERATING									
425	EAST GOSHEN TOWNSHIP - GENERAL									
45867	1	05420	1400	C.C. METERS -WAGES 4TH QTR 2015 REIMBURSMNT FR: SEWER	122915-S	12/30/15	12/30/15	12/30/15	2224	2,919.86
45867	2	05420	2510	C.C. METERS -VEHICLE OPER. 4TH QTR 2015 REIMBURSMNT FR: SEWER	122915-S	12/30/15	12/30/15	12/30/15	2224	3,204.61
45867	3	05420	1402	C.C. COLLECTION - WAGES 4TH QTR 2015 REIMBURSMNT FR: SEWER	122915-S	12/30/15	12/30/15	12/30/15	2224	4,868.00
45867	4	05420	2512	C.C. COLLEC.-VEHICLE OPER. 4TH QTR 2015 REIMBURSMNT FR: SEWER	122915-S	12/30/15	12/30/15	12/30/15	2224	4,506.09
45867	5	05420	1401	C.C. INTERCEPTOR - WAGES 4TH QTR 2015 REIMBURSMNT FR: SEWER	122915-S	12/30/15	12/30/15	12/30/15	2224	87.72
45867	6	05420	2511	C.C. INTERCPT-VEHICLE OPER 4TH QTR 2015 REIMBURSMNT FR: SEWER	122915-S	12/30/15	12/30/15	12/30/15	2224	183.42
45867	7	05420	1405	ASHBRIDGE WAGES 4TH QTR 2015 REIMBURSMNT FR: SEWER	122915-S	12/30/15	12/30/15	12/30/15	2224	2,162.29
45867	8	05420	2515	ASHBRIDGE - VEHICLE OPER 4TH QTR 2015 REIMBURSMNT FR: SEWER	122915-S	12/30/15	12/30/15	12/30/15	2224	1,554.48
45867	9	05420	1406	MILL VALLEY - WAGES 4TH QTR 2015 REIMBURSMNT FR: SEWER	122915-S	12/30/15	12/30/15	12/30/15	2224	1,983.91
45867	10	05420	2516	MILL VALLEY - VEHICLE OPER 4TH QTR 2015 REIMBURSMNT FR: SEWER	122915-S	12/30/15	12/30/15	12/30/15	2224	1,339.24
45867	11	05422	1401	R.C. COLLEC.- WAGES 4TH QTR 2015 REIMBURSMNT FR: SEWER	122915-S	12/30/15	12/30/15	12/30/15	2224	2,645.54
45867	12	05422	2511	R.C. COLLEC-VEHICLE OPER. 4TH QTR 2015 REIMBURSMNT FR: SEWER	122915-S	12/30/15	12/30/15	12/30/15	2224	1,922.56
45867	13	05422	1400	R.C. STP- WAGES 4TH QTR 2015 REIMBURSMNT FR: SEWER	122915-S	12/30/15	12/30/15	12/30/15	2224	1,341.52
45867	14	05422	2510	R.C. STP-VEHICLE OPER. 4TH QTR 2015 REIMBURSMNT FR: SEWER	122915-S	12/30/15	12/30/15	12/30/15	2224	1,314.32
45867	15	05429	1401	PA ONE CALL - WAGES 4TH QTR 2015 REIMBURSMNT FR: SEWER	122915-S	12/30/15	12/30/15	12/30/15	2224	1,136.42
45867	16	05429	1400	ADMIN.- WAGES 4TH QTR 2015 REIMBURSMNT FR: SEWER	122915-S	12/30/15	12/30/15	12/30/15	2224	15,979.99
45867	17	05429	3730	ADMIN.-BLDG.OVERHEAD 4TH QTR 2015 REIMBURSMNT FR: SEWER	122915-S	12/30/15	12/30/15	12/30/15	2224	26,157.39
										73,307.36
06	REFUSE									
425	EAST GOSHEN TOWNSHIP - GENERAL									
45868	1	06427	1400	REFUSE - WAGES 4TH QTR 2015 REIMBURSMNT FR: REFUSE	122915-R	12/30/15	12/30/15	12/30/15	412	13,270.00
45868	2	06427	3730	ADMIN.BLDG.OVERHEAD 4TH QTR 2015 REIMBURSMNT FR: REFUSE	122915-R	12/30/15	12/30/15	12/30/15	412	3,480.00
										16,750.00
										90,057.36
2 Printed, totaling										90,057.36

Report Date 12/30/15

Expenditures Register  
GL-1512-50824

JAN05 run by BARBARA 10 : 18 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
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FUND SUMMARY

Fund	Bank Account	Amount	Description
05	05	73,307.36	SEWER OPERATING
06	06	16,750.00	REFUSE
		90,057.36	

PERIOD SUMMARY

Period	Amount
1512	90,057.36
	90,057.36



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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01		GENERAL FUND								
1471				WESTTOWN-EAST GOSHEN POLICE						
	45873	1	01410 5300	POLICE GEN.EXPENSE	010116	01/05/16	01/01/16	01/05/16	10456 p	474,109.36
				JANUARY 2016 CONTRIBUTION						
										474,109.36
										474,109.36
										1 Prepays, totaling 474,109.36
										0 Printed, totaling 0.00

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	474,109.36	GENERAL FUND
		474,109.36	

PERIOD SUMMARY

Period	Amount
1601	474,109.36
	474,109.36





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MARPO5 run by BARBARA

2 : 02 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
2050				VILLAGE MEDICAL						
	45889	1	01487 1550	DRUG & ALCOHOL TESTING	010116	01/05/16		01/05/16		135.00
				2016 RANDOM POOL SELECTION PW						
										135.00

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MARPO5 run by BARBARA 2 : 02 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
07				MUNICIPAL AUTHORITY						
2132				PENNSYLVANIA MUNICIPAL AUTHORITIES ASSOC						
45883	1	07424	3000	MISCELLANEOUS EXPENSE	121515	01/05/16		01/05/16		978.00
				2016 ACTIVE MEMBERSHIP DUES						
										978.00
										18,543.45
0 Printed, totaling										18,543.45

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	17,565.45	GENERAL FUND
07	07	978.00	MUNICIPAL AUTHORITY
		18,543.45	

PERIOD SUMMARY

Period	Amount
1601	18,543.45
	18,543.45

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MARP05 run by BARBARA 12 : 17 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01		GENERAL FUND								
3512				A&A SALES ASSOC. LLC.						
45895	1	01487	1910	UNIFORMS	101491	01/12/16	01/13/16	01/12/16	10476	304.45
				ICE GLOVES - 37 PAIRS						
45896	1	01487	1910	UNIFORMS	101490	01/12/16	01/13/16	01/12/16	10476	756.95
				PULLOVER HOODIES - 35						
										1,061.40
6				ABC PAPER & CHEMICAL INC						
45897	1	01409	3740	TWP. BLDG. - MAINT & REPAIRS	067870	01/12/16	01/13/16	01/12/16	10477	488.25
				FLOOR FINISH & MOP HEADS						
										488.25
68				AMS APPLIED MICRO SYSTEMS LTD.						
45900	1	01401	3120	CONSULTING SERVICES	61683	01/12/16	01/13/16	01/12/16	10478	1,097.00
				DECEMBER 2015						
45900	2	01414	5001	ZONING IT CONSULTING	61683	01/12/16	01/13/16	01/12/16	10478	28.00
				DECEMBER 2015 - GEO-PLAN						
										1,125.00
1657				AQUA PA						
45901	1	01409	3600	TWP. BLDG. - FUEL, LIGHT, WATER	122415 BS	01/12/16	01/13/16	01/12/16	10479	21.00
				000309801 0309801 11/20-12/22/15 BS						
45902	1	01409	3600	TWP. BLDG. - FUEL, LIGHT, WATER	122115 TB	01/12/16	01/13/16	01/12/16	10479	154.90
				000309828 0309828 11/17-12/17/15 TB						
45903	1	01409	3600	TWP. BLDG. - FUEL, LIGHT, WATER	122115 FR	01/12/16	01/13/16	01/12/16	10479	202.00
				000309820 0309820 11/17-12/17/15 FR						
45904	1	01409	3605	PW BLDG - FUEL,LIGHT,SEWER & WATER	122115 FW	01/12/16	01/13/16	01/12/16	10479	144.90
				000496917 0309798 11/17-12/17/15 FW						
										522.80
102				B&D COMPUTER SOLUTIONS						
45910	1	01401	3120	CONSULTING SERVICES	00003013	01/12/16	01/13/16	01/12/16	10480	2,000.00
				DECEMBER 2015						
										2,000.00
514				BEANS FORD OF WEST CHESTER, FRED						
45911	1	01430	2330	VEHICLE MAINT AND REPAIR	120546W	01/12/16	01/13/16	01/12/16	10481	6.78
				6 WASHERS						
										6.78

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
2067	45914	1	01437 2600	BUCHHOLZ, STEVEN SHOP - TOOLS KEY CHUCK WITH KEY	70915	01/12/16	01/13/16	01/12/16	10482	47.99
										47.99
233	45917	1	01401 3080	CCATO CCATO EXPENSES 2016 MEMBERSHIP DUES	2016-28	01/12/16	01/13/16	01/12/16	10483	400.00
										400.00
3488	45918	1	01409 3740	CINTAS CORPORATION #287 TWP. BLDG. - MAINT & REPAIRS WEEK END 12/30/15 CLEAN MATS	287490921	01/12/16	01/13/16	01/12/16	10484	57.50
45918	2	01487 1910	UNIFORMS WEEK END 12/30/15 CLEAN UNIFORMS	287490921	01/12/16	01/13/16	01/12/16	10484	235.68	235.68
45919	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS WEEK END 12/23/15 CLEAN MATS	287487533	01/12/16	01/13/16	01/12/16	10484	57.50	57.50
45919	2	01487 1910	UNIFORMS WEEK END 12/23/15 CLEAN MATS	287487533	01/12/16	01/13/16	01/12/16	10484	235.68	235.68
										586.36
296	45920	1	01401 3210	COMCAST 8499-10-109-0028306 COMMUNICATION EXPENSE 0028306 DECEMBER 2015	122115	01/12/16	01/13/16	01/12/16	10485	70.00
										70.00
1990	45921	1	01401 2100	CRYSTAL SPRINGS MATERIALS & SUPPLIES CREAMER, COFFER & SWEETENER	3154612 122515	01/12/16	01/13/16	01/12/16	10486	160.40
										160.40
1790	45923	1	01413 3720	DCED UNIFORM CONSTRUCTION CODE FEES 4TH QTR.2015 UCC FEE	010616	01/13/16	01/13/16	01/13/16	10487	612.00
										612.00
3600	45922	1	01367 3710	DEAN, LINDA ZUMBA REFUND - UNABLE TO ATTEND CLASSES	010516	01/12/16	01/13/16	01/12/16	10488	65.00
										65.00

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
3352	45924	1	01437 2460	GAP POWER RENTALS PLUS LLC GENERAL EXPENSE - SHOP GRACO PAINT SPRAYER	1202608	01/13/16	01/13/16	01/13/16	10489	123.95
										123.95
532	45925	1	01414 3000	GENERAL CODE PUBLISHERS CODE BOOKS/OTHER 2016 ANNUAL MAINTENANCE FEE	C0019970	01/13/16	01/13/16	01/13/16	10490	1,195.00
										1,195.00
3131	45927	1	01401 3840	GREAT AMERICA FINANCIAL SERVICES RENTAL OF EQUIP. -OFFICE JANUARY 2016 LANIER MP C5503 COPIER	18044620	01/13/16	01/13/16	01/13/16	10491	305.00
										305.00
569	45926	1	01437 2460	GREAT VALLEY LOCKSHOP GENERAL EXPENSE - SHOP 12 MASTER PADLOCKS	1201501758	01/13/16	01/13/16	01/13/16	10492	124.68
										124.68
617	45931	1	01401 3410	HERSHEY'S MILL GOLF CLUB ABC APPRECIATION EVENT 2015 HOLIDAY RECEPTION 12/4/15	120915	01/13/16	01/13/16	01/13/16	10493	11,190.00
										11,190.00
679	45932	1	01430 2330	INTERCON TRUCK EQUIPMENT VEHICLE MAINT AND REPAIR ASPHALT LUMITE TARP & REAR CROSS BAR	1049678-IN	01/13/16	01/13/16	01/13/16	10494	385.00
45933	1	01430 2330		VEHICLE MAINT AND REPAIR 2 LOWER ARMS	1049708-IN	01/13/16	01/13/16	01/13/16	10494	418.00
										803.00
1817	45934	1	01409 3745	LOWES BUSINESS ACCOUNT/GECF PW BUILDING - MAINT REPAIRS WALL REPAIR - PW	121715	01/13/16	01/13/16	01/13/16	10495	6.41
45934	2	01437 2460		GENERAL EXPENSE - SHOP MINWAX & MOUSE PADS	121715	01/13/16	01/13/16	01/13/16	10495	20.85
45934	3	01437 2460		GENERAL EXPENSE - SHOP CREDIT FOR RETURNED DRYER CORD	121715	01/13/16	01/13/16	01/13/16	10495	-17.09
45934	4	01401 3000		GENERAL EXPENSE MISCELLANEOUS CHARGES	121715	01/13/16	01/13/16	01/13/16	10495	79.59
45934	5	01438 2450		MATERIALS & SUPPLIES-HIGHWAYS 4X4 VINYL & MAILBOX TO REPLACE RESIDENT'S DAMAGED DURING MILLING	121715	01/13/16	01/13/16	01/13/16	10495	201.73









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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
3146	45967	1	01438 3845	PILEGGI INC., JAMES A. EQUIP. RENTAL -RESURFAC. HAULING - TO AND FROM MYERS RE: WATERVIEW DR. & WESTTOWN WAY	5790	01/13/16	01/13/16	01/13/16	10514	4,632.50
										4,632.50
1082	45968	1	01436 2450	PIPE DATA VIEW STORMWATER MATERIALS & SUPPLIES CLEAN/VACUUM INLETS	14637 <i>MS4 EXPENSE</i>	01/13/16	01/13/16	01/13/16	10515	6,075.00
										6,075.00
1161	45970	1	01430 2320	REILLY & SONS INC VEHICLE OPERATION - FUEL 124.3 GALLONS GASOLINE	94839	01/13/16	01/13/16	01/13/16	10516	178.37
	45971	1	01430 2320	VEHICLE OPERATION - FUEL 600.2 GALLONS DIESEL	94840	01/13/16	01/13/16	01/13/16	10516	771.26
	45972	1	01430 2320	VEHICLE OPERATION - FUEL 304.8 GALLONS DIESEL	95710	01/13/16	01/13/16	01/13/16	10516	394.11
	45973	1	01430 2320	VEHICLE OPERATION - FUEL 148.4 GALLONS GASOLINE	95709	01/13/16	01/13/16	01/13/16	10516	215.18
	45974	1	01430 2320	VEHICLE OPERATION - FUEL 653.6 GALLONS DIESEL	95305	01/13/16	01/13/16	01/13/16	10516	803.27
										2,362.19
1212	45977	1	01430 2330	SAYRE INC., G.L. VEHICLE MAINT AND REPAIR RIBBED BELTS	1-253650061	01/13/16	01/13/16	01/13/16	10517	99.80
										99.80
2055	45979	1	01486 3500	UNIVEST CORP INSURANCE COVERAGE -PREM. PUBLIC OFFICIAL LIABILITY 2016	44866	01/13/16	01/13/16	01/13/16	10518	22,843.00
										22,843.00
2273	45982	1	01409 3605	VERIZON - 0527 FW BLDG - FUEL, LIGHT, SEWER & WATER DEC. 15, 2015 - JAN. 14, 2016	121515-0527	01/13/16	01/13/16	01/13/16	10519	185.23
										185.23

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
2942				VERIZON WIRELESS						
	45981	1	01401 3210	COMMUNICATION EXPENSE NOVEMBER 21 - DECEMBER 20, 2015	9757525163	01/13/16	01/13/16	01/13/16	10520	1,008.20
										1,008.20
2868				VERIZON-1420						
	45983	1	01409 3840	DISTRICT COURT EXPENSES DEC. 16, 2015 - JAN. 15, 2016	121615-1420	01/13/16	01/13/16	01/13/16	10521	79.88
										79.88
3392				WILSON FORKLIFT SERVICES LLC						
	45986	1	01430 2330	VEHICLE MAINT AND REPAIR STROBE BRACKET, BACK-UP ALARM, LED STROBE, SEAL KIT, TOGGLE & OIL PRESS. SWITCHES & FAN BELT	2014	01/13/16	01/13/16	01/13/16	10522	1,232.67
										1,232.67

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
03				SINKING FUND						
3521				CARROLL ENGINEERING CORPORATION						
	45916	1	03459 7450	CAPITAL - E. BOOT RD BRIDGE	198966	01/12/16	01/13/16	01/12/16	1003	594.00
				PROF.SERVICE 11/16-12/13/15 E.BOOT ROAD BRIDGE						
										594.00

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
05				SEWER OPERATING						
2918				ALS ENVIRONMENTAL						
45899	1	05422	4500	R.C. STP-CONTRACTED SERV. LAB TESTS - RCSTP 12/8-12/22/15	40-227138	01/12/16	01/13/16	01/12/16	2225	309.00
										309.00
1658				AQUA PA						
45905	1	05420	3602	C.C. COLLECTION -UTILITIES 000363541 0357724 11/17-12/17/15 BK	122115 BK	01/12/16	01/13/16	01/12/16	2226	21.00
45906	1	05420	3602	C.C. COLLECTION -UTILITIES 000309826 0309826 11/20-12/22/15 TH	122415 TH	01/12/16	01/13/16	01/12/16	2226	25.00
45907	1	05420	3602	C.C. COLLECTION -UTILITIES 000300141 0300141 11/17-12/17/15 GH	122115 GH	01/12/16	01/13/16	01/12/16	2226	21.00
45908	1	05420	3602	C.C. COLLECTION -UTILITIES 000305003 0305003 11/23-12/23/15 WW	122815 WW	01/12/16	01/13/16	01/12/16	2226	32.50
45909	1	05422	3601	R.C. COLLEC.-UTILITIES 01533998 1087842 11/20-12/22/15 TWN	122415 TWN	01/12/16	01/13/16	01/12/16	2226	58.70
										158.20
151				BLOSENSKI DISPOSAL CO, CHARLES						
45912	1	05422	4502	R.C. SLUDGE-LAND CHESTER SWITCH 20 YDS WITH LINER 12/21/15	7518	01/12/16	01/13/16	01/12/16	2227	181.00
45913	1	05422	4502	R.C. SLUDGE-LAND CHESTER SWITCH 20 YDS WITH LINER 12/28/15	7519	01/12/16	01/13/16	01/12/16	2227	181.00
										362.00
241				C.C. SOLID WASTE AUTHORITY						
45915	2	05422	4502	R.C. SLUDGE-LAND CHESTER WEEK 12/24/15 - 12/31/15	42561	01/12/16	01/13/16	01/12/16	2228	520.59
										520.59
583				HACH COMPANY						
45928	1	05422	3700	R.C. STP-MAINT. & REPAIRS TNT - NITRITE	9721012	01/13/16	01/13/16	01/13/16	2229	204.24
										204.24
594				HAMMOND & MCCLOSKEY INC.						
45929	1	05429	3000	ADMIN.-GENERAL EXPENSE NEW METER INSTALLATION - WAWA	7538	01/13/16	01/13/16	01/13/16	2230	479.70
45930	1	05429	3000	ADMIN.-GENERAL EXPENSE NEW METER INSTALLATION - YMCA	7537	01/13/16	01/13/16	01/13/16	2230	345.96
										825.66





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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
1397				UTILITY & MUNICIPAL SERVICES						
	45980	1 05429	3100	ADMIN.- PROFESSIONAL SERV 4TH QTR.2015 SEWER CONSUMPTION REC.	49-1660320	01/13/16	01/13/16	01/13/16	2238	953.40
										953.40
3529				VERIZON - MODEMS						
	45985	1 05420	3601	C.C. INTERCEPTOR-UTILITIES NOV. 26 - DEC. 25, 2015 MODEMS	9757850200	01/13/16	01/13/16	01/13/16	2239	80.17
										80.17
2773				VERIZON - FW FIOS 9583						
	45984	1 05422	3601	R.C. COLLEC.-UTILITIES DEC.28, 2015 - JAN.27, 2016 FW FIOS	122815-9583	01/13/16	01/13/16	01/13/16	2240	89.99
										89.99

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
06				REFUSE						
2762				AJB A.J. BLOSENSKI INC.						
45898	1	06427	4500	CONTRACTED SERV.	61100494	01/12/16	01/13/16	01/12/16	413	56,396.70
				RESIDENTIAL PICK-UP JANUARY 2016						
45898	2	06427	4500	CONTRACTED SERV.	61100494	01/12/16	01/13/16	01/12/16	413	-28.12
				LESS COST OF RESIDENT TRASHCAN						
				ORIGINAL DAMAGED						
										56,368.58
241				C.C. SOLID WASTE AUTHORITY						
45915	1	06427	4502	LANDFILL FEES	42561	01/12/16	01/13/16	01/12/16	414	6,347.04
				WEEK 12/24/15 - 12/31/15						
										6,347.04

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
07				MUNICIPAL AUTHORITY						
2967				SAFEGUARD						
	45976	1	07424 3000	MISCELLANEOUS EXPENSE	121015	01/13/16	01/13/16	01/13/16	3005	163.62
				CHECK ORDER FEE						
										163.62

257,603.09  
67 Printed, totaling 257,603.09

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	140,117.47	GENERAL FUND
03	03	594.00	SINKING FUND
05	05	54,012.38	SEWER OPERATING
06	06	62,715.62	REFUSE
07	07	163.62	MUNICIPAL AUTHORITY
		257,603.09	

PERIOD SUMMARY

Period	Amount
1601	257,603.09
	257,603.09



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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
1813	46002	1	01401 3250	FEDEX POSTAGE MAILED TAX REFUND TO HOMEOWNER	5-277-41645	01/14/16		01/14/16		18.75
										18.75
2142	46003	1	01438 2450	FLAGGER FORCE MATERIALS & SUPPLIES-HIGHWAYS FLAG CREW 12/15/15 HERSHEY MILL RD. REPAIR	165980	01/14/16		01/14/16		924.96
										924.96
2717	46006	1	01433 2500	HIGGINS & SONS INC., CHARLES A. MAINT. REPAIRS.TRAFF.SIG. INSTALL 20' MAST ARM SIGNAL - BOOT & WILSON <i>PART OF LEFT TURN ARROW PROJECT</i>	41128	01/14/16		01/14/16		3,613.70
										3,613.70
627	46007	1	01438 2455	HIGHWAY MATERIALS INC. MATER. & SUPPLY-RESURFAC. 22.99 TONS 19B .3<3	11042798MB	01/14/16		01/14/16		1,028.80
	46007	2	01438 2455	MATER. & SUPPLY-RESURFAC. 274.90 TONS 9.5H .3<3	11042798MB	01/14/16		01/14/16		14,995.79
	46008	1	01438 2450	MATERIALS & SUPPLIES-HIGHWAYS 3.99 TONS 9.5H .3<3	1638787MB	01/14/16		01/14/16		194.51
										16,219.10
3252	46009	1	01430 2330	HUNTER KEYSTONE PETERBILT L.P. VEHICLE MAINT AND REPAIR 2 BATTERIES	1-253350266	01/14/16		01/14/16		651.28
										651.28
719	46010	1	01437 2460	KEEN COMPRESSED GAS COMPANY GENERAL EXPENSE - SHOP VARIOUS GAS CYLINDERS	83072458	01/14/16		01/14/16		55.29
	46011	1	01437 2460	GENERAL EXPENSE - SHOP CREDIT FOR CYLINDER RENTAL	30100745	01/14/16		01/14/16		-34.46
										20.83
2442	46012	1	01430 2330	KENT AUTOMOTIVE VEHICLE MAINT AND REPAIR CARRIAGE BOLTS & HEX HED LAG SCREWS	9303774037	01/14/16		01/14/16		565.64
	46013	1	01454 3740	EQUIPMENT MAINT. & REPAIR FLAT WASHERS, HEX NUTS & NYLON INSERT LOCK NUTS	9303770805	01/14/16		01/14/16		700.51

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01	GENERAL FUND									
2442				KENT AUTOMOTIVE						
46014	1	01432	2500	SNOW - MAINTENANCE & REPAIRS O-RINGS, CARRIAGE BOLTS, HEX NUTS, LINCH PINS & QUICK LINKS	9303770808	01/14/16		01/14/16		404.71
46015	1	01437	2460	GENERAL EXPENSE - SHOP DRILL BIT SET, SAW KIT, DRILL BITS, SAW BLADES & FLAT WASHERS	9303774038	01/14/16		01/14/16		955.22
46016	1	01433	2450	MATERIALS & SUPPLIES - SIGNS HEX HEAD LAG SCREWS	9303777117	01/14/16		01/14/16		198.41
46017	1	01432	2500	SNOW - MAINTENANCE & REPAIRS PIPE CRIMP FITTINGS, BUSHING & COUPLING PIPE ADAPTERS	9303774036	01/14/16		01/14/16		653.11
46018	1	01432	2500	SNOW - MAINTENANCE & REPAIRS PIPE SWIVEL CRIMP FITTINGS	9303777118	01/14/16		01/14/16		148.99
46019	1	01432	2500	SNOW - MAINTENANCE & REPAIRS QUICK DISC STD COUPLERS & TIPS	9303770807	01/14/16		01/14/16		632.94
46020	1	01432	2500	SNOW - MAINTENANCE & REPAIRS 50 FT. GATES 2-BRAID HOSE	9303770806	01/14/16		01/14/16		264.08
46021	1	01430	2330	VEHICLE MAINT AND REPAIR BAND SAW BLADE & FORD EXPLORER ROCK MOLDING RETAINER	9303767428	01/14/16		01/14/16		151.85
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										4,675.46
756				LANE ENTERPRISES INC.						
46022	1	01438	2450	MATERIALS & SUPPLIES-HIGHWAYS DIMPLE BANDS & SPIRALS TYPE 2 -LINE ROAD	308754	01/14/16		01/14/16		1,919.10
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										1,919.10
765				LENNI ELECTRIC CORPORATION						
46023	1	01409	3840	DISTRICT COURT EXPENSES SERVICE THREE POLE LIGHTS - DIST.CT	151290	01/14/16		01/14/16		259.93
46024	1	01454	3740	EQUIPMENT MAINT. & REPAIR REPLACE LAMPS IN POLE LIGHTS NEAR CHAMBER OF COMMERCE	151287	01/14/16		01/14/16		656.88
46025	1	01409	3745	PW BUILDING - MAINT REPAIRS INSTALL 9 CEILING FANS - PW GARAGE	151289	01/14/16		01/14/16		5,423.70
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										6,340.51
2861				LITTLE INC., ROBERT E.						
46026	1	01430	2330	VEHICLE MAINT AND REPAIR SERVICE LAWN TRACTORS - PARTS & LABOR	03-373578	01/14/16		01/14/16		2,261.45
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										2,261.45







Report Date 01/14/16

Expenditures Register  
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PARP05 run by BARBARA 3 : 43 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01		GENERAL FUND								
3014	46043	1	01432 2500	WINTER EQUIPMENT COMPANY INC. SNOW - MAINTENANCE & REPAIRS BLOCKBUSTER VICTORY 11'	IV28809	01/14/16		01/14/16		1,272.91
										1,272.91



Report Date 01/14/16

Expenditures Register  
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PARP05 run by BARBARA 3 : 43 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
05				SEWER OPERATING						
1005				PENNSYLVANIA ONE CALL SYSTEM						
	46033	2	05422 3701	R.C. COLLEC.-MAINT.& REPR MONTHLY ACTIVITY - DECEMBER 2015	0000667211	01/14/16		01/14/16		30.22
	46033	3	05422 3702	R.C. COLLECTION-MAINT. & REP I&I MONTHLY ACTIVITY - DECEMBER 2015	0000667211	01/14/16		01/14/16		30.21
										60.43
1087				PIPE XPRESS INC.						
	46034	1	05420 3702	C.C. COLLEC.-MAINT.& REPR. PVC ELBOWS & TEES	77628	01/14/16		01/14/16		233.55
	46034	2	05422 3701	R.C. COLLEC.-MAINT.& REPR PVC ELBOWS & TEES	77628	01/14/16		01/14/16		233.55
										467.10

Report Date 01/14/16

Expenditures Register  
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PARP05 run by BARBARA 3 : 43 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
07				MUNICIPAL AUTHORITY						
2737	45997	1 07424	3000	COMMONWEALTH OF PA MISCELLANEOUS EXPENSE NPDES PERMITS -CHAP.92A 2016 PERMIT# PA0050504	960263	01/14/16		01/14/16		500.00
										500.00
										84,057.76
									0 Printed, totaling	84,057.76

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	65,851.21	GENERAL FUND
05	05	17,706.55	SEWER OPERATING
07	07	500.00	MUNICIPAL AUTHORITY
		84,057.76	

PERIOD SUMMARY

Period	Amount
1601	84,057.76
	84,057.76





Jan. 7, 2016

East Goshen Township Fire Marshall  
East Goshen Township  
1580 Paoli Pike  
West Chester, Pa 19380

JAN 12 2016

Att: Rick Smith

Re: 2012 SARSA Title III Section 312, Tier II Report

This letter forwards the Tier Two Report for reporting year 2015 to reflect the presence of Sulfuric Acid, Liquid Nitrogen and Lead in excess of the applicable threshold levels under Section 312 Tier II reporting requirements.

Should you require additional information, please contact the undersigned at 610-442-0398

Regards,

Richard Clemen  
Continuous Improvement Lead

Mars Drinks North America.  
Richard.Clemen@effem.com