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**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
1580 PAOLI PIKE
MARCH 1, 2016 – 7:00 pm
APPROVED MINUTES**

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

Call to order & Pledge of Allegiance:

Senya called the meeting to order at 7:02 pm and asked Joe Buonanno to lead the assembly in the Pledge of Allegiance.

Moment of Silence:

Carmen called for a moment of silence to honor the members of the military who keep us safe both locally and abroad, and to honor those who have given the ultimate of their lives in defense of our nation.

Recording of Meeting: None

Chairman's Report:

- a. Senya announced that Chris Moore has resigned from the Historical Commission.
- b. Senya announced that East Boot Road will be closed beginning March 7, 2016 for the replacement of the bridge over the Ridley Creek. Rick commented that this is a 90 day contract, and that all work needs to be completed by early June.

Financial Report ~ 2015 Survey of Financial Condition: Jon presented the completed 2015 Survey of Financial Condition form, which was filed with the Department of Community & Economic Development.

New Business:

- a. **Consider East Goshen Park Master Plan and Resolution:** Jason Lang and Tom Comitta presented the final draft and Resolution of the East Goshen Park Master Plan to the Board highlighting the following.
 - The Master Plan was derived from the Comprehensive Plan.
 - Primary focus is on the Playground area.
 - Goals for Playground:
 - enhance with a variety of 14 different play areas
 - enhance the charm of the park
 - create a playground for all ages
 - Playground overall design would be similar to a flower, creating central shaded area for gathering and full line of sight to outer petals (play areas).
 - Park reconstruction would be phased with Playground redesign happening first.

- 1 • Implementing the entire master plan would have a total cost of about \$1.2 million
2 over many years.
- 3 • Substantial state and county grant funding opportunities exist to significantly reduce
4 the net cost of the project.
- 5 • Other sources of funding could come from user fees; gifting catalogue; individual and
6 corporate gifts; borrowing.

7 Carmen commented that the Picnic Grove area should be included in the initial phase of the Park
8 reconstruction.

9
10 *Joe Buonanno, 1606 Herron Lane*, expressed dismay that more than half of the total Park
11 reconstruction costs were being allocated to the Playground area, adding his suggestion to stretch
12 out this work over a 5 year period to reduce costs.

13
14 *Joe Zulli, Pond Lane*, answered that grant money received for the Playground reconstruction
15 would need to be used within a certain, immediate time frame, precluding stretching the work
16 out over a 5 year period.

17
18 Marty motioned to adopt the 2016 East Goshen Park Master Plan with Carmen's condition to
19 include the Picnic Grove in the initial construction phase. Carmen seconded. The Board voted
20 unanimously in favor of the motion.

- 21
22 b. **Consider Summit House Request re: Building Permits:** Sherry McGuiness,
23 Community Manager, Summit House, 1450 West Chester Pike, asked for special
24 consideration for waivers of building permits in regard to roof replacements. Ms.
25 McGuiness referenced a 2004 Board of Supervisors meeting, stating she was told that
26 building permits were not needed in this regard and that "status quo" was the term used in
27 this matter. Ms. McGuiness also stated that this dialogue was not included in the meeting
28 minutes. Marty commented that permitting is always required and that he would never
29 have told her association not to obtain them.

30
31 Senya and Carmen noted that in the recorded records of the public hearing, dated May 4,
32 2004, page 21-22, the Summit House representatives were expressly told by the Board
33 that, "If you are going to replace the roof you would require permit". Senya informed
34 Ms. McGuiness that her waiver request is denied and that permitting is a minimal cost
35 that pays for a service that benefits the entire Summit House Community.

36
37 *Dorrie Burn, 198 Summit House*, claimed that the Summit House residents had not been
38 required to obtain permits in the past. Carmen described the permitting and inspection
39 process to *Virginia Albrecht, 208 Summit House*, and Rick noted the 2004 Statewide
40 Building Code regarding permitting requirements. Darryl Seland, 567 Summit House,
41 asked if building specifications could be submitted during the permitting process. Rick
42 answered that they should and Senya further commented that the building contractors
43 should provide proof of insurance.

- 44
45 c. **Consider Sunoco Pipeline Easement:** Rick discussed the proposed easement requested
46 by Sunoco Pipeline to be located on a 15 foot wide bridle path located between 1540

1 Bancroft Drive and 600 North Chester Road, for which the Township would receive
2 \$11,000 consideration.

3
4 Marty motioned to authorize the Chairman to execute the easement agreement with Sunoco upon
5 receipt of \$11,000. Chuck seconded.

6
7 *Chuck Clancy, 617 Marydell Drive*, inquired about a discrepancy in the easement. Rick
8 explained that there is no temporary easement on the Marydell Drive side of the road. The
9 temporary easement would be for the storage of the drilling equipment and that would take place
10 on the Bow Tree side of the road.

11
12 *Lori Kier, 619 Marydell Drive*, asked for an explanation as to how the \$11,000 consideration was
13 arrived at, and expressed her displeasure with the Board for not negotiating for a higher amount.
14 Ms. Kier stated that, as a negotiator, she would have asked for a million dollar consideration
15 from Sunoco. Marty commented that several experts had examined the offer from Sunoco, and
16 that negotiations did take place to get a higher price for this easement. Marty also commented
17 that the easement represents the equivalent of a 180 square foot area, and to extrapolate that to an
18 acre, that easement consideration would equal \$2.6 million dollars. Ms. Kier also inquired of the
19 Board if they were aware that Chester County does not recognize Sunoco as a public utility and
20 as such they do not have the right to condemn. She further inquired if the Board was aware of
21 the several properties in the area that have been served condemnation papers by Sunoco. Senya
22 said the Board is not aware of this, but asked Ms. Kier to share this information with the Board if
23 she has it.

24
25 *Tom Rath, 1250 Eastbrook Circle*, thought the Board should seek the advice of an appraiser in
26 determining the land value and what price to ask. Carmen and Chuck explained that this land is
27 not being sold, but rather the Township is considering granting an easement on this land. Janet
28 added that the easement is on a bridle path that could not be used as a building site.

29
30 *Joe Buonanno, 1606 Herron Lane*, asked if the easement would preclude the bridle path from
31 being used in the future. Mr. Buonanno also suggested that the Board require Sunoco to create
32 walking trails to the park on the properties they are seeking easements. Senya clarified that the
33 bridle path will still be operational, and using the path of the pipeline easements for a walking
34 path would require additional surface easements from those same homeowners. Marty further
35 commented that repairs to Sunoco pipelines, in these areas, would be accomplished through
36 horizontal drilling, in which the pipes are replaced, not through the open cutting method.

37
38 The Board voted unanimously in favor of the motion.

- 39
40 d. **Consider Plank House HVAC Bids:** Rick discussed the various bids that were received
41 to replace the Plank House HVAC system. Carmen discussed the SEER rating ranges for
42 HVAC systems. Senya recommended tabling this award until more information is
43 provided in order to make the most informed decision.
44
45 e. **Consider Penn DOT Mowing Contract and Resolution:** Rick presented the Penn
46 DOT 2016 annual mowing contract for West Chester Pike. Marty motioned to adopt

1 Resolution 2016-58, authorizing the Chairman to execute the mowing agreement with
2 Penn DOT. Janet seconded. The Board voted unanimously in favor of the motion.
3

- 4 **f. Consider Special Detail for the East Boot Road Detour:** Rick discussed the upcoming
5 East Boot Road detour and need for special Police detail to monitor the increased traffic
6 cutting through Applebrook Park and Applebrook Preserve via Hibberd Lane. Marty
7 motioned to approve Rick's recommendation of 41 hours of special detail at \$120/hour,
8 and a total expenditure of \$5,000. Senya seconded. The Board voted unanimously in
9 favor of the motion.
10
- 11 **g. Consider 2015 Deer Management Program Report:** Rick discussed the 2015 Deer
12 Management Program (Archery Hunting) report and recommendations submitted by
13 Mark Gordon, Township Zoning Officer. The Board discussed the report and its
14 findings. Marty expressed support of the recommendations contained in the summary.
15
- 16 **h. Consider Chester Creek Stream Restoration Project:** Rick discussed the request
17 made by the Academy of Natural Sciences to include the Chester Creek Stream
18 Restoration Project as part of their research with Drexel University on Stream Restoration
19 efforts and their effectiveness. In order to complete this study, bank pins would need to
20 be installed in the creek in order to measure erosion. The Board approved this request
21 with the condition that protective safety caps cover the tops of the bank pins, and that the
22 Township receive a copy of the completed study.
23
- 24 **i. Consider a Request to Suspend Sewer and Refuse Bill:** Jon discussed the email
25 request made by a homeowner who currently owns the property at 40 Meadow Creek
26 Lane, to have the sewer/refuse bill waived or lowered due to the fact that they have
27 moved out of this residence, the home is empty and on the market for sale. Jon
28 recommended to the Board that this request be denied as it would be setting a bad
29 precedent for the Township as a whole. Carmen motioned to support Jon's
30 recommendation to deny this waiver request. Senya seconded. The Board voted
31 unanimously in favor of the motion.
32
- 33 **j. Consider Cost of Services Report:** Jon discussed and the Board reviewed the 2015
34 updated Cost of Services Report reflecting both the Township's direct and indirect costs
35 allocated across all Township activities. The Board concurred on the usefulness of this
36 report and agreed it should be produced in the future.
37
- 38 **k. Consider Hiring WEGO Part-Time Administrative Staff:** Rick discussed the efforts
39 made by WEGO to identify and interview two candidates whom they wish to hire.
40 Chuck motioned to authorize the WEGO Police Chief to extend conditional offers of
41 employment to the selected candidates. Carmen seconded. The Board voted
42 unanimously in favor of the motion.
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1 **Any Other Matter:**

- 2 a. Chuck commented that he was in attendance for the first of two days of the WEGO
3 Accreditation review sessions, and that he was very impressed with the results and
4 progress presented.
5
6 b. Senya announced that a **Pipeline Safety Forum** will be held on Thursday, March 10,
7 2016, at 7:00 p.m., at West Chester Borough Hall, 401 East Gay Street, West Chester,
8 PA.
9

10 **Approval of Minutes:** *Joe Buonanno, 1606 Herron Lane*, expressed his desire that when
11 Sunoco is scheduled to appear before the Board, all residents within 1000 feet of the pipeline
12 should be notified.
13

14 The Board reviewed and corrected the minutes from the February 23, 2016 meeting. Chuck
15 motioned to approve. Carmen seconded. The Board voted unanimously in favor of the motion.
16

17 **Treasurer's Report:**

18 *See attached Treasurer's Report for February 25, 2016.* The Board reviewed the Treasurer's
19 Report and the current invoices. Carmen moved to graciously accept the Treasurer's Report and
20 the Expenditure Register Report as recommended by the Treasurer, to accept the receipts and to
21 authorize payment of the invoices just reviewed. Chuck seconded. The Board voted
22 unanimously to approve the motion.
23

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

- 25 • The February 26, 2016 letter re: Goshen Friends School.
26 • The February 22, 2016 letter re: 943 Cornwallis Drive.
27 • The Fourth Quarter Sunoco Remediation Report.
28

29 **Public Comment:** Tom Rath commented on the following:

- 30 • The current thefts being committed by the "Gang from Florida", and that this information
31 should be noted on the Township website. Chuck acknowledged that the Police are well
32 aware of this situation and it is noted on their website.
33 • The curbing adjacent to a sewer grate along Eastwick Circle is sinking and needs
34 maintenance.
35

36 **Adjournment:**

37 There being no further business, Carmen motioned to adjourn the meeting at 9:40 pm. Chuck
38 seconded. The Board voted unanimously to adjourn.
39

40 Respectfully submitted,
41 *Christina Rossetti Hartnett*
42 *Recording Secretary*
43

44 Attachment: *Treasurer's Report for February 25, 2016*
45

February 25, 2016

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

GENERAL FUND

Real Estate Tax	\$195,042.69	Accounts Payable	\$103,712.94
Earned Income Tax	\$210,000.00	Electronic Pmts:	
Local Service Tax	\$9,600.00	Credit Card	\$2,936.54
Transfer Tax	\$28,266.64	Postage	\$1,000.00
General Fund Interest Earned	\$0.00	Debt Service	\$0.00
Total Other Revenue	\$119,998.11	Payroll	\$98,393.14
Total Receipts:	\$562,907.44	Total Expenditures:	\$206,042.62

STATE LIQUID FUELS FUND

Receipts	\$0.00		
Interest Earned	\$0.00		
Total State Liquid Fuels:	\$0.00	Expenditures:	\$0.00

SINKING FUND

Receipts	\$0.00	Accounts Payable	\$12,764.31
Interest Earned	\$0.00	Credit Card	\$4,210.92
Total Sinking Fund:	\$0.00	Total Expenditures:	\$16,975.23

TRANSPORTATION FUND

Receipts	\$396.25		
Interest Earned	\$0.00		
Total Sinking Fund:	\$396.25	Expenditures:	\$0.00

SEWER OPERATING FUND

Receipts	\$140,762.62	Accounts Payable	\$32,339.04
Interest Earned	\$0.00	Debt Service	\$0.00
Total Sewer:	\$140,762.62	Credit Card	\$0.00
		Total Expenditures:	\$32,339.04

REFUSE FUND

Receipts	\$41,127.26		
Interest Earned	\$0.00		
Total Refuse:	\$41,127.26	Expenditures:	\$7,361.23

SEWER SINKING FUND

Receipts	\$0.00		
Interest Earned	\$0.00		
Total Sewer Sinking Fund:	\$0.00	Expenditures:	\$0.00

OPERATING RESERVE FUND

Receipts	\$0.00		
Interest Earned	\$0.00		
Total Operating Reserve Fund:	\$0.00	Expenditures:	\$0.00

Events Fund

Receipts	\$0.00		
Interest Earned	\$0.00		
Total Events Fund:	\$0.00	Expenditures:	\$0.00