

**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
1580 PAOLI PIKE  
JUNE 7, 2016 – 7:00 pm  
FINAL 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, ABC Member Erich Meyer (Conservancy Board), Jason Lang (Director, Park & Recreation), Mark Gordon (Zoning Officer, Building & Codes).

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

Senya called the meeting to order at 7:00pm and asked Mr. Brian Nagle 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 sacrifice of their lives in defense of our nation.

**Recording of Meeting:** *None*

**Chairman's Report:**

- a. Senya announced that the Board met in Executive Session on May 31, 2016 to discuss a personnel matter and that the Board met prior to tonight's meeting to discuss a Police personnel matter and a legal matter.
- b. Senya asked Chuck to announce that Sergeant David Leahy has been promoted to Lieutenant and that Ryan Benningfield, Mark McKinney and Joshua Micun have been promoted to full time Patrol Officers in the WEGO Police Department. There will be a swearing in ceremony on Thursday, June 9, 2016, in the Training Room of the Police Department to mark the occasion.
- c. Senya announced that at 7:00 p.m., on June 28, 2016, the Board will hold a special meeting at the Goshen Fire House, 1320 Park Avenue, to review and discuss the various options and make a decision on the Hershey's Mill Dam and Milltown Reservoir Dam.
- d. Senya remarked that Gannett Fleming will present their Sediment Report at the June 21, 2016 Board meeting.
- e. Senya commented that the East Boot Road Bridge is now open and the re-opening ceremony took place on Saturday, June 3, 2016. Senya thanked Jon for his efforts in securing 80% of the total construction costs for the bridge through Delaware Valley Regional Planning Commission grant money.
- f. Carmen discussed the Living History Day that took place on June 3, 2016. Carmen commented that this valuable event should be more publicized and could benefit from exposure through the Township's social media efforts.

**Old Business:**

**a. Consider Sorrell Hill Homeowner Association's request to amend Swimming Pool Setbacks for a Single Family Open Space Development:**

Mr. Brian Nagle, on behalf of the residents of the Sorrell Hill community, presented an aerial view of the community, and a signed petition by 9 of the 11 Sorrell Hill residents, asking the Board to approve the amendment to allow for full size pools in a Single Family Open Space Development.

*Jim Delaney, 914 Sorrell Hill,* commented that he does not understand why the Sorrell Hill residents are not being held to the same standards as all other Township residents.

*Bob Chagares, 909 Sorrell Hill,* stated that he bought his home in January of 2016 and he would like to build a pool in his backyard. He does not believe this would have a negative impact on his neighbors, and that he is not asking the Board to create an eyesore in the community.

*Anthony Milanese, 911 Sorrell Hill,* commented that the Sorrell Hill residents are trying to maintain the values of their homes.

*Jim Delaney, 914 Sorrell Hill,* asked the Board if this amendment would have a detrimental effect on other residents of East Goshen Township.

Carmen commented that the Board works very hard in the best interests of all residents, and is concerned about an amendment like this having negative effects on other parts of the Township in the future. Carmen further commented that the Board worked long and tirelessly with Mr. George Harlan, the Sorrell Hill developer, to accommodate the construction of this unique Single Family Open Space community. Marty concurred with Carmen's comments, noting that the community's documents direct you to contact the Township if you would like to install a pool, meaning that homebuyers were given advanced notice of restrictions on the properties. Marty further commented that to amend the Zoning Ordinance in this instance would be giving the residents of the Sorrell Hill community preferential treatment, and this would set a very bad precedent for the Township as a whole.

*Mr. Disicco, 916 Sorrell Hill,* asked the Board if he would have to disclose to a prospective buyer of his home that they could not build a pool. Marty answered that you should direct the prospective buyer to the community's governing documents.

*Bob Chagares, 909 Sorrell Hill,* commented that he is one of three Sorrell Hill residents that would like to install a pool, and these pools would not be intrusive to any other Sorrell Hill neighbors. Marty reiterated that the Board needs to consider the best interests of all residents.

Janet commented that she does not see a problem with the amendment. Janet motioned to amend the accessory use requirement for swimming pools and authorize staff and the solicitor to prepare the ordinance amendment for adoption. The motion was not seconded. Senya informed Mr. Nagle and the Sorrell Hill residents present that the motion to amend the accessory use requirement for swimming pools within Single Family Open Space Developments would not move forward. Senya recommended Mr. Nagle petition the Zoning Hearing Board for a variance. Mr. Nagle commented that this is probably not a viable option. Mr. Nagle further commented that his clients were

unaware of the pool restrictions when they purchased their Sorrell Hill homes. Senya noted that pools are allowed in Sorrell Hill, but it is the size of the pool that is restricted.

*Bob Chagares, 909 Sorrell Hill*, commented that without creative thinking on the Board's part, nothing would move forward in the Township. Senya reminded Mr. Chagares that it was the Board's tireless and creative efforts that allowed the development of the Sorrell Hill community, a Single Family Open Space Development, uniquely situated in East Goshen Township, in the first place.

Marty excused himself from the remainder of the meeting to attend to a personal matter.

- b. Consider Gannett Fleming Review of Hershey's Mill Dam Cost Estimates:** Rick discussed the Gannett Fleming report that highlights 3 options under consideration, noting that the option to repair the Dam is the most costly. Rick commented that the report is available on the Township website, and Senya stated that the full report would be reviewed and discussed at the June 28, 2016 Special Meeting.

#### **New Business:**

- a. Consider Milltown Reservoir Sediment Report:** The Board briefly reviewed the Gannett Fleming sediment report from the Milltown Reservoir sampling. Senya commented that this report would be reviewed in detail at the June 21, 2016 Board meeting.
- b. Consider Planning Commission Recommendation for the Subdivision of 943 Cornwallis Drive:** Mr. T. R. Moser presented drawings and proposal for this subdivision. Carmen asked who would be responsible for the storm drain maintenance. Mark Gordon answered that this item would be the responsibility of the homeowner. Carmen motioned to approve the Preliminary and Final Subdivision and Land Development Plan for 943 Cornwallis Drive titled "PLAN OF SUBDIVISION FOR 943 CORNWALLIS DRIVE" dated 10/22/2015 and last revised 5/16/16 and grant the requested waivers, with the following conditions:
  - i) The applicant shall submit a landscape plan for each lot when building permits for the new homes are submitted.
  - ii) Each individual lot landscaping plan shall include two trees that meet the street tree requirements and those trees shall be planted outside the proposed street right of way as depicted on the plan.
  - iii) The applicant shall submit a subdivision and Land Development Agreement, financial security agreement and the shared driveway maintenance agreement to the Township for review and approval prior to releasing the final plans for recording.
  - iv) 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.Janet seconded. The Board voted unanimously in favor of the motion.
- c. Consider Participation in West Chester Area Council of Governments Regional Police Study:** The Board discussed the merits of Regional Policing and moving forward in participating in the feasibility study. Chuck motioned for approval to proceed and send a Letter of Intent to the Center for Local Government Services. Carmen seconded. The Board voted unanimously in favor of the motion.

- d. Consider a Resolution Authorizing Submission of a DCED-GTRP grant application for the Playground Renovation:** Jason discussed the identification of a number of funding sources for the renovation of the playground space and the Township's matching requirements of \$87,770 if we are also awarded the DCNR-C2P2 Grant, and the Township match of \$387,770 if we are not awarded the DCNR-C2P2 Grant. Chuck motioned to authorize the application for a DCED-GTRP Grant in the amount of \$250,000 and approve matching funds in the amounts of \$87,770 or \$387,770 with the noted DCNR-C2P2 Development Grant application pending. Janet seconded. The Board voted unanimously in favor of the motion.
- e. Consider Engineering Proposal for Paoli Pike Trail Segment C:** Mark Gordon reviewed the engineering proposal for Segment C of the Paoli Pike Trail from McMahon Associates, stating the proposal is on target with the estimates from the PPT Master Plan. Carmen motioned to move forward with the engineering work on Segment C as outlined in the proposal. Janet seconded. The Board voted unanimously in favor of the motion.
- f. Consider Adding WSFS Bank and Fulton Bank to the List of Township Depositories:** Jon discussed the Township's current depositories and the effects of imminent bank acquisitions in the future. Carmen motioned to appoint WSFS Bank and Fulton Bank as Township depositories. Chuck seconded. The Board voted unanimously in favor of the motion.
- g. Consider Authorizing the Township Manager to execute a Letter and Signal Permit Application for the Boot Road Restriping Project:** Janet motioned to authorize the Township Manager to send a letter to Penn DOT acknowledging our awareness of the project and to execute the application to amend the signal permit at Boot Road and Wilson Drive. Carmen seconded. The Board voted unanimously in favor of the motion.
- h. Consider Recommendation to Replace the Flat Roof at the Township Building:** Rick discussed the Pennoni Report on the flat roof replacement over the Public Works area and overall cost considerations. Carmen commented that if the HVAC unit in this area was replaced, then it would need new curbs installed. Carmen motioned authorizing Pennoni to prepare bid specifications for the flat roof replacement, with the recommendation of the Township Manager to hold off on the bidding process until August 2016. Chuck seconded. The Board voted unanimously in favor of the motion.
- i. Consider Recommendation to Replace the 2003 Tilt Trailer:** Rick presented Mark's recommendation to replace two trailers, both of which are fully depreciated, with one 20 ton trailer capable of hauling both the paver and roller. Pricing for a 20 ton trailer were received as follows:
- Eagle Power & Equipment                      \$26,637
  - Stephenson Equipment                              \$29,254
- Carmen motioned to purchase the trailer from Eagle Power and Equipment for \$26,637, and list the trailers on MUNICIPAL BID in an attempt to get a better price for them than the quoted trade in price. Chuck seconded. The Board voted unanimously in favor of the motion.
- j. Consider Recommendation to Replace Utility/Crane Truck:** Rick presented Mark's recommendation to replace the Township utility/crane truck this year. Pricing for a 2017 Peterbilt utility truck were received from COSTARS as follows:
- Hunter    \$126,037.86
  - G.L. Sayre    \$126,809.00

Rick commented that the Hunter utility truck does not meet the Township specifications, and therefore recommends the purchase of the G.L. Sayre truck. Carmen motioned to authorize the purchase of the 2017 Peterbilt truck through G.L. Sayre for \$126,809. Janet seconded. The Board voted unanimously in favor of the motion.

- k. Consider Recommendation from Planning Commission Concerning the Zoning Ordinance:** Mark presented the Planning Commission's review of Articles II, III, and IV of the Zoning Ordinance and asked the Board if there were certain sections of the report that they would like to see given higher priority. Carmen inquired about the requirements for raising chickens. Senya commended Mark and the Planning Commission for their good work in producing this report.

**Approval of Minutes:** The Board reviewed and corrected the following minutes:

- a. May 3, 2016 Minutes ~ Carmen motioned to approve. Janet seconded. The Board voted unanimously in favor of the motion.
- b. May 17, 2016 ~ Janet motioned to approve. Carmen seconded. The Board voted unanimously in favor of the motion.
- c. May 25, 2016 ~ Carmen motioned to approve. Janet seconded. The Board voted unanimously in favor of the motion.

**Treasurer's Report:**

*See attached Treasurer's Report for June 2, 2016.* The Board reviewed the Treasurer's Report and the current invoices. Carmen moved to graciously accept the Treasurer's Report and the Expenditure Register Report as recommended by the Treasurer, to accept the receipts and to authorize payment of the invoices just reviewed. Chuck seconded. The Board voted unanimously to approve the motion.

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

- The April 27, 2016 Letter from Charles MacDonald suggesting a tunnel under Paoli Pike at the pedestrian crossing.
- The May 31, 2016 Letter from Mars Drink advising they have filed an application for a State Only Air Operating Permit with PADEP.

**Public Comment:**

*Chuck Heppler, 12A Reservoir Road,* commented that he has plans to appeal for corporate funding as it relates to the preservation of Milltown Dam. In light of this factor, Mr. Heppler asked the Board to delay, for a couple of months, the June 28, 2016 vote on the Dam.

**Adjournment:**

There being no further business, Carmen motioned to adjourn the meeting at 9:10 pm. Janet seconded. The Board voted unanimously to adjourn.

Respectfully submitted,  
*Christina Rossetti Hartnett*  
*Recording Secretary*

Attachment: *Treasurer's Report for June 2, 2016*

June 2, 2016

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

**GENERAL FUND**

Real Estate Tax	\$85,941.59	Accounts Payable	\$419,345.30
Earned Income Tax	\$220,300.00	<b>Electronic Pmts:</b>	
Local Service Tax	\$23,700.00	Credit Card	\$8,887.61
Transfer Tax	\$0.00	Postage	\$1,000.00
<i>General Fund Interest Earned</i>	\$0.00	Debt Service	\$0.00
Total Other Revenue	\$157,396.57	Payroll	\$154,929.99
Total Receipts:	<b>\$487,338.16</b>	Total Expenditures:	<b>\$584,162.90</b>

**STATE LIQUID FUELS FUND**

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

**SINKING FUND**

Receipts	\$0.00	Accounts Payable	\$26,732.58
<i>Interest Earned</i>	\$0.00	<i>Credit Card</i>	\$0.00
Total Sinking Fund:	<b>\$0.00</b>	Total Expenditures:	<b>\$26,732.58</b>

**TRANSPORTATION FUND**

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

**SEWER OPERATING FUND**

Receipts	\$209,921.23	Accounts Payable	\$17,805.81
<i>Interest Earned</i>	\$0.00	<i>Debt Service</i>	\$0.00
Total Sewer:	<b>\$209,921.23</b>	<i>Credit Card</i>	\$1,577.34
		Total Expenditures:	<b>\$19,383.15</b>

**REFUSE FUND**

Receipts	\$49,263.68		
<i>Interest Earned</i>	\$0.00		
Total Refuse:	<b>\$49,263.68</b>	Expenditures:	<b>\$13,064.50</b>

**SEWER SINKING FUND**

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

**OPERATING RESERVE FUND**

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

**Events Fund**

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