

AGENDA
EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS

Tuesday, April 18, 2017

6:00 PM Executive Session – Police Legal Matter

7:00 PM Public Meeting

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 April 4 and prior to tonight’s meeting to discuss a police legal issue.
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 – March 2017
9. Old Business - none
10. New Business
 - a. Consider Richard Lauria concerns about the Alarm Ordinance.
 - b. Consider a recommendation to purchase a Tractor and Mower.
 - c. Consider a recommendation to purchase to Zero Radius Mowers
 - d. Consider proposal to name a geographic feature in Hershey’s Mill Village
11. Any Other Matter
12. Approval of Minutes
13. Treasurer’s Report – April 12, 2017
14. Liaison Reports
15. Correspondence, Reports of Interest
 - a. March 29, 2017 – Letter from FEMA re Floodplain Ordinance
 - b. March 28, 2017 – NPDES Notification for 1680 East Boot Road
 - c. March 30, 2017 – Act 209 Land Use Assumption Report
16. Public Comment – Hearing of Residents
17. 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:

Apr 15, 2017	Egg Hunt	10:00am
Apr 18, 2017	Board of Supervisors	07:00pm
Apr 21, 2017	Pension Committee	10:00am
Apr 22, 2017	Keep East Goshen Beautiful Day	08:00am
Apr 29, 2017	Annapolis Trip	-----
May 2, 2017	Board of Supervisors	07:00pm
May 3, 2017	Planning Commission	07:00pm
May 4, 2017	Park & Recreation Commission	07:00pm
May 8, 2017	Municipal Authority	07:00pm
May 9, 2017	Deer Committee	07:00pm
May 10, 2017	Conservancy Board	07:00pm
May 11, 2017	Paoli Pike Corridor Master Plan	07:00pm
May 15, 2017	Futurist Committee	07:00pm
May 16, 2017	Election Day	-----
May 23, 2017	Milltown Dam Committee	07:00pm
May 23, 2017	Board of Supervisors	07:00pm
May 24, 2017	Hershey's Mill Dam Committee	07:00pm
May 30, 2017	Board of Supervisors	07:00pm

Newsletter Deadlines for Summer of 2017: May 1st

Memo

To: Board of Supervisors
From: Jon Altshul
Re: March 2017 Financial Report
Date: April 10, 2017

Net of pass-through accounts, as of March 31st, the general fund had revenues of \$3,611,412 and expenses of \$2,942,172 for a year-to-date surplus of \$669,240. Compared to the YTD budget, revenues were \$92,143 over budget and expenses were \$154,442 under budget for a favorable budget variance of \$246,585. As of March 31st, the general fund balance was \$5,460,644.

On the expense side, Public Works was \$169,354 under-budget due to the mild winter (snow removal was \$132,840 under budget) as well as lower-than-expected storm water expenses (\$45,366 under-budget). Administration was \$27,518 over-budget due to reflooring the garage area in the Public Works annex (this is classified as an Administration expense, and not a Public Works expense, as it relates to Township buildings). Zoning and Codes Enforcement was \$19,292 over budget as permit activity was about \$24,000 lower through the end of the first quarter compared to the same time last year; however, as we head into spring, permit activity is likely to pick up. Parks and Recreation and Emergency Services were, more or less, right at their budgeted levels.

On the revenue side, Earned Income Tax is \$101,175 over-budget and Real Estate Transfer Tax is \$13,942 over-budget. It should also be noted that Real Estate Transfer Tax will be much higher than normal in April due to the sale of a large commercial property in March.

Proposal to Amend 2017 Budget

It should be brought to the Board's attention that there was an error in the adopted budget, which was entirely a data entry mistake by me. Specifically, the line item for Vehicle Maintenance and Repair (01430-2330) was adopted at a budget level of \$12,000, instead of \$120,000. The result is that that line-item is now \$34,286 over budget. Given the cost savings for snow removal, I would suggest that the Board entertain the following motion, as summarized in the table below:

Mr. Chairman, I move that we amend the 2017 general fund budget by reducing the expenses for Snow Wages & Salaries (01432-1400) by \$50,000; Snow Health & Life Insurance (01486-1523) by \$3,000; Snow Materials & Supplies (01432-2500) by \$40,000; and Snow Maintenance & Repairs (01432-2500) by \$15,000 and increasing the expenses for Vehicle Maintenance & Repairs (01430-2330) by \$108,000.

Description	Code	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Proposed Amendment
Snow Wages & Salaries	01432-1400	\$100,771	\$84,848	\$27,564	-\$57,284	-\$50,000
Snow Health/Life Ins	01486-1523	\$16328	\$11,328	\$5,260	-\$6,068	-\$3,000
Snow ER Taxes	01487-1653	\$7,115	\$6,031	\$2,463	-\$3,568	\$0
Snow Materials & Supplies	01432-2460	\$100,000	\$76,734	\$33,927	-\$42,807	-\$40,000
Snow Maintenance & Repairs	01432-2500	\$45,000	\$25,000	\$6,677	-\$18,323	-\$15,000
Snow Equipment Rental	01432-3840	\$12,000	\$9,000	\$4,211	-\$4789	\$0
PW Vehicle Maintenance & Repairs	01430-2330	\$12,000	\$3,000	\$37,286	+\$34,286	+\$108,000

Other funds

- The **State Liquid Fuels Fund** had \$525,571 in revenues and \$0 expenses. The fund balance was \$525,873.
- The **Sinking Fund** had \$69,024 in revenues and \$261,673 in expenses. The fund balance is \$5,886,625.
- The **Transportation Fund** had \$1,168 in revenues and \$0 in expenses. The fund balance is \$1,076,027.
- The **Sewer Operating Fund** had \$1,108,647 in revenues and \$682,382 in expenses. The fund balance is \$978,440.
- The **Refuse Fund** had \$319,391 in revenues and \$256,930 in expenses. The fund balance is \$679,368.
- The **Sewer Sinking Fund** had \$276 in revenues and \$23,385 in expenses. The fund balance is \$2,060,755.
- The **Operating Reserve Fund** had \$1,154 in revenues and no expenses. The fund balance is \$2,491,757.
- The **Events Fund** had \$4 in revenues and no expenses. The fund balance is \$60,031.

Accounts Receivable

Utilities Accounts Receivable fell to its lowest level since Q3 2010. This may be in part because of the change in the due date, although I would have expected the change to have had an opposite impact on receivables.

Interest Income

The average weighted interest rate on Township funds was 0.662% as of March 31st. The highest yielding account was 1.33%. We are currently in the process of moving a portion of the operating reserve fund and the sewer sinking fund to PLGIT, and I would expect the average weighted return to increase to about 0.75% by the end of April.

Upcoming Finance Dates:

- Representatives from PFM are planning to attend the May 2nd meeting to discuss bond financing for our upcoming projects.
- The Long-Range Planning Session will be held on May 24th at 10:30am.

EAST GOSHEN TOWNSHIP
MARCH 2017 GENERAL FUND SUMMARY
March 31, 2017

Account Title	Annual Budget	Y-T-D Budget	Y-T-D Actual	Budget-Actual Variance
GENERAL FUND				
EMERGENCY SERVICES EXPENSES	4,520,632	1,761,414	1,762,078	664
PUBLIC WORKS EXPENSES	2,615,463	610,296	431,954	(178,342)
ADMINISTRATION EXPENSES	1,883,346	455,559	468,294	12,735
ZONING/PERMITS/CODES EXPENSES	413,748	102,683	108,687	6,004
PARK AND RECREATION EXPENSES	682,542	133,726	138,222	4,496
TOTAL CORE FUNCTION EXPENSES	10,115,731	3,063,678	2,909,235	(154,443)
EMERGENCY SERVICES REVENUES	61,480	6,843	8,018	1,175
PUBLIC WORKS REVENUES	1,005,147	112,045	103,056	(8,989)
ADMINISTRATION REVENUES	377,720	58,135	43,352	(14,783)
ZONING/PERMITS/CODES REVENUES	279,875	57,935	44,648	(13,287)
PARK AND RECREATION REVENUES	272,435	23,201	26,315	3,114
TOTAL CORE FUNCTION REVENUES	1,996,657	258,159	225,389	(32,770)
NET EMERGENCY SERVICES EXPENSES	4,459,152	1,754,571	1,754,060	(511)
NET PUBLIC WORKS EXPENSES	1,610,316	498,251	328,897	(169,354)
NET ADMINISTRATION EXPENSES	1,505,626	397,424	424,942	27,518
NET ZONING/PERMITS/CODES EXPENSES	133,873	44,748	64,040	19,292
NET PARK AND RECREATION EXPENSES	410,107	110,525	111,908	1,383
CORE FUNCTION NET SUBTOTAL	8,119,074	2,805,519	2,683,846	(121,673)
DEBT - PRINCIPAL	520,999	0	0	0
DEBT - INTEREST	129,198	32,936	32,937	1
TOTAL DEBT	650,197	32,936	32,937	1
TOTAL CORE FUNCTION NET	8,769,271	2,838,455	2,716,783	(121,672)
NON-CORE FUNCTION REVENUE				
EARNED INCOME TAX	4,916,400	1,102,114	1,203,289	101,175
REAL ESTATE PROPERTY TAX	2,027,128	1,828,525	1,828,842	317
REAL ESTATE TRANSFER TAX	525,000	120,000	133,942	13,942
CABLE TV FRANCHISE TAX	473,690	118,422	120,355	1,933
LOCAL SERVICES TAX	348,000	84,204	87,946	3,742
OTHER INCOME	40,341	7,845	11,650	3,805
TOTAL NON CORE FUNCTION REVENUE	8,330,559	3,261,110	3,386,023	124,913
NET RESULT	(438,712)	422,655	669,240	246,585

SUMMARY OF FUNDS REPORT (AKA "JOE REPORT")
ALL FUNDS MARCH 2017
 * NOTE: GENERAL FUND INCLUDES PASS-THROUGH ACCOUNTS

	GENERAL FUND*	LIQUID FUELS STATE FUND	SINKING FUND	TRANSPORT. FUND	SEWER OP. FUND	REFUSE FUND	SEWER SINK FUND	OPERATING RESERVE	EVENTS FUND	TOWNSHIP FUNDS	MUNICIPAL AUTHORITY
01/01/17 BEGINNING BALANCE	\$5,099,106	\$302	6,079,275	1,074,859	552,175	616,907	\$2,083,864	\$2,490,604	\$60,027	\$18,057,119	\$1,415,651
RECEIPTS											
310 TAXES	\$3,378,277	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,378,277	\$0
320 LICENSES & PERMITS	\$7,842	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,842	\$0
330 FINES & FORFEITS	\$8,018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,018	\$0
340 INTERESTS & RENTS	\$38,014	\$60	\$3,019	\$1,168	\$185	\$593	\$276	\$1,154	\$4	\$44,472	\$1,879
350 INTERGOVERNMENTAL	\$0	\$525,511	\$66,005	\$0	\$1,107,699	\$318,798	\$0	\$0	\$0	\$2,018,012	\$0
360 CHARGES FOR SERVICES	\$73,753	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,753	\$1,692
380 MISCELLANEOUS REVENUES	\$14,938	\$0	\$0	\$0	\$764	\$0	\$0	\$0	\$0	\$15,701	\$0
390 OTHER FINANCING SOURCES	\$99,181	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,181	\$25,000
	\$3,620,024	\$525,571	\$69,024	\$1,168	\$1,108,647	\$319,391	\$276	\$1,154	\$4	\$5,645,258	\$28,571
EXPENDITURES											
400 GENERAL GOVERNMENT	\$332,035	\$0	\$24,983	\$0	\$0	\$0	\$23,385	\$0	\$0	\$380,403	\$0
410 PUBLIC SAFETY	\$2,157,865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,157,865	\$0
420 HEALTH & WELFARE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
426 SANITATION & REFUSE	\$27,038	\$0	\$0	\$0	\$566,555	\$256,930	\$0	\$0	\$0	\$850,523	\$34,254
430 HIGHWAYS,ROADS & STREETS	\$345,239	\$0	\$76,317	\$0	\$0	\$0	\$0	\$0	\$0	\$421,556	\$0
450 CULTURE-RECREATION	\$125,719	\$0	\$27,723	\$0	\$0	\$0	\$0	\$0	\$0	\$153,442	\$0
460 CONSERVATION & DEVELOPMENT	\$467	\$0	\$132,650	\$0	\$0	\$0	\$0	\$0	\$0	\$133,117	\$0
470 DEBT SERVICE	\$34,060	\$0	\$0	\$0	\$90,827	\$0	\$0	\$0	\$0	\$124,887	\$0
480 MISCELLANEOUS EXPENDITURES	\$247,332	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$247,332	\$0
490 OTHER FINANCING USES	\$0	\$0	\$0	\$0	\$25,000	\$0	\$0	\$0	\$0	\$25,000	\$0
	\$3,269,755	\$0	\$261,673	\$0	\$682,382	\$256,930	\$23,385	\$0	\$0	\$4,494,124	\$34,254
2017 SURPLUS/(DEFICIT)*	350,269	\$525,571	(\$192,649)	\$1,168	\$426,265	\$62,461	(\$23,109)	\$1,154	\$4	\$1,151,134	(\$5,683)
CLEARING ACCOUNT ADJUSTMENTS	\$11,269										
3/31/2017 ENDING BALANCE	\$5,460,644	\$525,873	\$5,886,625	\$1,076,027	\$978,440	\$679,368	\$2,060,755	\$2,491,757	\$60,031	\$19,219,521	\$1,409,967

Rick Smith

From: Rick Smith <rsmith@eastgoshen.org>
Sent: Tuesday, April 04, 2017 4:12 PM
To: 'Richie'; 'mshane@eastgoshen.org'
Subject: RE: new alarm charges

Mr. Lauria

I will place you on the agenda for the Board's meeting on April 18th at 7 pm.

Rick Smith

From: Richie [mailto:richie@eastgoshen.org]
Sent: Monday, April 03, 2017 5:55 PM
To: 'Rick Smith'; mshane@eastgoshen.org
Subject: RE: new alarm charges

I would like to be put on the agenda for the next meeting.

I will forward the questions I will request answers too and a motion that while necessary the fees recommended by Mr. Smith are punitive and present a significant life safety hazard for people who may disable their alarms as a result and should be bought in line with other such fees. I would also recommend that a letter go out to ALL residents of east Goshen informing them of this new fee structure.

It might be more productive for mr smith to come up with a way to inform residents of the need to have systems maintained.

I also want mr smith to answer to the question of permits not being enforced on builders as part of the agenda and to be on the record.

Thank you

Richard Lauria
6104361153

From: Rick Smith [mailto:rsmith@eastgoshen.org]
Sent: Wednesday, March 15, 2017 4:21 PM
To: 'Richie'; mshane@eastgoshen.org
Subject: RE: new alarm charges

Mr. Lauria

See below

From: Richie [mailto:richie@eastgoshen.org]
Sent: Wednesday, March 15, 2017 4:10 PM
To: Rick Smith; mshane@eastgoshen.org
Subject: Re: new alarm charges

again you didnt answer the questions i posed and those statistics are flawed. this is a money grab.

In your initial e-mailed you noted that you had dealt with number of false alarms in your role as a volunteer. A review of the data from the Fire Chief indicates that 45% of the fire calls they responded to between January 1, 2014 and June 13, 2016 were false alarms. As a volunteer I am sure you can appreciate the frustration that comes from responding to a false alarm. The Boards goal is to reduce the number of false fire alarms.

i would like to review a copy of the statistics presented FROM the fire company tracking system NOT the interpreted representations.

Attached is the false alarm info I received from the Fire Chief

how did you arrive at the fee schedule?

I developed the fee schedule, and it was reviewed and approved by the Board.

does a call off still constitute a false alarm?

Yes, If the fire chief or police officer classifies it as a "false alarm".

how does maintaing an alarm system stop a false fire alarm?

We have had instances where the owner did not maintain the system, which resulted in false fire alarms when a detector failed.

if you would check with the fire company how many alarms are triggered by a cooking mishap or other smoke event and do they count as a false alarm?

They do not have a category for cooking, but they have one for smoke in the building. The link below will take you to fire company's report for 2016.

<https://eastgoshen.org/wp-content/uploads/2017/02/2017-02-07-BOS-Agenda.pdf>

A cooking fire or smoke in the building would not count as a false alarm.

my suggestion was when new fees are being recommended a notice should go out. time for the township to get with the 20th century.

The revised fee schedule was include in the public notice and posted on the meeting agenda. (See link below)

<https://eastgoshen.org/wp-content/uploads/2017/02/2017-02-21-BOS-Agenda.pdf>

seems to me that a rolling date from an alarm becomes busy work for the township to maintain

The rolling twelve month provision was in the original ordinance that was adopted in 2009.

so what your saying is not everyone received the letter and therefore may not be aware of the proposed fees?

what then triggered me receiving the letter?

The letter you received was mailed to all property owners, who have obtained a permit for their alarm system and well as any property owner who were sent a false alarm letter since 2009.

According to our records you have not obtained a permit for your alarm system.

However, we received a false alarm report from the police about an alarm at your property on September 4, 2016. This resulted in a warning letter being sent to you. I understand that you spoke to Mark Gordon, who based on information you provided agreed to withdraw the warning letter.

If you have any additional questions about the alarm ordinance please attend an upcoming Board of Supervisors meeting. This would allow the other members of the Board of Supervisors to weigh in with their thoughts on this issue.

Rick Smith

On 3/15/2017 1:11 PM, Rick Smith wrote:

Mr. Lauria

The false alarms fee have not changed since 2009,
The false fire alarm fees are new.

The rolling twelve month period starts on the date of the first false alarm and ends twelve months later. If the homeowner does not have another false alarm during the next twelve months, the slate is wiped clean.

The fire call statistics came for the Fire Company.

The fees are not intended to cover the cost of putting a fire truck on the street. They are intended to ensure property owners maintain their alarm system.

The letter you received was mailed to all property owners, who have obtained a permit for their alarm system and well as any property owner who had a false alarms since 2009.

This issue was discussed at two Board of Supervisor meetings prior to the advertised public hearing. Meeting agendas are posted the Friday before the Board meetings. If you to go to our web page and sign up for Constant Contact, you will receive an e-mail notification when the agenda is posted.

Rick Smith .

From: Richie [mailto:richie@eastgoshen.org]
Sent: Monday, March 13, 2017 6:55 PM
To: Rick Smith; mshane@eastgoshen.org
Subject: Re: new alarm charges

as usual when you present something your statistics are skewed toward your goal.

i read the ordinance, i understand what it says. i asked to differentiate from last years fees.

i also asked for clarification on the ordinance and the conditions and other questions and as usual when you respond you ignore the request for information.

in the 16 years i have lived in this township that has not changed.

exactly what does rolling twelve month period mean, from the date the ordinance went into effect. seems like a waste of money to have to manage to a non calendar period.

i dont know where your statistics for the fire calls come from. unless there has been a dramatic change, the chief or deputy assigned chief goes to a fire call in advance of the trucks. under most circumstances a single truck may make it out of the fire house before the alarm is called off.

as far as an hour to return, oh please with that nonsense.

what is the basis for the amount of your fines? it certainly isnt the cost of putting a truck on the street.

i might suggest to the township board that before a letter goes out which can have such a dramatic effect on homeowners a letter goes out informing them of the intention so that people can respond.

Mr. shane the board has an obligation to provide clarity and responses to questions.

i know your response, if you want answers attend the township meetings.

had i been pre-informed of this ridiculous "tax" being imposed i would have came to a meeting.

On 3/13/2017 6:28 PM, Rick Smith wrote:

Mr. Lauria:

Marty Shane asked me to respond to your e-mail.

The false alarm fees and false fire alarm fees are based on a rolling 12 months.

The false alarms fees have not changed.

The false fire alarm fees are new.

Alarm fees pursuant to Sections 81-12 and 81-13 of the Township Code

- a. Section 81-12A – False Alarm Fee Schedule.

1. For the first false alarm, per rolling twelve months: a warning will be issued.
 2. For the second false alarm, per rolling twelve months: a warning will be issued.
 3. For the third through the fourth false alarm in any rolling twelve months: \$100 for each false alarm.
 4. For the fifth through the sixth false alarm in any rolling twelve months: \$200 for each false alarm.
 5. For the seventh false alarm and for each false alarm thereafter in any rolling twelve months: \$500 for each false alarm.
- b. Section 81-13A - False Fire Alarm Fee Schedule.
1. For the first false fire alarm, per rolling twelve months: a warning will be issued.
 2. For the second false fire alarm, per rolling twelve months: a warning will be issued.
 3. For the third through the fourth false fire alarm in any rolling twelve months: \$500 for each false fire alarm.
 4. For the fifth through the sixth false fire alarm in any rolling twelve months: \$1,000 for each false fire alarm.
 5. For the seventh false fire alarm and for each false fire alarm thereafter in any rolling twelve months: \$2,000 for each false fire alarm.

Under the old ordinance we did not differentiate between a false alarm that required a response from the police department and a false fire alarm that required a response for the fire department.

Whereas a police officer, who is already working, may clear a false alarm in 10-15 minutes, the impact of a false fire alarm on the Fire Department is much greater. See attached memo.

The definition of a false alarm and false fire alarm are set forth in the ordinance (attached).

The purpose of the revised ordinance is to reduce the number of false fire alarms,

Rick Smith

-----Original Message-----

From: "Richie" <richie@ve.com>
Sent: Monday, March 13, 2017 2:29pm

To: mshane@eastgoshen.org
Subject: new alarm charges

Mr. Shane:

I just received the notice on the change of fees for false alarms.

I haven't had any experience with these fees but would be curious of the difference between the old fee schedule and the new one.

Also, does this reset every year or is it perpetual?

It's a little worrisome to see this fee schedule as it seems to be a possible deterrent to the use of alarms in this township.

As a volunteer I know we dealt with quite a number of false alarms. But some while not requiring our service were valid fire alarms. Primarily burnt food in the kitchen.

As you are aware, most alarm companies call fire calls in BEFORE calling the homeowner. So a general question here would be if the homeowner calls and cancels the alarm is it still considered a false alarm?

As far as the police alarms I find this interesting. I experienced a very embarrassing situation when the police came to my house a couple months ago as a courtesy escort for my ex-wife to come pick a package up at the house. We have been divorced for more than a year, there is no custody issues, there were no domestic issues ever, and she has no ownership in the property. But yet the police took time from their schedule to show up at my house with her to humiliate me in front of my neighbors.

I understand there are circumstances that such protection is warranted. In my case it was not and it was manipulation of the courtesy service.

Given how easily it is to engage the police for such an escort, then how do you justify charging them to do a courtesy check when a house alarm goes off.

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

April 6, 2017

To Board of Supervisors

From Mark Miller

Ref. Tractor Mower Replacement

We are scheduled to replace the 2000 New Holland Farm Tractor and Mower this year. We are also going to trade in the 1991 Case Industrial Tractor as well. Both tractors are fully depreciated. We budgeted \$ 56,000.00 to replace the current unit. I contacted four local dealers for pricing on a Tractor and 12 Ft. Bat Wing Mower. All pricing includes trade in pricing for both old tractors and Pa. COSTAR pricing.

Vendor	Make/Model	Price without trade-in	Price with trade-in (for 2000 New Holland and 1991 Case)
AG Industrial	New Holland T4-100	\$67,833.80	\$49,923.80
Hooper Equipment	Kubota M5-111	\$70,115.00	\$54,416.00
Little's John Deere	John Deere 5100 E	\$68,677.69	\$56,677.69
Power Pro Equipment	Mahindra 1055	\$74,350.00	\$59,835.00

I recommend we purchase the New Holland T4-100 tractor and mower from AG Industrial with trade-in in the amount of \$49,923.00

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

April 10, 2017

To: Board of Supervisors

From: Mark Miller

RE: Mower Replacement

We are scheduled to replace two Z Radius Mowers. Both mowers are fully depreciated. These mowers are no longer being made, and it has made it difficult to get mower parts. The two new mowers we proposing are what we currently use.

We budgeted \$14,000.00 to replace the mowers. I contacted two local vendors for pricing. Below is the cost breakdown.

Vendor	Make/Model	Price without trade-in	Price with trade in
Conway Power Equipment	Exmark 60" deck	\$21,910.00 (\$10,955 each)	\$18,010.00 (\$9,005 each)
Power Pro Equipment	Hustler 60" deck	\$23,332.26 (\$11,666.13 each)	\$17,836.30 (\$8,918.15 each)

I recommend we purchase the two Exmark Lazars with trade-in in the amount of \$18,010.00, despite the slightly higher price with trade-in. The reason for this recommendation is that our existing fleet of mowers is mainly Exmark; we already have all the tools to repair Exmarks; and Mike Ennis is fully trained to repair Exmarks. Therefore, in the long-run, it is likely that the Exmarks will be cheaper to own over their entire lifecycle.

Rick Smith

From: O'Donnell, Matthew <mjodonnell@usgs.gov>
Sent: Tuesday, April 11, 2017 2:07 PM
To: mshane@eastgoshen.org
Cc: cbattavio@eastgoshen.org; rsmith@eastgoshen.org; jmorgan@eastgoshen.org; Galle, Karen; Scott Hoffman; Craig Neidig
Subject: Request for the East Goshen Township Supervisors' opinion on a proposed geographic name
Attachments: Review List 426 and 427 barrens.pdf; East Goshen Barrens map.pdf; East Goshen Barrens East Goshen Township recommendation form.doc

April 11, 2017

The Honorable E. Martin Shane, Chairman
East Goshen Township Board of Supervisors
1580 Paoli Pike
West Chester, Pennsylvania 19380-6199

mshane@eastgoshen.org

Issue: Proposal to name a geographic feature in northwest East Goshen Township

Dear Chairman Shane:

As you may know, the U.S. Board on Geographic Names (BGN) is responsible by law for standardizing geographic names for use by the departments and agencies of the Federal Government. The BGN has received a proposal to make official the name East Goshen Barrens for an unnamed area near Hershey Mill northwest East Goshen Township. Because local opinion is important to the BGN, we would like the opinion of the East Goshen Township Board of Supervisors concerning this issue. We ask that you please share this request with any offices or others who might have an interest in this proposal.

This proposal is to make official a name for an area of serpentine barrens, areas of serpentinite soils that support globally rare ecosystems with unique, prairie-like vegetation. The proponent, an ecologist/conservation biologist in Pennsylvania, is proposing names for a number of serpentine barrens located in Georgia, North Carolina, Maryland, and Pennsylvania and asks that the names be made official because the scientific community needs to refer to them and because the names "have been in use for long enough and by enough people."

The proposal for East Goshen Barrens is listed on the BGN's Review List #426, posted at http://geonames.usgs.gov/domestic/quarterly_list.htm. The relevant pages are also attached for your review and convenience. Also attached are a map of the area and a Geographic Name Proposal Recommendation form to facilitate a response from your office. Once we receive your response, we will ask the Pennsylvania State Names Authority (copied on this email) for their recommendation.

Thank you for your consideration of this request and we look forward to hearing from you. Meanwhile, if you have any questions, please don't hesitate to contact us. We may be contacted by mail at the address below; by telephone at (703) 648-4552; by fax at (703) 648-4549; or by e-mail at BGNEXEC@usgs.gov.

Sincerely,

Matt O'Donnell, research staff
For Lou Yost, Executive Secretary
U.S. Board on Geographic Names
U.S. Geological Survey
12201 Sunrise Valley Drive
MS 523
Reston VA 20192-0523

cc:
The Honorable Carmen Battavio, Vice Chairman, cbattavio@eastgoshen.org
Louis (Rick) Smith, Township Manager, rsmith@eastgoshen.org
Joanne Morgan, Township Secretary, jmorgan@eastgoshen.org
Karen Galle, Pennsylvania State Names Authority, kgalle@pa.gov
Craig Neidig, U.S. Geological Survey Geospatial Liaison for New York, Pennsylvania, Virginia, and West Virginia, cneidig@usgs.gov
Scott Hoffman, U.S. Geological Survey Associate Geospatial Liaison for Pennsylvania, shoffman@usgs.gov

Matt O'Donnell | ATA Services, Inc.
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U.S. BOARD ON GEOGRAPHIC NAMES

GEOGRAPHIC NAME PROPOSAL RECOMMENDATION

Proposed Geographic Name _____ East Goshen Barrens _____

This is to notify the U.S. Board on Geographic Names that the:

_____ East Goshen Township Board of Supervisors _____
(Name of government entity, organization, or individual)

recommends that the U. S. Board on Geographic Names:

- _____ **Approve the Proposed Name**
- _____ **Reject the Proposed Name**
- _____ **Take Action as Specified Below**
- _____ **Render a Decision Without Our Recommendation**

Comments (the following factors contributed to this recommendation; attach supporting documentation if appropriate):

_____	_____
(Name)	(Title)
_____	_____
(Address)	(Telephone)
_____	_____
(City, State, ZIP Code)	(E-mail)
_____	_____
(Signature)	(Date)

Return to: U.S. Board on Geographic Names
U.S. Geological Survey
523 National Center
Reston VA 20192-0523
Telephone: (703) 648-4552
Fax: (703) 648-4549
E-mail: BGNEXEC@usgs.gov



- ★ East Goshen Barrens (proposed)
- △ Other proposed barrens

~5 acres

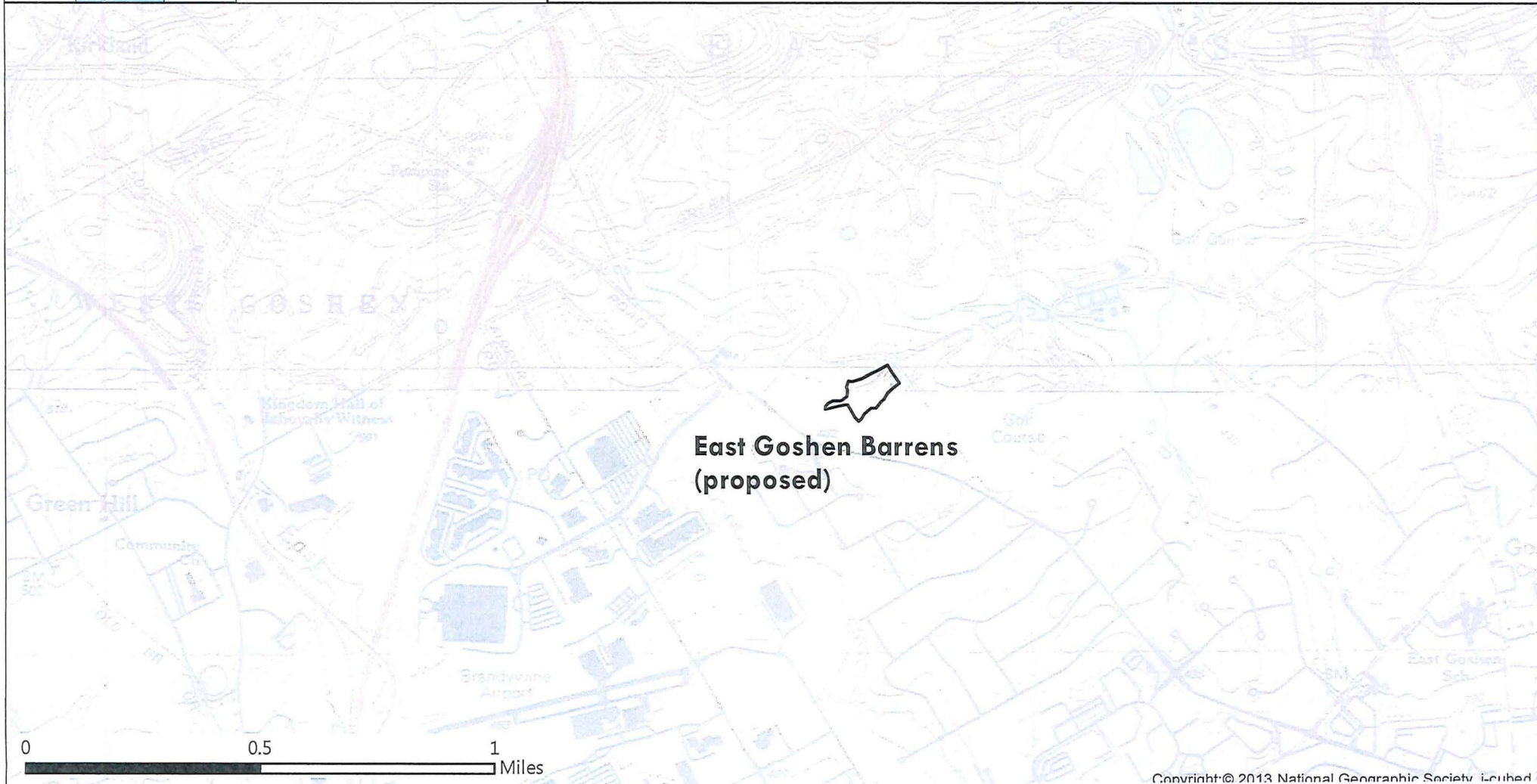
Land owners:

- Village of Ulster HOA
- Wellington at Hershey's Mill retirement community
- Hersheys Mill Commercial Holdings LLC

East Goshen Township
Chester County, Pennsylvania

Other names:

- Goshen Serpentine Barren
- Hershey Mill Barrens
- Hershey's Mill Serpentine Barrens



Barrens in Maryland, North Carolina, and Pennsylvania – Review List 426

MARYLAND

The following three proposals are the first of fifteen submitted by an ecologist/conservation biologist with Continental Conservation (an environmental consulting firm) to make official names for areas known locally as “barrens.” These barrens are areas of serpentinite soils that are generally thin and contain high levels of nickel and chromium, inhibiting most plant growth. Serpentine barrens are globally rare ecosystems with unique, prairie-like vegetation. Many rare and endangered species of insects, grasses, and other plants are serpentine barrens specialists. Many of these barrens have been mined for chromite (a chromium ore), asbestos, feldspar, magnesite, soapstone, corundum, and talc and the serpentine rock is used in buildings. Some barrens in the Mid-Atlantic have been destroyed by development.

Three of the features are in Maryland, one in North Carolina, and eleven in Pennsylvania. The proponent is asking that the names be made official because the scientific community needs to refer to them and because the names “have been in use for long enough and by enough people.” He notes that land management groups often include the descriptor “Serpentine” in the names, but historically the word was not included. Some sources also use the singular form of the name (“Barren” vs. “Barrens”).

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Bare Hills Barrens: area; in Robert E. Lee Memorial Park, 0.5 mi. W of Lake Roland, 1 mi. SSW of Ruxton; the name is associated with the nearby community of Bare Hills; Baltimore County, Maryland; 39°23'13"N, 76°39'12"W; USGS map – Cockeysville 1:24,000; Not: Bare Hills Serpentine Barrens.

http://geonames.usgs.gov/pls/gazpublic/getesricoor?p_lat=39.3869444&p_longi=-76.6533333

Map: USGS Cockeysville 1:24,000

Administrative area: Robert E. Lee Memorial Park (Lake Roland Park)

Names associated with feature:

GNIS: No record

Local Usage: Bare Hill Barrens

Published: Bare Hills Serpentine Barrens (#41, #42)

Case Summary: This proposal is to make official the name Bare Hills Barrens for a serpentine barrens near the community of Bare Hills. In the 1940s the land surrounding Lake Roland, with its 450 acres of woodland, wetland, serpentine barrens, rare plants and rocky plateaus, was consolidated by the City of Baltimore to form Robert E. Lee Memorial Park. In 1992, most of the park was declared a National Historic District. The area has many acres of exceptionally diverse ecosystems, most significantly the environmentally sensitive serpentine barrens in the Bare Hills Area.

Deer Creek Barrens: area; located 1.5 mi. WNW of Ady, 2.7 mi. SW of Mill Green; the name is associated with nearby Deer Creek; Harford County, Maryland; 39°38'27"N, 76°21'42"W; USGS map – Delta 1:24,000; Not: Deer Creek Serpentine Barren.

http://geonames.usgs.gov/pls/gazpublic/getesricoor?p_lat=39.6408333&p_longi=-76.3616666

Map: USGS Delta 1:24,000

Names associated with feature:

GNIS: No record

Local Usage: Deer Creek Barrens

Published: Deer Creek Serpentine Barren (#8, #34, #35, #39, #73)

Case Summary: This proposal is to make official the name Deer Creek Barrens for a serpentine barrens near Deer Creek.

Pilot Barrens: area; located 1.8 mi. SW of Rock Springs, 1.3 mi. NW of Mount Zoar; the name is associated with the nearby community of Pilot; Cecil County, Maryland; 39°42'05"N, 76°11'16"W; USGS map – Conowingo Dam 1:24,000; Not: Pilot Serpentine Barren, Pilot Serpentine Barrens.

http://geonames.usgs.gov/pls/gazpublic/getesricoor?p_lat=39.7013888&p_longi=-76.1877777

Map: USGS Conowingo Dam 1:24,000

Administrative area: Pilot Serpentine Barren Preserve (The Nature Conservancy)

Names associated with feature:

GNIS: No record

Local Usage: Pilot Barrens

Published: Pilot Barrens (#2, #21, #27, #32, #43, #86);

Pilot Serpentine Barren (#1, #32, #36, #77, #82);

Pilot Serpentine Barrens (#7, #32, #38, #64, #78, #82)

Case Summary: This proposal is to make official the name Pilot Barrens for a serpentine barrens near the community of Pilot.

NORTH CAROLINA

Buck Creek Barrens: area; located in Nantahala National Forest, 1.1 mi. NNW of Riley Knob, 1.1 mi. W of Doe Knob; the name is associated with nearby Buck Creek; Clay County, North Carolina; 35°05'02"N, 83°37'18"W; USGS map – Rainbow Springs 1:24,000; Not: Buck Creek Pine Barrens, Buck Creek Serpentine Barren, Buck Creek Serpentine Barrens

http://geonames.usgs.gov/pls/gazpublic/getesricoor?p_lat=35.0838888&p_longi=-83.6216666

Map: USGS Rainbow Springs 1:24,000

Administrative area: Nantahala National Forest

Names associated with feature:

GNIS: No record

Local Usage: Buck Creek Barrens

Published: Buck Creek Barrens (#6, #12, #20, #23, #66, #69); Buck Creek Pine Barrens

(#69); Buck Creek Serpentine Barren (#40); Buck Creek Serpentine Barrens (#12, #23,

#40, #70, #71, #80)

Case Summary: This proposal is to make official the name Buck Creek Barrens for a serpentine barrens located near Buck Creek. As with the three aforementioned barrens names in Maryland, the proponent believes the name should be made official to recognize local usage and so that scientists can refer to the feature. According to a U.S. Forest Service website, the area is being restored and is a “physiognomic patchwork of forest, dense grass patches and partially open woodland in a serpentine site surrounding Buck Creek... on the Nantahala National Forest.”

PENNSYLVANIA

The following eleven proposals are to make official names for eleven areas of serpentine barrens in southeastern Pennsylvania. The numbered citations are listed under Maryland; see above.

Brintons Quarry Barrens: area; in Westtown Township, 3.2 mi. SSE of West Chester, 0.8 mi. SE of Osborne Hill; the name is associated with the quarry within the area; Chester County, Pennsylvania; 39°54'53"N, 75°35'44"W; USGS map – West Chester 1:24,000; Not Brinton's Quarry, Brinton's Quarry Serpentine Barren.

http://geonames.usgs.gov/pls/gazpublic/getesricoor?p_lat=39.9147222&p_longi=-75.5955555

Map: USGS West Chester 1:24,000

Names associated with feature:

GNIS: No record

Local Usage: Brintons Quarry Barrens

Published: Brintons Quarry (#21, #30, #31, #65), Brinton's Quarry Serpentine Barren (#32, #59)

Case Summary: This proposal is to make official the name Brintons Quarry Barrens for a serpentine barrens in Westtown Township in Chester County. The area is one of the most famous mineral localities of serpentine rocks in southeastern Pennsylvania. It is the type locality for jefferisite (a vermiculite) and is noted for the fine crystals of clinocllore that it formerly produced. The quarry, which was established by William Brinton in 1720, operated under various owners until 1941. The quarry is owned today by the Quarry Swimming Association of West Chester. The name Brintons Quarry is sometimes used locally to refer to the barrens.

Chrome Barrens: area; in East Nottingham Township and Elk Township, 1.4 mi. NW of Elk Mills, 1.5 mi. SW of Hickory Hill; the name is associated with the nearby community of Chrome; Chester County, Pennsylvania; 39°44'20"N, 75°56'45"W; USGS map – Bay View 1:24,000; Not: Chrome Nature Barrens, Chrome Serpentine Barren, Chrome Serpentine Barrens;

http://geonames.usgs.gov/pls/gazpublic/getesricoor?p_lat=39.7388888&p_longi=-75.9458333

Map: USGS Bay View 1:24,000

Administrative area: Chrome Barrens Preserve (Elk Township and The Nature Conservancy) / Brandywine Conservancy

Names associated with feature:

GNIS: No record

Local Usage: Chrome Barrens

Published: Chrome Barrens (#1, #14, #15, #18, #25, #27, #30, #31, #32, #51, #55, #58, #60, #62, #65, #74); Chrome Nature Barrens (#52); Chrome Serpentine Barren (#32); Chrome Serpentine Barrens (#16, #19, #26, #32, #59, #62, #72); Fifth Street Barrens (#55)

Case Summary: This proposal is to make official the name Chrome Barrens for one of the largest areas of serpentine barrens in the eastern United States. Located in East Nottingham Township and Elk Township in Chester County, the area is under the management of The Nature Conservancy. Chrome Barrens is part of the "State-Line Barrens" (with New Texas Barrens (q.v.), Nottingham Barrens (q.v.), and Goat Hill Barrens) near the Pennsylvania-Maryland line.

East Goshen Barrens: area; in East Goshen Township, 1.2 mi. SW of Hershey Mill, 3.2 mi. NE of West Chester; Chester County, Pennsylvania; 39°59'59"N, 75°34'07"W; USGS map – West Chester 1:24,000; Not: Goshen Serpentine Barren, Hershey Mill Barrens, Hershey's Mill Serpentine Barrens.

http://geonames.usgs.gov/pls/gazpublic/getesricoor?p_lat=39.9997222&p_longi=-75.5686111

Map: USGS West Chester 1:24,000

Names associated with feature:

GNIS: No record

Local Usage: East Goshen Barrens (according to proponent)

Published: East Goshen Barrens (#62); Goshen Serpentine Barren (#32); Hershey Mill Barrens (#10, #44, #56, #59, #62); Hershey's Mill Serpentine Barrens (#22)

Case Summary: This proposal is to make official the name East Goshen Barrens for a serpentine barrens in East Goshen Township in Chester County. The barrens are located on land owned by the Village of Ulster Homeowners' Association, a retirement community, and a shopping center.

Fern Hill Barrens: area; in West Goshen Township, 0.5 mi. E of Sharpless Lake, 1.5 mi. NNE of West Chester; the name is associated with the community of Fern Hill; Chester County, Pennsylvania; 39°58'54"N, 75°35'56"W; USGS map – West Chester 1:24,000; Not: Fern Hill Serpentine Barren, Fern Hill Serpentine Barrens, West Chester Barrens.

http://geonames.usgs.gov/pls/gazpublic/getesricoor?p_lat=39.9816666&p_longi=-75.5988888

Map: USGS West Chester 1:24,000

Names associated with feature:

GNIS: No record

Local Usage: Fern Hill Barrens

Published: Fern Hill (#21, #30, #31); Fern Hill Barrens (#50, #65); Fern Hill Serpentine Barren (#32); Fern Hill Serpentine Barrens (#9, #50, #59, #62); West Chester Barrens (#54)

Case Summary: The name Fern Hill Barrens is proposed to be made official for a serpentine barrens near the community of Fern Hill in West Goshen Township in Chester County. The barrens is owned by the M. Joseph Jerrehian Estate.

Marshallton Barrens: area; in East Bradford Township and West Bradford Township, 0.6 mi. SW of Copesville, 1 mi. E of Marshallton; Chester County, Pennsylvania; 39°57'03"N, 75°39'44"W; USGS map – Unionville 1:24,000; Not: Marshallton Serpentine Barrens.

http://geonames.usgs.gov/pls/gazpublic/getesricoor?p_lat=39.9508333&p_longi=-75.6622222

Map: USGS Unionville 1:24,000

Administrative area: Natural Lands Trust Stroud Preserve / Brandywine Conservancy

Names associated with feature:

GNIS: No record

Local Usage: Marshallton Barrens (according to proponent)

Published: Marshallton Barrens (#9, #30, #31, #59, #62, #84); Marshallton Serpentine Barrens (#85)

Case Summary: The name Marshallton Barrens is proposed to be made official for a serpentine barrens near the community of Marshallton in East Bradford Township and West Bradford Township in Chester County. This feature is partly in the Natural Lands Trust Stroud Preserve and partly on Brandywine Conservancy land.

New Texas Barrens: area; in Fulton Township, 0.9 mi. W of New Texas, 2.4 mi. E of Peach Bottom; Lancaster County, Pennsylvania; 39°44'55"N, 76°10'46"W; USGS map – Conowingo Dam 1:24,000; Not: New Texas Barren, New Texas Serpentine Barren, New Texas Serpentine Barrens.

http://geonames.usgs.gov/pls/gazpublic/getesricoor?p_lat=39.7486111&p_longi=-76.1794444

Map: USGS Conowingo Dam 1:24,000

Administrative area: New Texas Serpentine Barrens Preserve (The Nature Conservancy)

Names associated with feature:

GNIS: No record

Local Usage: New Texas Barrens

Published: New Texas Barren (#60); New Texas Barrens (#1, #14, #18, #25, #30, #31, #55, #65); New Texas Serpentine Barren (#32); New Texas Serpentine Barrens (#26, #32, #53, #61, #75)

Case Summary: The name New Texas Barrens is proposed to be made official for a serpentine barrens near the community of New Texas in Fulton Township in Lancaster County. The area is under the management of The Nature Conservancy. New Texas Barrens is part of the "State-Line

Barrens” (with Chrome Barrens (q.v.), Nottingham Barrens (q.v.), and Goat Hill Barrens) near the Pennsylvania-Maryland line.

Nottingham Barrens: area; in West Nottingham Township, 1.1 mi. NW of Sylmar, 1.6 mi. SW of Nottingham; Chester County, Pennsylvania; 39°44’03”N, 76°02’26”W; USGS map – Rising Sun 1:24,000; Not: Nottingham Park Serpentine Barrens, Nottingham Serpentine Barrens.

http://geonames.usgs.gov/pls/gazpublic/getesricoor?p_lat=39.7341666&p_longi=-76.0405555

Map: USGS Rising Sun 1:24,000

Administrative area: Nottingham County Park / Nottingham Serpentine Barrens Preserve (The Nature Conservancy)

Names associated with feature:

GNIS: No record

Local Usage: Nottingham Barrens

Published: Nottingham Barrens (#1, #3, #11, #14, #25, #30, #31, #33, #51, #54, #55, #58, #60, #62, #65, #83); Nottingham Park Serpentine Barrens (#13, #32, #49, #62);

Nottingham Serpentine Barrens (#3, #17, #26, #32, #33, #37, #59, #62, #76)

Case Summary: The name Nottingham Barrens is proposed to be made official for a serpentine barrens near the community of Nottingham in West Nottingham Township in Chester County. The area is under the management of The Nature Conservancy and a county park. Nottingham Barrens is part of the “State-Line Barrens” (with Chrome Barrens (q.v.), New Texas Barrens (q.v.), and Goat Hill Barrens) near the Pennsylvania-Maryland line.

Pink Hill Barrens: area; in Middletown Township, 1 mi. NW of Black Horse, 1.4 mi. SW of Sycamore Mills; the name is associated with the spring-blooming pink phlox common to the area; Delaware County, Pennsylvania; 39°55’47”N, 75°25’50”W; USGS map – Media 1:24,000; Not: Pink Hill, Pink Hill Serpentine Barren, Pink Hill Serpentine Barrens.

http://geonames.usgs.gov/pls/gazpublic/getesricoor?p_lat=39.9297222&p_longi=-75.4305555

Map: USGS Media 1:24,000

Administrative area: Tyler Arboretum

Names associated with feature:

GNIS: No record

Local Usage: Pink Hill Barrens

Published: Pink Hill (#27, #29, #30, #31); Pink Hill Barrens (#51, #63, #65); Pink Hill Serpentine Barren (#24, #32); Pink Hill Serpentine Barrens (#29, #59, #63)

Case Summary: The name Pink Hill Barrens is proposed to be made official for a serpentine barrens in Middletown Township in Delaware County. The name refers to the spring-blooming moss phlox (*Phlox subulata*), which grows at the site. The area is owned by the Tyler Arboretum.

Rock Springs Barrens: area; in Fulton Township, 0.8 mi. NW of Rock Springs, 0.7 mi. SW of Jenkins Corner; Lancaster County, Pennsylvania and Cecil County, Maryland; 39°43’33”N, 76°09’55”W; USGS map – Conowingo Dam 1:24,000; Not: Rock Springs Barren, Rock Springs Serpentine Barren, Rock Springs Serpentine Barrens.

http://geonames.usgs.gov/pls/gazpublic/getesricoor?p_lat=39.7258333&p_longi=-76.1652777

Map: USGS Conowingo 1:24,000

Administrative area: Rock Springs Nature Preserve

Names associated with feature:

GNIS: No record

Local Usage: Rock Springs Barrens

Published: Rock Springs Barren (#60); Rock Springs Barrens (#26, #30, #31, #32, #65); Rock Springs Serpentine Barren (#32, #60); Rock Springs Serpentine Barrens (#32, #60)

Case Summary: This proposal is to make official the name Rock Springs Barrens for a serpentine barrens near the community of Rock Springs in Fulton Township in Lancaster County and on the boundary Cecil County, Maryland. In 2005, The Nature Conservancy transferred the area to the Lancaster Conservancy, which manages it as part of the Rock Springs Nature Preserve.

Sugartown Barrens: area; in Willistown Township, 1.2 mi. NW of Sugartown, 1.7 mi. ESE of Hershey Mill; Chester County, Pennsylvania; 40°00'34"N, 75°31'24"W; USGS map – Malvern 1:24,000; Not: Sugartown Serpentine Barren, Sugartown Serpentine Barrens, Willisbrook Barrens, Willisbrook Serpentine Barrens, Willistown Serpentine Barrens.

http://geonames.usgs.gov/pls/gazpublic/getesricoor?p_lat=40.0094444&p_longi=-75.5233333

Map: USGS Media 1:24,000

Administrative area: Natural Lands Trust Willisbrook Preserve / Williston Township
Serpentine
Preserve

Names associated with feature:

GNIS: No record

Local Usage: Sugartown Barrens

Published: Sugartown Barrens (#29, #30, #44, #54, #65, #87); Sugartown Serpentine Barren (#32); Sugartown Serpentine Barrens (#45, #47, #57, #59, #62, #68, #81); Willisbrook Barrens (#4, #65); Willisbrook Serpentine Barrens (#67); Willistown Serpentine Barrens (#5)

Case Summary: This proposal is to make official the name Sugartown Barrens for a serpentine barrens near the community of Sugartown in Willistown Township in Chester County. The area is managed by the Natural Lands Trust Willisbrook Preserve and a township preserve, and is partly owned by a local youth soccer association. The names Willisbrook Barrens and Willistown Serpentine Barrens are sometimes used to refer to the area, presumably after the name of the preserve and the township, respectively. However, the 1994 *Natural Areas Inventory of Chester County, Pennsylvania* uses the name Willistown Serpentine Barrens to refer to a separate area of serpentine barrens.

Unionville Barrens: area; in Newlin Township, 1.8 mi. NE of Unionville, 1.5 mi. NW of Marlboro; Chester County, Pennsylvania; 39°54'56"N, 75°42'47"W; USGS map – Unionville 1:24,000; Not: Unionville Serpentine Barren, Unionville Serpentine Barrens.

http://geonames.usgs.gov/pls/gazpublic/getesricoor?p_lat=39.9155555&p_longi=-75.7130555

Map: USGS Media 1:24,000

Administrative area: Natural Lands Trust ChesLen Preserve

Names associated with feature:

GNIS: No record

Local Usage: Unionville Barrens

Published: Unionville Barrens (#28, #31, #48, #57, #65); Unionville Serpentine Barren (#32); Unionville Serpentine Barrens (#9, #31, #46, #62, #79)

Case Summary: This proposal is to make official the name Unionville Barrens for a serpentine barrens near the community of Unionville in Newlin Township in Chester County. The area is managed by the Natural Lands Trust ChesLen Preserve.

Serpentine Run: stream, 0.9 mi. long, in Newlin Township, heads 1.1 mi. NW of Marlboro at 39°54'37"N, 75°42'37"W, flows NE then NW to enter an unnamed tributary of West Branch Brandywine Creek; the name refers to the serpentinite rock that was once mined in the area; Chester County, Pennsylvania; 39°55'16"N, 75°42'49"W; USGS map – Unionville 1:24,000.

Mouth: http://geonames.usgs.gov/pls/gazpublic/getesricoor?p_lat=39.9211942&p_longi=-75.713586

Source: http://geonames.usgs.gov/pls/gazpublic/getesricoor?p_lat=39.910201&p_longi=-75.7103746

Proposal: new name for an unnamed feature

Map: USGS Unionville 1:24,000

Proponent: Roger Latham; Rose Valley, PA

Administrative area: None found

Previous BGN Action: None

Names associated with feature:

GNIS: No record

Local Usage: Serpentine Run

Published: Serpentine Run (Newlin Township map 2013)

Case Summary: This proposal is to make official the name Serpentine Run for a 0.9-mile-long stream in Newlin Township in Chester County. The stream flows through an area comprised of serpentinite rock that was quarried for use in the construction of houses and public buildings. Serpentinite is composed of one or more serpentine group minerals and is known for its light green color. The proposed name was part of a project to name unnamed streams in the township. The Township Board recommends approval of the name.

GNIS lists one other stream in Pennsylvania named Serpentine Run; it is also located in Chester County, 11 miles to the northeast of the stream in question. The name was approved by the BGN in 1999, and also refers to local serpentinite rock.

Barrens in Georgia, and Maryland, and Pennsylvania – Review List 427

GEORGIA

Burks Mountain Barrens: area; 46 acres; on the S slopes of Burks Mountain 1.3 mi. E of Rosemont; name associated with nearby Burks Mountain; Columbia County, Georgia; 33°37'06"N, 82°13'03"W; USGS map - Evans 1:24,000; Not: Burk's Mountain Serpentine Barren; Rosemont Mountain Serpentine Barrens.

http://geonames.usgs.gov/pls/gazpublic/getesricoor?p_lat=33.61827&p_longi=-82.21737

Proposal: to make official a name in long-time local usage

Map: USGS Evans 1:24,000

Proponent: Roger Latham; Rose Valley, PA

Administrative area: None

Previous BGN Action: None

Names associated with feature:

GNIS: No record

Local Usage: Burks Mountain (according to proponent); Burks Mountain Barrens (according to proponent)

Published: Burk's Mountain Serpentine Barren (Mapcarta website, 2017)

Case Summary: This proposal is to make official the name Burks Mountain Barrens for a serpentine barrens. The name is associated with nearby Burks Mountain. Many websites refer to the barrens on Burks Mountain but do not assign the specific toponym. Although the proponent reports that the barrens are typically known as Burks Mountain, he agrees that the generic should be added to avoid confusion with the summit.

The proponent is an ecologist/conservation biologist with Continental Conservation (an environmental consulting firm). He is proposing that names be made official for a number of areas

known locally as “barrens.” [See also Goat Hill Barrens in Maryland; another fifteen in Pennsylvania, Maryland, and North Carolina were included on Review List 426]. These barrens are areas of serpentinite soils that are generally thin and contain high levels of nickel and chromium, inhibiting most plant growth. Serpentine barrens are globally rare ecosystems with unique, prairie-like vegetation. Many rare and endangered species of insects, grasses, and other plants are serpentine barrens specialists. Many of these barrens have been mined for chromite (a chromium ore), asbestos, feldspar, magnesite, soapstone, corundum, and talc, and the serpentine rock is used in buildings.

The proponent is asking that the names be made official because the scientific community needs to refer to them and because the names “have been in use for long enough and by enough people.” He notes that land management groups often include the descriptor “Serpentine” in the names, but historically, the word was not included. Some sources also use the singular form of the name (“Barren” vs. “Barrens”).

MARYLAND

Goat Hill Barrens: area; 710 acres; in West Nottingham Township (PA), and unincorporated area of Cecil County (MD), N of Goat Hill, S of Lees Mills; name associated with nearby Goat Hill; Chester County, Pennsylvania and Cecil County, Maryland; 39°43’38”N, 76°05’07”W; USGS map – Rising Sun 1:24,000; Not: Goat Hill, Goat Hill Barren, Goat Hill Serpentine Barrens, Goat Hill Serpentine Barrens.

http://geonames.usgs.gov/pls/gazpublic/getesricoor?p_lat=39.7273369&p_longi=-76.0853424

Proposal: to make official a name in long-time local usage

Map: USGS Rising Sun 1:24,000

Proponent: Roger Latham: Rose Valley, PA

Administrative area: Goat Hill Serpentine Barrens Preserve (The Nature Conservancy) / Goat Hill Wild Plant Sanctuary, William Penn State Forest

Previous BGN Action: None

Names associated with feature:

GNIS: No record

Local Usage: Goat Hill (according to proponent); Goat Hill Barrens (according to proponent)

Published: Goat Hill (Friends of the State Line Serpentine Barrens website, 2017); Goat Hill Barren (Sheldon, J. K., et al., 1999, “A survey of the seasonal and spatial distribution of the Orthoptera: Acrididae, Tetrigidae, and Tridactylidae of Goat Hill and Nottingham serpentine barrens, Chester County, Pennsylvania with a note on Acrididae from Pink Hill Barren,” *Journal of the Pennsylvania Academy of Sciences*); Goat Hill Barrens (*Outbound Journeys in Pennsylvania*, 1987; Chester County, 2017; Delaware Audubon website, 2017; Elkton *Cecil Whig*, 2014, 2016; Natural Mid-Atlantic blog, 2014; *Natural Pennsylvania: Exploring the State Forest Natural Areas*, 2001; Pennsylvania Natural Heritage Program and Continental Conservation, 2008; Lancaster Online, 2013; University of Maryland Center for Environmental Sciences, 2007; *Keystone Wild! Notes*, 2014; *Southern Chester County News*, 2013; The Nature Conservancy website, 2017; West Chester *Daily Local News*, 2003; *Wilmington Morning News*, 1986); Goat Hill Serpentine Barren (University of Maryland Center for Environmental Sciences, 2007); Goat Hill Serpentine Barrens (Natural Mid-Atlantic blog, 2014; *Natural Pennsylvania: Exploring the State Forest Natural Areas*, 2001; Friends of the State Line Serpentine Barrens website, 2017; Pennsylvania Natural Heritage Program and Continental Conservation, 2008; *America's Natural Places: East and Northeast*, 2009; University of Maryland Center for Environmental Sciences, 2007; Maryland Native Plant Society website, 2014; Pennsylvania Department of Conservation and Natural Resources website, 2017; *Chester County Natural Heritage Inventory*, 2015; *A Natural Areas*

Inventory of Chester County, Pennsylvania, 1994; Pennsylvania Tourism website, 2017; *Keystone Wild! Notes*, 2014; The Nature Conservancy website, 2017, Visit Philadelphia website, 2016)

Case Summary: This proposal is to make official the name Goat Hill Barrens for a 710-acre area of serpentine barrens located near Goat Hill, on the boundary between Chester County, Pennsylvania and Cecil County, Maryland. Although the proponent reports that the barrens are typically referred to as simply Goat Hill, he agrees that the generic should be added to avoid confusion with the summit.

A review of available sources shows that the name Goat Hill Barrens (or Goat Hill Serpentine Barrens) has been published in numerous scientific reports and websites, and in news articles dating back to 1986.

As with the proposal for Burks Mountain Barrens in Georgia (q.v.), the proponent is asking that this name be made official because the scientific community needs to refer to it and because the name “[has] been in use for long enough and by enough people.” He notes that land management groups often include the descriptor “Serpentine” in the names, but historically the word was not included. Some sources also use the singular form of the name (“Barren” vs. “Barrens”).

PENNSYLVANIA

Goat Hill Barrens --- see Maryland

April 12, 2017

**TREASURER'S REPORT
2017 RECEIPTS AND BILLS**

GENERAL FUND

Real Estate Tax	\$97,832.48
Earned Income Tax	\$66,442.24
Local Service Tax	\$902.79
Transfer Tax	\$0.00
<i>General Fund Interest Earned</i>	\$2,226.82
Total Other Revenue	\$129,066.42
Total Receipts:	<u>\$296,470.75</u>

Accounts Payable	\$449,050.59
<u>Electronic Pmts:</u>	
Credit Card	\$0.00
Postage	\$0.00
Debt Service	\$30,353.36
Payroll	\$98,995.60
Total Expenditures:	<u>\$578,399.55</u>

STATE LIQUID FUELS FUND

Receipts	\$0.00
<i>Interest Earned</i>	\$60.23
Total State Liquid Fuels:	<u>\$60.23</u>

Expenditures:	<u>\$0.00</u>
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SINKING FUND

Receipts	\$125,000.00
<i>Interest Earned</i>	\$1,154.86
Total Sinking Fund:	<u>\$126,154.86</u>

Accounts Payable	\$180,052.31
<i>Credit Card</i>	\$0.00
Total Expenditures:	<u>\$180,052.31</u>

TRANSPORTATION FUND

Receipts	\$0.00
<i>Interest Earned</i>	\$304.83
Total Sinking Fund:	<u>\$304.83</u>

Expenditures:	<u>\$0.00</u>
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SEWER OPERATING FUND

Receipts	\$16,712.74
<i>Interest Earned</i>	\$80.10
Total Sewer:	<u>\$16,792.84</u>

Accounts Payable	\$64,654.51
<i>Debt Service</i>	\$30,275.50
<i>Credit Card</i>	\$0.00
Total Expenditures:	<u>\$94,930.01</u>

REFUSE FUND

Receipts	\$6,448.47
<i>Interest Earned</i>	\$19.00
Total Refuse:	<u>\$6,467.47</u>

Expenditures:	<u>\$63,279.82</u>
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SEWER SINKING FUND

Receipts	\$0.00
<i>Interest Earned</i>	\$90.12
Total Sewer Sinking Fund:	<u>\$90.12</u>

Expenditures:	<u>\$13,703.15</u>
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OPERATING RESERVE FUND

Receipts	\$0.00
<i>Interest Earned</i>	\$234.22
Total Operating Reserve Fund:	<u>\$234.22</u>

Expenditures:	<u>\$0.00</u>
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Events Fund

Receipts	\$0.00
<i>Interest Earned</i>	\$1.37
Total Events Fund:	<u>\$1.37</u>

Expenditures:	<u>\$0.00</u>
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**EAST GOSHEN TOWNSHIP
MEMORANDUM**

TO: BOARD OF SUPERVISORS
FROM: BRIAN MCCOOL
SUBJECT: PROPOSED PAYMENTS OF BILLS
DATE: 04-12-2017

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

General Fund expenses include \$310,671 for the monthly contribution to WEGO, \$37,178 for health insurance, \$15,017 for professional services for the two dams and \$10,871 for professional services for the Paoli Pike Corridor Master Plan.

General Fund revenues include \$75,355 for the quarterly reimbursement from the Sewer Fund and \$16,102 for the quarterly reimbursement from the Refuse Fund.

Sinking Fund expenses includes \$168,785 for roofing and gutter work at the Township Building and \$11,268 for a new ironworker. Sinking Fund revenue includes a receipt of \$125,000 from DCNR for the playground grant.

Sewer Sinking Fund expenses total \$13,703. This includes a replacement pump and the rebuild of a pump.

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

EAST GOSHEN TOWNSHIP
MONTHLY DEBT PAYMENT BREAKDOWN
April 30, 2017

GENERAL FUND:

Interest payment	Principal payment	Loan Description	Original loan amount	Remaining Principal	Retirement Date
\$8,691.83	\$0	Multi purpose 9 projects	\$5,500,000	\$2,420,000	2023
\$2,287.13	\$0	Applebrook Park	\$3,000,000	\$676,000	2019
\$374.40	\$19,000	Spray Irrigation	\$287,000	\$89,000	2021

SEWER FUND:

Interest payment	Principal payment	Loan Description	Original loan amount	Remaining Principal	Retirement Date
\$681.93	\$0	Sewer Operations Munic Authority	\$1,128,000	\$193,000	2018
\$23,958.00	\$0	RCSTP Expansion	\$9,500,000	\$7,260,000	2032
\$5,635.57	\$0	Diversion Projects	\$2,500,000	\$2,218,000	2033

Report Date 04/05/17

Expenditures Register
GL-1704-57568

PAGE 1

MARP05 run by BARBARA 3 : 05 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01		GENERAL FUND								
1471				WESTTOWN-EAST GOSHEN POLICE						
	50718	1	01410 5300	POLICE GEN.EXPENSE	040117	04/05/17	04/01/17	04/05/17	13084 p	310,670.90
				APRIL 2017 CONTRIBUTION						
										310,670.90
										310,670.90
										1 Prepays, totaling 310,670.90
										0 Printed, totaling 0.00

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	310,670.90	GENERAL FUND
		310,670.90	

PERIOD SUMMARY

Period	Amount
1704	310,670.90
	310,670.90

Report Date 04/05/17

Expenditures Register
GL-1704-57569

PAGE 1

MARP05 run by BARBARA 3 : 24 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
05				SEWER OPERATING						
423				EAST GOSHEN MUNICIPAL AUTHORITY						
	50719	1	05492 0700	TRANSFER TO MUNIC AUTHORITY	040517	04/05/17	04/05/17	04/05/17	2856	40,000.00
				XFER \$ TO MA FROM SEWER						
										40,000.00
										40,000.00
										1 Printed, totaling 40,000.00

FUND SUMMARY

Fund	Bank Account	Amount	Description
05	05	40,000.00	SEWER OPERATING
		40,000.00	

PERIOD SUMMARY

Period	Amount	
1704	40,000.00	
		40,000.00

Report Date 04/06/17

Expenditures Register
GL-1704-57578

PAGE 1

MARP05 run by BARBARA 9 : 01 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01		GENERAL FUND								
3141	50720	1	01487 4600	GFOA-PA EAST TRAINING & SEMINARS-EMPLY INTERNAL CONTROLS TRAINING J. ALTSHUL	040617	04/06/17	04/07/17	04/06/17	13094 p	25.00
										25.00
										25.00
										25.00
										25.00
										0.00

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	25.00	GENERAL FUND
		25.00	

PERIOD SUMMARY

Period	Amount
1704	25.00
	25.00

Report Date 04/10/17

Expenditures Register
GL-1704-57619

PAGE 1

MARP05 run by BARBARA 5 : 14 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01		GENERAL FUND								
2226				21ST CENT.MEDIA-PHILLY #884433						
	50724	1	01401 3400	ADVERTISING - PRINTING NOTICE - FUTURIST COMM.	1275491	04/10/17		04/10/17		65.90
	50724	2	01401 3400	ADVERTISING - PRINTING NOTICE -TWP.CONCISE FINANCIAL	1277197	04/10/17		04/10/17		273.92
										339.82
6				ABC PAPER & CHEMICAL INC						
	50725	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS CONCENTRATED HAND SOAP	079484	04/10/17		04/10/17		156.44
										156.44
1657				AQUA PA						
	50728	1	01409 3600	TWP. BLDG. - FUEL, LIGHT, WATER 000309828 0309828 2/17-3/22/17 TB	032417 TB	04/10/17		04/10/17		149.90
	50729	1	01409 3600	TWP. BLDG. - FUEL, LIGHT, WATER 000309820 0309820 2/17-3/22/17 FR	032417 FR	04/10/17		04/10/17		192.00
	50730	1	01409 3600	TWP. BLDG. - FUEL, LIGHT, WATER 000309801 0309801 2/23-3/27/17 BS	033017 BS	04/10/17		04/10/17		17.00
	50731	1	01409 3605	PW BLDG - FUEL,LIGHT,SEWER & WATER 000496917 0309798 2/17-3/22/17 PW	032417 PW	04/10/17		04/10/17		225.04
										583.94
102				B&D COMPUTER SOLUTIONS						
	50737	1	01401 3120	CONSULTING SERVICES MARCH 2017	00003088	04/10/17		04/10/17		2,000.00
	50737	2	01407 2130	COMPUTER EXPENSE HARD DRIVE FOR SERVER	00003088	04/10/17		04/10/17		388.00
										2,388.00
117				BAYSHORE FORD TRUCK SALE INC						
	50738	1	01430 2330	VEHICLE MAINT AND REPAIR RADIATOR & CAP <i>Truck 40</i>	I001301186:01	04/10/17		04/10/17		1,122.39
										1,122.39
119				BEE.NET INTERNET SERVICES						
	50739	1	01401 3210	COMMUNICATION EXPENSE BEE MAIL ACCTS. - APRIL 2017	201704004	04/10/17		04/10/17		315.00
										315.00

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
3824	50740	1 01432	2500	BURNS, GARY SNOW - MAINTENANCE & REPAIRS REIMBURSEMENT FOR DAMAGED MAILBOX	032017	04/10/17		04/10/17		25.00
										25.00
3825	50741	1 01432	2500	CARLSON, DAN SNOW - MAINTENANCE & REPAIRS REIMBURSEMENT FOR DAMAGED MAILBOX	031817	04/10/17		04/10/17		25.00
										25.00
233	50742	1 01401	3080	CCATO CCATO EXPENSES 2017 CCATO MEMBERSHIP DUES	031617	04/10/17		04/10/17		400.00
										400.00
3598	50743	1 01438	2455	CEDAR HOLLOW RECYCLING MATER. & SUPPLY-RESURFAC. 36.26 TONS BLACKTOP	00012258	04/10/17		04/10/17		271.96
										271.96
3488	50744	1 01409	3740	CINTAS CORPORATION #287 TWP. BLDG. - MAINT & REPAIRS WEEK END 3/15/17 CLEAN MATS	287708182	04/10/17		04/10/17		74.75
	50744	2 01487	1910	UNIFORMS WEEK END 3/15/17 CLEAN UNIFORMS	287708182	04/10/17		04/10/17		379.73
	50745	1 01409	3740	TWP. BLDG. - MAINT & REPAIRS WEEK END 3/29/17 CLEAN MATS	287715486	04/10/17		04/10/17		74.75
	50745	2 01487	1910	UNIFORMS WEEK END 3/29/17 CLEAN UNIFORMS	287715486	04/10/17		04/10/17		379.73
										908.96
293	50746	1 01409	3740	COLONIAL ELECTRIC SUPPLY TWP. BLDG. - MAINT & REPAIRS DUCT SEALANT	11229692	04/10/17		04/10/17		159.02
										159.02
296	50747	1 01401	3210	COMCAST 8499-10-109-0028306 COMMUNICATION EXPENSE 0028306 APRIL 2017	032217	04/10/17		04/10/17		70.00
										70.00

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3000				GARNET FORD						
	50755	1	01430 2330	VEHICLE MAINT AND REPAIR FUEL FILTERS	052852	04/10/17		04/10/17		208.87
										208.87
551				GOLDEN EQUIPMENT COMPANY						
	50756	1	01430 2330	VEHICLE MAINT AND REPAIR VANES - FOR SWEEPER #15	17-40780	04/10/17		04/10/17		222.50
	50757	1	01430 2330	VEHICLE MAINT AND REPAIR FLOATNG END PLATES, BROOM-BAH, HUBS & SUCTION NOZZLE LINER- SWEEPER	17-40778	04/10/17		04/10/17		1,483.25
	50758	1	01430 2330	VEHICLE MAINT AND REPAIR CLAMP, CABLE, PIN & CLEVIS	17-40824	04/10/17		04/10/17		162.29
										1,868.04
2631				GRAPHIC IMPRESSIONS OF AMERICA INC.						
	50759	1	01401 2100	MATERIALS & SUPPLIES BOS ENVEL. #10 - REGULAR & TINTED	17-7778	04/10/17		04/10/17		408.00
										408.00
3131				GREAT AMERICA FINANCIAL SERVICES						
	50760	1	01401 3840	RENTAL OF EQUIP. -OFFICE APRIL 2017 - LANIER COPIER	20379241	04/10/17		04/10/17		305.00
										305.00
569				GREAT VALLEY LOCKSHOP						
	50761	1	01409 3745	PW BUILDING - MAINT REPAIRS KWISET KNOB SET & KEYS	2017000872	04/10/17		04/10/17		67.50
										67.50
594				HAMMOND & MCCLOSKEY INC.						
	50762	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS INSTALL NEW SINK FAUCET 1ST FLOOR COFFEE STATION	8134	04/10/17		04/10/17		452.99
										452.99
3826				HENDRICKSON, NATHAN & MELISSA						
	50763	1	01432 2500	SNOW - MAINTENANCE & REPAIRS REIMBURSEMENT FOR DAMAGED MAILBOX	031417	04/10/17		04/10/17		25.00
										25.00

Sweeper Parts

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3252	50764	1 01430	2330	HUNTER KEYSTONE PETERBILT L.P. VEHICLE MAINT AND REPAIR STEP - #43	1-270760194	04/10/17		04/10/17		292.44
										292.44
660	50765	1 01452	3507	ICE LINE LEARN TO SKATE SKATING INSTRUCTION - 14 TOTS	032817	04/10/17		04/10/17		1,190.00
										1,190.00
1640	50767	1 01401	2100	JACKSON-HIRSH INC. MATERIALS & SUPPLIES LAMINATING SHEETS	0962163	04/10/17		04/10/17		127.97
										127.97
3827	50766	1 01414	3000	JLC CODE BOOKS/OTHER SUBSCRIPTION - TRADE MAGAZINE	032017	04/10/17		04/10/17		39.95
										39.95
3254	50768	1 01432	2500	KINSELLA, JANE SNOW - MAINTENANCE & REPAIRS REIMBURSEMENT FOR DAMAGED MAILBOX	031517	04/10/17		04/10/17		25.00
										25.00
739	50769	1 01438	3840	KNOX EQUIPMENT RENTALS INC. EQUIPMENT RENTAL APHALT ROLLER RENTAL 3/30/17	14988.1.2	04/10/17		04/10/17		154.00
										154.00
787	50772	1 01409	3740	LOW-RISE ELEVATOR CO. INC TWP. BLDG. - MAINT & REPAIRS BASIC MAINTENANCE - MARCH 2017	70428	04/10/17		04/10/17		40.00
										40.00
1817	50771	1 01433	2450	LOWES BUSINESS ACCOUNT/GECE MATERIALS & SUPPLIES - SIGNS 80LBS CONCRETE & MASON MIX	031717	04/10/17		04/10/17		429.12
	50771	2 01437	2460	GENERAL EXPENSE - SHOP SMALL ENGINE WORK BENCH	031717	04/10/17		04/10/17		49.02
										478.14

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3409				OLDCASTLE PRECAST INC.						
	50784	1	01438 2450	MATERIALS & SUPPLIES-HIGHWAYS 64' 29X45 PA AS/15, 1" BUTYL JOINT SEALANT & POP-IT PIPE PLUG	326158383	04/10/17		04/10/17		5,488.40
										5,488.40
2352				PECO - 99193-01400						
	50789	1	01434 3610	STREET LIGHTING 99193-01400 2/27-3/28/17	040317	04/10/17		04/10/17		783.46
	50789	2	01433 2470	UTILITIES - TRAFFIC LIGHTS 99193-01400 2/27-3/28/17	040317	04/10/17		04/10/17		668.18
										1,451.64
3153				PECO - 01360-05046						
	50786	1	01409 7505	BOOT & PAOLI LED SIGN 01360-05046 3/2-3/30/17 BOOT RD LED	040317	04/10/17		04/10/17		46.59
										46.59
1555				PECO - 45168-01609						
	50788	1	01409 3840	DISTRICT COURT EXPENSES 45168-01609 2/24-3/25/17 GAS	032917	04/10/17		04/10/17		1,542.96
	50788	2	01409 3605	PW BLDG - FUEL, LIGHT, SEWER & WATER 45168-01609 2/24-3/25/17 ELECTRIC	032917	04/10/17		04/10/17		1,254.10
										2,797.06
2592				PECO - 45951-30004						
	50787	1	01454 3600	UTILITIES 45951-30004 2/22-3/22/17 RESTROOMS	032417	04/10/17		04/10/17		299.80
										299.80
2591				PECO - 59500-35010						
	50785	1	01454 3600	UTILITIES 59500-35010 2/24-3/27/17 POND PUMP	032917	04/10/17		04/10/17		37.60
										37.60
3830				RANKIN, SAM						
	50792	1	01432 2500	SNOW - MAINTENANCE & REPAIRS REIMBURSEMENT FOR DAMAGED MAILBOX	032017	04/10/17		04/10/17		25.00
										25.00

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
1876				RANSOME RENTAL COMPANY LP						
	50793	1	01432 3840	SNOW - EQUIPMENT RENTAL WHEEL LOADER RENTAL 2/21-3/21/17	K2092704	04/10/17		04/10/17		4,211.00
	50794	1	01432 3840	SNOW - EQUIPMENT RENTAL CATERPILLAR RENTAL 3/13-3/17/17	C18484-01	04/10/17		04/10/17		687.00
										4,898.00
1161				REILLY & SONS INC						
	50795	1	01430 2320	VEHICLE OPERATION - FUEL 649 GALLONS DIESEL	120615	04/10/17		04/10/17		1,084.48
										1,084.48
3683				RHOADS, LANCE						
	50796	1	01432 2500	SNOW - MAINTENANCE & REPAIRS REIMBURSEMENT FOR DAMAGED MAILBOX	032217	04/10/17		04/10/17		25.00
										25.00
3181				ROTHWELL DOCUMENT SOLUTIONS						
	50797	1	01401 3840	RENTAL OF EQUIP. -OFFICE LANIER/MP C5503 CONTRACT BASE RATE 3/18-6/17/17	102395	04/10/17		04/10/17		75.00
	50797	2	01401 3840	RENTAL OF EQUIP. -OFFICE LANIER/MP C5503 CONTRACT FREIGHT	102395	04/10/17		04/10/17		7.50
	50797	3	01401 3840	RENTAL OF EQUIP. -OFFICE LANIER/MP C5503 CHARGE 12/18/16 - 3/17/17	102395	04/10/17		04/10/17		1,201.05
	50797	4	01401 3840	RENTAL OF EQUIP. -OFFICE LANIER/SP8300DN CHARGE 12/18/16 - 3/17/17	102395	04/10/17		04/10/17		58.28
										1,341.83
2273				VERIZON - 0527						
	50802	1	01409 3605	PW BLDG - FUEL,LIGHT,SEWER & WATER 3/15-4/14/17	031517-0527	04/10/17		04/10/17		190.90
										190.90
2829				VERIZON - TWP.FIOS 0001-74						
	50799	1	01401 3210	COMMUNICATION EXPENSE 3/28-4/27/17 FIOS - TWP	32717-0001-74	04/10/17		04/10/17		89.99
										89.99

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2942	50804	1	01401 3210	VERIZON WIRELESS 16809-00001 COMMUNICATION EXPENSE FEB.21 - MARCH 20,2017	9782461831	04/10/17		04/10/17		687.81
										687.81
3791	50803	1	01401 3210	VERIZON WIRELESS 16809-00002 COMMUNICATION EXPENSE FEB.21 - MARCH 20,2017	9782461832	04/10/17		04/10/17		142.60
										142.60
2868	50801	1	01409 3840	VERIZON-1420 DISTRICT COURT EXPENSES 3/16-4/15/17	031617-1420	04/10/17		04/10/17		81.08
										81.08
1470	50806	1	01438 2450	WESTTOWN TOWNSHIP MATERIALS & SUPPLIES-HIGHWAYS 50% PAYMNT - SCHNEIDER ELECTRIC WEATHER SERVICE 3/2/17-3/1/18	031617	04/10/17		04/10/17		1,899.00
										1,899.00

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05	SEWER OPERATING									
2918	ALS ENVIRONMENTAL									
50726	1	05422	4500	R.C. STP-CONTRACTED SERV. LAB TESTING RCSTP 2/28-3/7/17	40-2142546	04/10/17		04/10/17		132.00
50727	1	05422	4500	R.C. STP-CONTRACTED SERV. LAB TESTING RCSTP 2/21-2/28/17	40-2140908	04/10/17		04/10/17		156.00
										288.00

1658	AQUA PA									
50732	1	05420	3602	C.C. COLLECTION -UTILITIES 000309826 0309826 2/23-3/27/17 TH	033017 TH	04/10/17		04/10/17		22.00
50733	1	05420	3602	C.C. COLLECTION -UTILITIES 000363541 0357724 2/17-3/22/17 BW	032417 BW	04/10/17		04/10/17		16.00
50734	1	05420	3602	C.C. COLLECTION -UTILITIES 000305003 0305003 2/24-3/28/17 WW	033017 WW	04/10/17		04/10/17		27.50
50735	1	05420	3602	C.C. COLLECTION -UTILITIES 000300141 0300141 2/17-3/22/17 GH	032417 GH	04/10/17		04/10/17		16.00
50736	1	05422	3601	R.C. COLLEC.-UTILITIES 001533998 1087842 2/23-3/27/17 TWN	033017 TWN	04/10/17		04/10/17		54.70
										136.20

1624	L/B WATER SERVICE INC									
50770	1	05420	3702	C.C. COLLEC.-MAINT.& REPR. REPAIR SINGLE BAND FULL CLAMPS	3050920	04/10/17		04/10/17		180.24
										180.24

3043	MAIN POOL & CHEMICAL COMP. INC.									
50773	1	05422	2441	R.C. COLLEC.-CHEMICALS 1650 GALLONS ALUMINUM SULFATE SOLUTION	1759986	04/10/17		04/10/17		1,930.50
50773	2	05422	2441	R.C. COLLEC.-CHEMICALS 245 50LB BAGS SODIUM CARBONATE LITE	1759986	04/10/17		04/10/17		3,675.00
										5,605.50

3068	MILLER CONCRETE PRODUCTS INC.,A.C.									
50776	1	05420	3701	C.C. INTERCEPT.-MAINT.&REP MANHOLE ADJUSTMENT RINGS	8663	04/10/17		04/10/17		1,467.50
50776	2	05422	3702	R.C. COLLECTION-MAINT. & REP I&I MANHOLE ADJUSTMENT RINGS	8663	04/10/17		04/10/17		1,467.50
										2,935.00

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1087				PIPE XPRESS INC.						
	50790	1	05420 3702	C.C. COLLEC.-MAINT.& REPR. 1 1/4" PVC CAP & GREEN MARKNG PAINT	84380	04/10/17		04/10/17		112.11
										112.11
1397				UTILITY & MUNICIPAL SERVICES						
	50798	1	05429 3100	ADMIN.- PROFESSIONAL SERV UTILITY READS 9/25-12/29/16	033017	04/10/17		04/10/17		33.25
	50798	2	05429 3100	ADMIN.- PROFESSIONAL SERV UTILITY READS 1/1 - 3/30/17	033017	04/10/17		04/10/17		858.55
	50798	3	05429 3100	ADMIN.- PROFESSIONAL SERV UTILITY READS 1/1 - 3/30/17	033017	04/10/17		04/10/17		59.50
										951.30
3529				VERIZON - MODEMS						
	50805	1	05420 3601	C.C. INTERCEPTOR-UTILITIES FEB.26 - MARCH 25,2017 MODEMS	9782803799	04/10/17		04/10/17		80.32
										80.32
2773				VERIZON - PW FIOS 0001-15						
	50800	1	05422 3601	R.C. COLLEC.-UTILITIES 3/28-4/27/17 FIOS - PW	32717-0001-15	04/10/17		04/10/17		89.99
										89.99
										268,613.66
										0 Printed, totaling 268,613.66

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	78,182.69	GENERAL FUND
03	03	180,052.31	SINKING FUND
05	05	10,378.66	SEWER OPERATING
		268,613.66	

PERIOD SUMMARY

Period	Amount
1704	268,613.66
	268,613.66

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1650				DELONG INC, WARREN F.						
	50824	1	01409 3745	PW BUILDING - MAINT REPAIRS VEEDER ROOT CERTIFICATION 2017	12983C	04/11/17		04/11/17		350.00
										350.00
2717				HIGGINS & SONS INC., CHARLES A.						
	50825	1	01433 2500	MAINT. REPAIRS.TRAFF.SIG. TRAF.LIGHT REPAIR - PAOLI & RESERV.	44213	04/11/17		04/11/17		255.84
	50826	1	01433 2500	MAINT. REPAIRS.TRAFF.SIG. TRAF.LIGHT REPAIR-GREENHILL FLASHER	44137	04/11/17		04/11/17		1,429.34
	50827	1	01433 2500	MAINT. REPAIRS.TRAFF.SIG. TRAF.LIGHT MAINTNANCE-UPDATE ASC/3 PAOLI PIKE	44139	04/11/17		04/11/17		130.00
	50828	1	01433 2500	MAINT. REPAIRS.TRAFF.SIG. TRAF.LIGHT REPAIR- WC PIKE & MANLEY	44134	04/11/17		04/11/17		130.24
										1,945.42
2442				KENT AUTOMOTIVE						
	50830	1	01430 2330	VEHICLE MAINT AND REPAIR GATES 2-BRAID HOSE	9304797135	04/11/17		04/11/17		727.53
	50831	1	01430 2330	VEHICLE MAINT AND REPAIR HEX CAP SCREWS, LOCK NUTS & WASHERS	9304796414	04/11/17		04/11/17		1,027.40
										1,754.93
739				KNOX EQUIPMENT RENTALS INC.						
	50829	1	01438 3840	EQUIPMENT RENTAL SWEEPER RENTAL 3/21/17	14714.1.2	04/11/17		04/11/17		236.50
										236.50
1631				KRAPF'S COACHES						
	50833	1	01452 3020	TRIPS BUS TRIP TO NYC 4/8/17	17795	04/11/17		04/11/17		1,645.00
										1,645.00
2245				MARCO PROTECTION SYSTEMS LLC						
	50836	1	01409 3745	PW BUILDING - MAINT REPAIRS INSTALL MULTIPLE SPRINKLERS	6108	04/11/17		04/11/17		2,908.64
										2,908.64

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
3831				MAURIELLO, AL						
	50834	1	01432 2500	SNOW - MAINTENANCE & REPAIRS REIMBURSEMENT FOR DAMAGED MAILBOX	032217	04/11/17		04/11/17		25.00
										25.00
3551				MCMAHON ASSOCIATES INC.						
	50835	1	01401 3120	CONSULTING SERVICES PROF. SERVICE 1/28-2/24/17 PAOLI PK. CORRIDOR MASTER PLAN	152357	04/11/17		04/11/17		10,871.33
										10,871.33
				<i>Pointed Walls Blacksmith Shop</i>						10,871.33
882				MINAHAN CONSTRUCTION INC.						
	50838	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS STONE WALL REPAIRS - BLACKSMTH SHOP	17-114	04/12/17		04/12/17		3,239.71
	50839	1	01438 2450	MATERIALS & SUPPLIES-HIGHWAYS BRIDGE WING WALL REPAIR	17-113	04/12/17		04/12/17		800.00
										4,039.71
1641				NAPA AUTO PARTS						
	50840	1	01430 2330	VEHICLE MAINT AND REPAIR 8LB TIRELUBE	2-696485	04/12/17		04/12/17		20.20
	50841	1	01430 2330	VEHICLE MAINT AND REPAIR AIR & OIL FILTER	2-696412	04/12/17		04/12/17		22.29
	50842	1	01430 2330	VEHICLE MAINT AND REPAIR BATTERIES	2-696587	04/12/17		04/12/17		79.54
	50843	1	01430 2330	VEHICLE MAINT AND REPAIR AIR FILTER	2-696414	04/12/17		04/12/17		16.21
										138.24
969				O'ROURKE & SONS INC.						
	50844	1	01409 3745	PW BUILDING - MAINT REPAIRS 3/8X3 14' STEEL STOCK	182303	04/12/17		04/12/17		170.00
										170.00
1032				PECO - 99193-01302						
	50845	1	01409 3600	TWP. BLDG. - FUEL, LIGHT, WATER 99193-01302 2/27-3/28/17	040717	04/12/17		04/12/17		3,213.74
	50845	2	01454 3600	UTILITIES 99193-01302 2/27-3/28/17	040717	04/12/17		04/12/17		361.61
										3,575.35

Report Date 04/12/17

Expenditures Register
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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
2342				POWERPRO EQUIPMENT						
	50847	1	01436 2450	STORMWATER MATERIALS & SUPPLIES CEMENT - WATER INLET REPAIR	2C100014	04/12/17		04/12/17		127.15
										127.15
2121				SHERWIN-WILLIAMS CO.						
	50848	1	01409 3745	PW BUILDING - MAINT REPAIRS 2 GAL. GRAY PAINT & BRUSHES	8627-4	04/12/17		04/12/17		155.82
	50849	1	01409 3745	PW BUILDING - MAINT REPAIRS 1 GAL. GRAY PAINT	9145-6	04/12/17		04/12/17		57.78
	50850	1	01409 3745	PW BUILDING - MAINT REPAIRS 5 FIVE GAL. CONTAINERS "CYPERSPACE" PAINT	8941-9	04/12/17		04/12/17		169.90
										383.50
3750				SIMONE COLLINS						
	50851	1	01454 3100	PROFESSIONAL SERVICES PROF. SERVICE - MARCH 2017 MILLTOWN & HERSHEY DAMS	12327	04/12/17		04/12/17		15,017.24
										15,017.24
1783				STATE WORKERS INSURANCE FUND						
	50852	1	01411 6000	VOLUNTEER FIREFIGHTER WORKERS COMP INSTALL. 5 OF 11 POL.# 05918452	033117	04/12/17		04/12/17		4,777.00
										4,777.00
2289				SUNBELT RENTALS						
	50853	1	01409 3745	PW BUILDING - MAINT REPAIRS SCRUBBER RENTAL 3/24/17	67775459-001	04/12/17		04/12/17		333.00
										333.00
2933				TRANS-FLEET CONCRETE						
	50854	1	01454 2000	MAINTENANCE SUPPLIES 1.5 CYDS OFFSEASON CONCRETE	143138	04/12/17		04/12/17		389.00
	50854	2	01454 2000	MAINTENANCE SUPPLIES CREDIT ON ACCOUNT	143138	04/12/17		04/12/17		-26.25
										362.75
1983				YALE ELECTRIC SUPPLY CO						
	50855	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS ELECTRICAL SUPPLIES	S107243093.001	04/12/17		04/12/17		334.82
										334.82

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Expenditures Register
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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
05		SEWER OPERATING								
2918	50809	1	05422 4500	ALS ENVIRONMENTAL R.C. STP-CONTRACTED SERV. LAB TESTING RCSTP - 3/7-3/9/17	40-2144181	04/11/17		04/11/17		216.00
										216.00
151	50816	1	05422 4502	BLOSENSKI DISPOSAL CO, CHARLES R.C. SLUDGE-LAND CHESTER SWITCH 20 YDS WITH LINER 3/13/17	15063	04/11/17		04/11/17		181.00
	50816	2	05422 4502	R.C. SLUDGE-LAND CHESTER SWITCH 20 YDS WITH LINER 3/20/17	15064	04/11/17		04/11/17		181.00
	50817	1	05422 4502	R.C. SLUDGE-LAND CHESTER SWITCH 20 YDS WITH LINER 3/27/17	15065	04/11/17		04/11/17		181.00
										543.00
241	50818	2	05422 4502	C.C. SOLID WASTE AUTHORITY R.C. SLUDGE-LAND CHESTER WEEK 3/16/17 - 3/22/17	46755	04/11/17		04/11/17		554.09
										554.09
293	50820	1	05422 3700	COLONIAL ELECTRIC SUPPLY R.C. STP-MAINT. & REPAIRS WALL MOUNT ENCLOSURE	11201398	04/11/17		04/11/17		79.85
										79.85
2442	50832	1	05420 3702	KENT AUTOMOTIVE C.C. COLLEC.-MAINT. & REPR. HEX CAP SCREWS	9304793956	04/11/17		04/11/17		313.65
										313.65
3804	50837	1	05422 3700	MID ATLANTIC ENTRY MD LLC R.C. STP-MAINT. & REPAIRS SINGLE BUTTON TRANSMITTERS	23323	04/11/17		04/11/17		180.00
										180.00
1031	50846	1	05420 3602	PECO - 99193-01204 C.C. COLLECTION -UTILITIES 99193-01204 2/27-3/31/17	040717	04/12/17		04/12/17		863.12
	50846	2	05420 3600	C.C. METERS - UTILITIES 99193-01204 2/27-3/31/17	040717	04/12/17		04/12/17		10.08
	50846	3	05422 3601	R.C. COLLEC.-UTILITIES 99193-01204 2/27-3/31/17	040717	04/12/17		04/12/17		319.52
	50846	4	05422 3600	R.C STP -UTILITIES 99193-01204 2/27-3/31/17	040717	04/12/17		04/12/17		11,196.54

Report Date 04/12/17

Expenditures Register
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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
09		Sewer Capital Reserve Fund								
356				DECKMAN ELECTRIC						
50821	1	09409	7400	MACHINERY/EQUIPMENT - REPLACEMENT REBUILT PUMP - TANK 1	92221	04/11/17		04/11/17		7,500.00
50822	1	09409	7400	MACHINERY/EQUIPMENT - REPLACEMENT TURBINE PUMP -RCSTP GOLF COURSE SPRAY PUMP	92222	04/11/17		04/11/17		6,105.00
50823	1	09409	7400	MACHINERY/EQUIPMENT - REPLACEMENT FREIGHT FOR TURBINE PUMP	92242	04/11/17		04/11/17		98.15
										13,703.15
										150,373.47
0 Printed, totaling										150,373.47

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	59,114.65	GENERAL FUND
05	05	14,275.85	SEWER OPERATING
06	06	63,279.82	REFUSE
09	09	13,703.15	Sewer Capital Reserve Fund
		150,373.47	

PERIOD SUMMARY

Period	Amount
1704	150,373.47
	150,373.47

Report Date 04/12/17

Expenditures Register
GL-1704-57647

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MARP05 run by BARBARA 10 : 50 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01		GENERAL FUND								
3833				CCR MANAGEMENT INC.						
	50857	1	01432 2500	SNOW - MAINTENANCE & REPAIRS	041217	04/12/17		04/12/17		1,057.35
				REIMBURSEMENT FOR DAMAGE CAUSED BY PLOWS IN ROSSMORE						
										1,057.35
										1,057.35
										0 Printed, totaling 1,057.35

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	1,057.35	GENERAL FUND
		1,057.35	

PERIOD SUMMARY

Period	Amount
1704	1,057.35
	1,057.35



Federal Emergency Management Agency

Washington, D.C. 20472

March 29, 2017

RECEIVED

APR 03 2017

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
115-N

The Honorable E. Martin Shane
Chairman, East Goshen Township
Board of Supervisors
1580 Paoli Pike
West Chester, Pennsylvania 19380

Community Name: Township of East Goshen,
Chester County,
Pennsylvania
Community No.: 420277
Map Panels Affected: See enclosed Listing of
Communities Table

Dear Mr. Shane:

On December 9, 2015 the Department of Homeland Security's Federal Emergency Management Agency (FEMA) provided you with Preliminary copies of the revised Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for Chester County, Pennsylvania (All Jurisdictions) for your review and comment. Those Preliminary copies did not present any proposed addition of and/or modification to Base (1-percent annual chance) Flood Elevations, base flood depths, Special Flood Hazard Areas (SFHAs), zone designations, or regulatory floodways. Therefore, no appeal period was required.

Your community was provided with a 30-day review period, and that period has now elapsed. No comments or concerns about the Preliminary copies of the revised FIRM and FIS report were submitted to FEMA; therefore, the revised FIRM panels, as referenced above, will be effective as of September 29, 2017, and revise the FIRM panels that were in effect prior to that date. For insurance rating purposes, the community number and new suffix code for the FIRM panels being revised are indicated on the panels and must be used for all new policies and renewals.

The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Because of the modifications to the FIRM and FIS report for your community made by this map revision, certain additional requirements must be met under Section 1361 of the 1968 Act, as amended, within 6 months from the date of this letter. Prior to September 29, 2017, your community is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Paragraph 60.3(d) of the NFIP regulations. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

It must be emphasized that all the standards specified in Paragraph 60.3(d) of the NFIP regulations must be enacted in a legally enforceable document. This includes the adoption of the effective FIRM and FIS report to which the regulations apply and the modifications made by this map revision. Some of the standards should already have been enacted by your community. Any additional requirements can be met by taking one of the following actions:

1. Amending existing regulations to incorporate any additional requirements of Paragraph 60.3(d);

2. Adopting all the standards of Paragraph 60.3(d) into one new, comprehensive set of regulations;
or
3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of Paragraph 60.3(d).

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the 1973 Act as amended.

A Consultation Coordination Officer (CCO) has been designated to assist your community with any difficulties you may be encountering in enacting the floodplain management regulations. The CCO will be the primary liaison between your community and FEMA. For information about your CCO, please contact:

Ms. Sarah E. Wolfe
Mitigation Planning Specialist
FEMA, Region III
615 Chestnut Street
One Independence Mall, 6th Floor
Philadelphia, Pennsylvania 19106-4404
(215) 931-5532
sarah.wolfe@fema.dhs.gov

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions to document previous Letter of Map Change (LOMC) actions (i.e., Letters of Map Amendment, Letters of Map Revision) that will be superseded when the revised FIRM panels referenced above become effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the revised FIRM panels; (2) LOMCs for which results could not be shown on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the Special Flood Hazard Area as shown on the FIRM; (3) LOMCs for which results have not been included on the revised FIRM panels because the flood hazard information on which the original determinations were based are being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above. LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the revised FIRM and will become effective 1 day after the revised FIRM becomes effective. For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the revised FIRM becomes effective.

The FIRM and FIS report for your community have been prepared in our countywide format, which means that flood hazard information for all jurisdictions within Chester County has been combined into one FIRM and FIS report. When the FIRM and FIS report are printed and distributed, your community will receive only those panels that present flood hazard information for your community. We will provide complete sets of the FIRM panels to county officials, where they will be available for review by your community.

The FIRM panels have been computer-generated. Once the FIRM and FIS report are printed and

distributed, the digital files containing the flood hazard data for the entire county can be provided to your community for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance purchase and rating requirements, and many other planning applications. Copies of the digital files or paper copies of the FIRM panels may be obtained by calling our FEMA Map Information eXchange (FMIX), toll free, at 1-877-FEMA MAP (1-877-336-2627). In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

Please submit your existing or draft ordinance to the Office of the State NFIP Coordinator within one month to the attention of Mr. Daniel Fitzpatrick, CFM. Mr. Fitzpatrick will review the ordinance, work with your community to develop a compliant ordinance, and submit the compliant ordinance to FEMA Region III for approval. Once you have received feedback and adopt the ordinance, you should also mail a complete, signed official copy of the adopted ordinance to the office before the effective date. Email submissions are preferred, though full contact information follows:

Mr. Daniel Fitzpatrick, CFM
Pennsylvania Department of Community and
Economic Development
Commonwealth Keystone Building
400 North Street, 4th Floor
Harrisburg, Pennsylvania 17120-0225
Phone: (717) 720-7445
Fax: (717) 783-1402
dafitzpatr@pa.gov

The FEMA Region III staff is also available to assist you with your floodplain management measures and may be contacted by telephone at (215) 931-5512. If you have any questions concerning mapping issues in general, please call our FMIX at the toll free number provided above. Additional information and resources your community may find helpful regarding the NFIP and floodplain management, such as *The National Flood Insurance Program Code of Federal Regulations*, *Answers to Questions About the National Flood Insurance Program*, *Frequently Asked Questions Regarding the Effect that Revised Flood Hazards have on Existing Structures*, *Use of Flood Insurance Study (FIS) Data as Available Data*, and *National Flood Insurance Program Elevation Certificate and Instructions*, can be found on our website at <https://www.fema.gov/letter-final-determination>. Paper copies of these documents may also be obtained by calling our FMIX.

Sincerely,



Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Enclosures:

Final SOMA
Listing of Communities Table

4

cc: Community Map Repository
Mr. Mark Gordon, Director of Code Enforcement, Township of East Goshen
The Honorable Michelle Kichline, Chairman, Chester County Board of Commissioners
Ms. Jan Bowers, Executive Director, Water Resources Authority

March 28, 2017

APR 03 2017

VIA CERTIFIED MAIL

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

**Re: Acts 67, 68, & 127 Municipal Notification - NPDES Individual Permit Application
1680 East Boot Road
Assessment Parcel Nos. 53-4-131.2 and 53-4-133
East Goshen Township, Chester County, PA
CVE Project No. 20361**

Dear Mr. Smith:

This letter is to serve as notification that an Individual National Pollutant Discharge Elimination System (NPDES) Permit for Stormwater Discharges Associated with Construction Activities application will be filed with the Pennsylvania Department of Environmental Protection for the above referenced project.


Acts 67, 68, and 127 of the Municipalities Planning Code (MPC), amended 2000, directs state agencies to consider comprehensive plans and zoning ordinances when reviewing applications for permitting of facilities or infrastructure, and specifies that state agencies may rely upon comprehensive plans and zoning ordinances under certain conditions as described in Sections 619.2 and 1105 of the MPC.

The subject property resides at 1680 East Boot Road, East Goshen Township, Chester County, Pennsylvania and currently supports a single-family residential use. The applicant intends to redevelop the property and construct a building addition to the residential dwelling unit, a garage, and associated sidewalks, driveways, parking areas, and stormwater management facilities.

Copies of the completed application including plans, calculations and reports will be on file at the office of the Chester County Conservation District upon submission. DEP invites you to review the application and comment on the accuracy of answers provided with regard to land use aspects of this project; please be specific to DEP and focus on relationship to zoning ordinances.

Enclosed is a copy of the Land Use Questionnaire. Please feel free to contact me if you have any questions.

Sincerely,
CHESTER VALLEY ENGINEERS, INC.



Deryk M. Shaw Jr., P.E.
Project Engineer

The Township of
EAST WHITELAND

BOARD OF SUPERVISORS: SUSAN DRUMMOND • WILLIAM HOLMES • RICHARD ORLOW

TOWNSHIP MANAGER: JOHN NAGEL



March 30th, 2017

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

Re: East Whiteland Township Land Use Assumptions Report (LUAR) Review

Dear Mr. Smith,

East Whiteland Township is currently in the process of adopting an Act 209 ordinance, which will ultimately create a Transportation Impact Fee that will be charged to new developments within the Township. Enclosed you will find the draft Land Use Assumptions Report (LUAR). The Act 209 process requires the distribution of the draft LUAR document to the Chester County Planning Commission, all contiguous municipalities, and the local school districts for a 30-day minimum, non-binding review and comment period. East Whiteland Plans on holding a public hearing for the LUAR on May 10th, 2017 at 7PM at the East Whiteland Township Building. Please review the enclosed document and forward any comments or concerns directly to my attention either by phone at (610) 897-4226 or via email at Sgreenly@eastwhiteland.org.

Sincerely,

Scott Greenly
Director of Planning and Development
East Whiteland Township

DRAFT

EAST WHITELAND TOWNSHIP
LAND USE ASSUMPTIONS
REPORT

March 21, 2017

ACKNOWLEDGEMENTS

East Whiteland Township Board of Supervisors

William Holmes, Chair
Susan Drummond
Richard Orlow

Planning Commission

Deborah Abel	Peter Fixler
Todd Asousa	Greg Davis
Jeffrey Broadbelt	John Laumer
Michael Chain	Brian Taylor

Transportation Impact Fee Advisory Committee (TIFAC)

Deborah Abel	Kerry Jones
Chuck Barbera	Anthony Nichols
Michael Chain	Timothy Phelps
Peter Fixler	Daniel Sevick
Veronica Holmes	

Prepared by:

Thomas Comitta Associates, Inc.
Town Planners & Landscape Architects
West Chester, PA

with

McMahon Associates, Inc.
Transportation Engineers & Planners
Exton, PA





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- 1. Introduction**
- 2. Transportation Study Area (TSA) and Roadway Network**
- 3. Existing Land Use**
- 4. Approved and Pending Development**
- 5. Population and Employment Trends**
- 6. Assessment of Future Development Potential**

Appendix

List of Tables and Maps

1. Key Township Roads in TSA
2. Study Intersections
3. Existing Land Use
4. Approved Residential Units
5. Approved Nonresidential Square Footage
6. Land Development Applications under Review
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8. East Whiteland Population Forecast, 2020-2040
9. Population Forecast, Surrounding Municipalities, 2020-2030
10. Employment Forecast, 2010 - 2040
11. Employment Forecast, Surrounding Municipalities, 2020-2030
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15. Vacant Nonresidential Build-out Calculations: Mixed-Use Districts and Nodes
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17. Potential Development/Redevelopment Build-out- Specific Parcels: VMX, FC and ROCRO
18. Potential Development/Redevelopment Build-out- Specific Parcels: LDR
19. Great Valley Corporate Center - Potential Redevelopment
20. Route 30- Redevelopment Potential

Figure

1. Existing Land Use Chart
2. Population Growth, 1950-2010
3. Population Forecast, 2020 - 2040

Maps

1. Transportation Service Area and Study Intersections Map
2. Natural Resources Map
3. Existing Land Use Map
4. East Whiteland Township Zoning Map
5. Build-out Analysis Map
6. Future Land Use Map

1. INTRODUCTION

East Whiteland Township intends to establish a transportation impact fee that will charge developers for a portion of the cost of off-site road improvements associated with new development and redevelopment. Such transportation impact fees are enabled and regulated by the Pennsylvania Municipalities Planning Code (MPC), Article V-A and are referred to as Act 209.

This Land Use Assumptions Report (LUAR) is the first step in establishing this fee. The intent of the Report is to analyze the level of development that is anticipated to occur in the Township over the next ten years. This ten year “build-out” will then serve as the foundation for the subsequent Roadway Sufficiency Analysis (RSA) and Transportation Capital Improvements Plan (TCIP), on which the transportation fee will be based.


This Report describes the following:

- Description of the Study Area, or Transportation Service Area (TSA), and roadway network;
- An inventory of existing land uses in the Township;
- An inventory of approved and pending development;
- A discussion of population and employment projections; and
- An analysis of expected development potential over the next ten years (“10-year Build-out”).

The development of this Report was guided by the Township’s Transportation Impact Fee Advisory Committee (TIFAC) along with Township staff and the Township’s Consultants, McMahon Associates, Transportation Engineers & Planners, and Thomas Comitta Associates, Inc., Town Planners & Landscape Architects. This group met a total of three times to provide input on the draft Report prior to the final draft. The Board of Supervisors adopted the Report on _____, 2017.

2. TRANSPORTATION SERVICE AREA (TSA) AND ROADWAY NETWORK

Map 1 depicts the Transportation Service Area (TSA) within East Whiteland Township. This TSA encompasses 6.91 square miles or 62% of the Township’s land area. The TSA is comprised of areas that will continue to see development over the next ten years, whether in the form of new, greenfield development, or more likely in terms of redevelopment. Excluded from the TSA are well established neighborhoods that are expected to remain stable for the next ten years, as well as other areas will development will not occur, including Township parks and open spaces, areas of active and former quarries, and a cemetery.



The Township's roadway network consists of 69.14 miles of roadways: 22.11 miles of state roads, including Route 202, Route 29, and Route 30, and 47.03 miles of roads owned and maintained by the Township. Key roads within the TSA are listed in Table 1 below, along with their ownership and functional classification.

In addition, 44 intersections have been identified to be part of the subsequent Roadway Sufficiency Analysis. These are also shown on Map 1 and listed in Table 2.

Table 1. Key Township Roads in TSA

Roadway Name	Roadway Classification ¹	Roadway Ownership
U.S. Route 202	Expressway	State
PA Route 29 (Morehall Road)	Major Arterial	State
PA Route 30 (Lancaster Avenue)	Major Arterial	State
PA Route 352 (Sproul Road)	Minor Arterial	State
PA Route 401 (Conestoga Road)	Minor Arterial	State
PA Route 2011 (Phoenixville Pike) <i>South of PA Route 30</i>	Major Collector	State
Phoenixville Pike <i>North of Swedesford Road</i>	Major Collector	Township
Planebrook Road	Major Collector	Township
PA Route 2022 (W. King Road)	Major Collector	State
Swedesford Road <i>Between Township's western border & Bacton Hill Road</i>	Major Collector	Township
Swedesford Road <i>Between Bacton Hill Road & Planebrook Road/Phoenixville Pike</i>	Major Collector	Other
PA Route 1002 (Swedesford Road) <i>Between Planebrook Road/Phoenixville Pike & Township's eastern border</i>	Major Collector	State
Old Lincoln Highway	Minor Collector	Township
Malin Road	Minor Collector	Township
N. Bacton Hill Road	Minor Collector	Township
Matthews Road	Minor Collector	Township
Yellow Springs Road	Minor Collector	Township
Church Road	Local Distributor	Township
Hershey Mill Road	Local Distributor	Township
Morstein Road	Local Distributor	Township
Ravine Road	Local Distributor	Township
Liberty Boulevard	Local Distributor	Other
Valley Stream Parkway	Local Distributor	Township
Mill Lane	Local Distributor	Township
Sidley Road	Local Distributor	Township
Moores Road	Local Distributor <i>Local Between Church Rd & Phoenixville Pike</i>	Township

¹ Based on Township's Comprehensive Plan, 2016

Table 2. Study Intersections

Map ID	Intersection
1	Phoenixville Pike Ravine Road
2	Phoenixville Pike U.S. Route 30
3	Planebrook Road U.S. Route 30
4	Sproul Road (S.R. 0352) U.S. Route 30
5	Church Road U.S. Route 30
6	Sproul Road (S.R. 0352) Three Tun Road
7	Sproul Road (S.R. 0352) College Avenue
8	Sproul Road (S.R. 0352) West King Road
9	Frazer Road West King Road
10	Hershey Mill Road West King Road
11	Morstein Road West King Road
12	Ravine Road West King Road
13	Morehall Road (S.R. 29) U.S. Route 30
14	Morehall Road (S.R. 29) Lindenwood Dr/Matthews Rd
15	Morehall Road (S.R. 29) Swedesford Road
16	Morehall Road (S.R. 29) Liberty Blvd
17	Morehall Road (S.R. 29) Valley Stream Parkway
18	Morehall Road (S.R. 29) Lapp Road Ext.
19	Morehall Road (S.R. 29) Great Valley Parkway
20	Morehall Road (S.R. 29) Flat Rd / Atwater Dr
21	Morehall Road (S.R. 29) Turnpike Ramps
22	Morehall Road (S.R. 29) Gen. Warren Blvd. / Atwater Dr
23	Liberty Blvd E. Swedesford Road
24	Valley Stream Parkway E. Swedesford Road
25	Old Lincoln Highway Old Lancaster Rd/ Weybridge Dr
26	Old Lincoln Highway U.S. Route 30
27	U.S. Route 202 Ramps Matthews Road / Foundry Way
28	Conestoga Road (S.R. 401) U.S. Route 30
29	Malin Road U.S. Route 30
30	W. Liberty Blvd W. Swedesford Road
31	W. Liberty Blvd Old Morehall Road
32	Conestoga Road (S.R. 401) W. Swedesford Road / Malin Rd
33	Conestoga Road (S.R. 401) W. Swedesford Road
34	Mill Lane Conestoga Road (S.R. 401)
35	Mill Lane Swedesford Road
36	Church Road Swedesford Road
37	Moores Road Conestoga Road (S.R. 401)
38	Moores Road Church Road
39	Phoenixville Pike Conestoga Road (S.R. 401)
40	Bacton Hill Rd / Whispering Woods Ln Conestoga Road (S.R. 401)
41	Phoenixville Pike Craig Ln / Moores Rd
42	Phoenixville Pike / Planebrook Road Swedesford Road
43	Bacton Hill Road Swedesford Road
44	Phoenixville Pike Yellow Springs Rd / Sidley Rd

3. EXISTING LAND USE

East Whiteland Township is primarily characterized by its combination of well-established, low-density neighborhoods, a strong office sector embodied by the Great Valley Corporate Center along Route 29, and a mixed retail segment located along the Route 30 corridor. Map 2 depicts the existing land uses in the Township. This map was developed using Chester County geographic information systems (GIS) data with verification through aerial photography, Google Streetview, and input from TIFAC members. There are 14 categories of land use found within the Township. Table 3 and Figure 1 provide a breakdown of the land uses by category and acreage.

Table 3. Existing Land Use

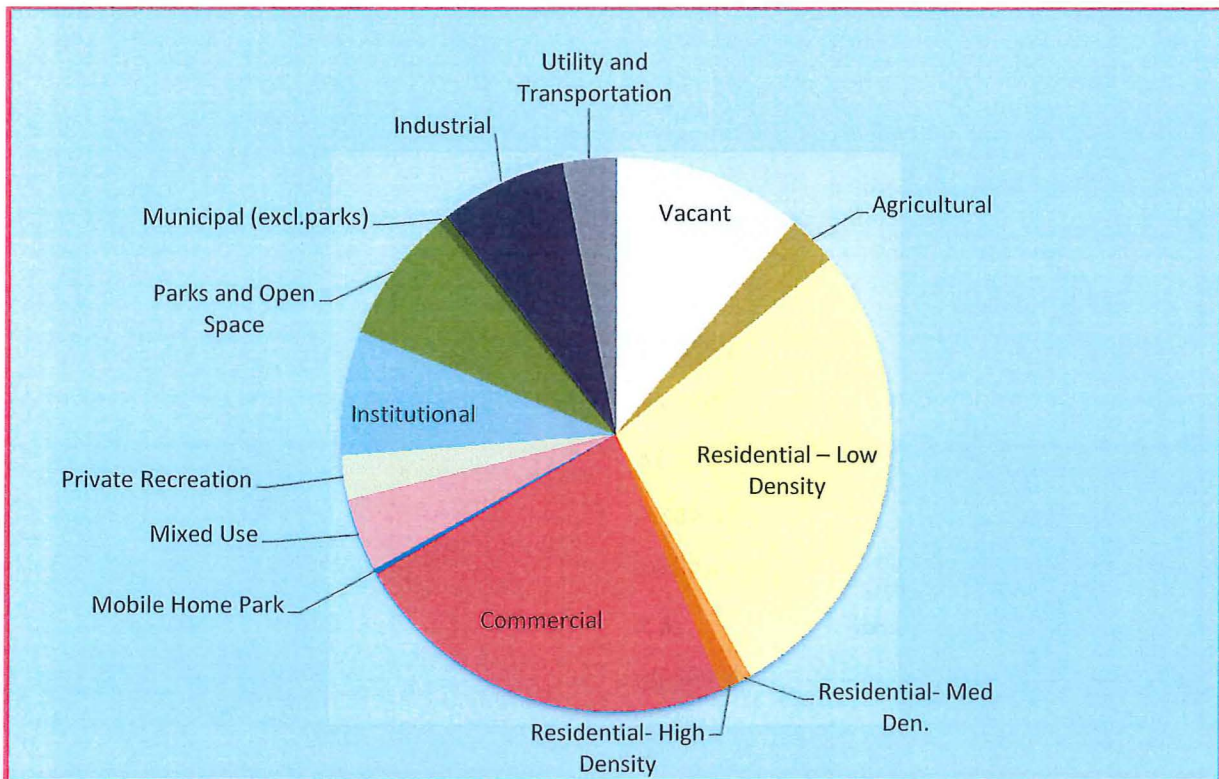
Existing Land Use	Acres	% of Total
Vacant	708.85	11.1%
Agricultural	188.7	3.0
Residential – Low Density	1,766.37	27.8%
Residential- Medium Density	47.03	0.7%
Residential- High Density	69.82	1.1%
Mobile Home Park	20.41	0.3%
Commercial	1,460.75	22.9%
Mixed Use	271.41	4.3%
Private Recreation	166.74	2.6%
Institutional	461.5	7.2%
Parks and Open Space	496.04	7.8%
Municipal (excluding parks)	38.5	0.6%
Industrial	474.03	7.4%
Utility and Transportation	200.02	3.1%
Total	6,370.17	

For purposes of this Report, the most important observation derived from the Existing Land Use Map is that only 11% of the Township’s land is characterized as vacant, and thus the Township is primarily built out. The largest parcels of vacant land can be found in the northwestern corner of the Township. Outside of this area, a closer look reveals that most of the remaining land is vacant due to development constraints such as floodplains, steep slopes, easements, and irregular parcel boundaries, or lack of access. Other parcels appear vacant as they are the subject of utility easements, such as natural gas

pipeline or the electrical transmission lines. (A map of natural resource constraints can be found in the Appendix.)

One additional category depicted on the Existing Land Use Map is that of "Sensitive Sites". Four such sites are located within the Township, and all are also situated within the TSA. These contaminated sites are the legacy of the Township's industrial past and central location and are in varying degrees of remediation. They include the former Knickerbocker landfill, former Foote mineral quarry, and the former Bishop Tube plant. As will be discussed in the Assessment of Future Development, all are expected to be developed within the next ten years, a sign that the Township has reached a point where the demand and value of developing such properties outweighs the burden of remediation. However, the Township and developers should proceed with utmost caution, compliance with federal regulations, and with sensitivity to the type of development appropriate for each site.

Figure 1: Existing Land Use in East Whiteland



4. APPROVED AND PENDING DEVELOPMENT

As of January 2017, there are many land development plans either active (under review by the Township's Planning Commission and Board of Supervisors), or approved/under construction. A summary of these plans is provided in Tables 4, 5, and 6. While this development will contribute to the Township's build-out, plans submitted prior to the publication of the Township's Notice of Intent (NOI) to enact an Act 209 Ordinance and establish a transportation impact fee will be exempt from the fee.

The Township's NOI was published on October 19, 2016. Plans submitted after this date, but prior to the adoption of the transportation impact fee are subject to an interim fee. Such plans are noted below in Table 6.

Table 4. Approved Residential Units

Project ¹	Single-family detached Dwellings	Two-family Dwellings	Single-family Attached	Apartment Units
Atwater Village	68	80	401	
99 Church Road	43			
Celia Tract			59	
Cockerham Tract			51	
Haven at Atwater				326
Linden Hall			60	
Swedesford Square				244
Uptown Worthington				753
Total Units	111	80	571	1,323
Persons/HH (typ.) ²	3.51	2.22	2.22	1.67
Projected population by unit type	389	178	1,267	2,209
Total Projected Population	4,043			

Source: 1. East Whiteland Township, 2016; 2. Montgomery County Planning Commission, Characteristics of the Population in New and Existing Housing Units, January 2012

Table 5. Approved Nonresidential Square Footage

Project ¹	Approved Square Footage
Atwater Village Comm	24,250 + hotel
Exeter 8 Lee	121,575
Immaculata Univ.	14,540
People's Light & Theater	2,152
Tom Ward	5,800
20 Moores	198,000
Uptown Worthington	422,500
Lincoln Court	16,000
6 GV PW	57,000
Total SF	845,125

Source: 1. East Whiteland Township, 2016

Table 6. Land Development Applications under Review

Project ¹	Single-family detached Dwellings	Two-family Dwellings	Single-family Attached	Apartment Units	Nonresidential SF
Bishop Tube/ 9 Malin Rd			228		
East Whiteland Grocery					36,170
Great Valley Center				600	
Great Valley Community Org					41,128
*Swedesford 66			66		
Swedesford Square				244	
Total Units/SF	124		287	844	91,838

Source: 1. East Whiteland Township, 2016

Note: Projects are under review and therefore may be significantly altered prior to any approvals.

* Plans submitted after the publication of the NOI.

5. Population and Employment Trends

The MPC requires an analysis of population trends as part of the land use assumptions, to help justify the anticipated growth. This report provides the population and employment projections calculated by the Delaware Valley Regional Planning Commission (DVRPC) for ten years and beyond.

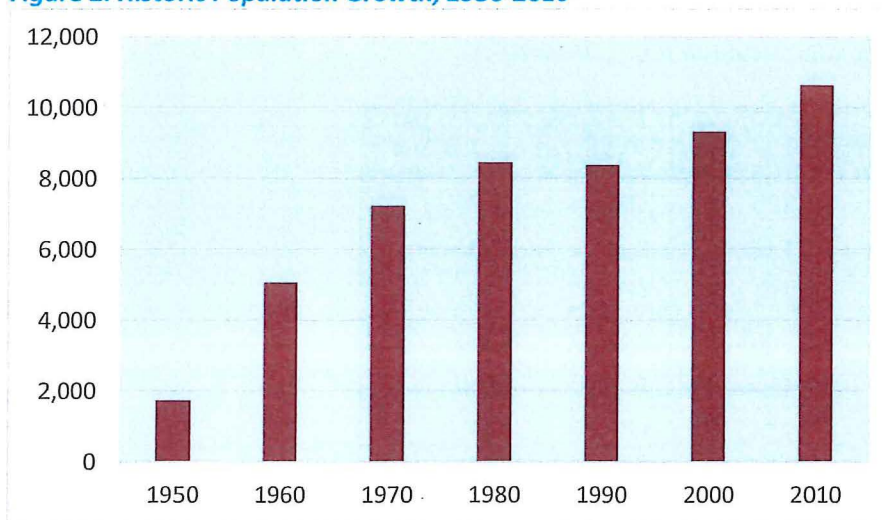
Historical growth trends for East Whiteland are shown in Table 7. In the most recent decade from 2000 to 2010, the Township experienced a 14% growth rate, even with the major economic recession that impacted the nation. As the region has recovered from the downturn, land development activity within the Township has once again picked up speed and, as can be seen in Table 8, future population trends are anticipated to maintain equally high rates of growth, peaking at more than 19% between 2020 and 2030. This growth rate makes sense given the list of approved plans discussed in the last section. The largest developments, Atwater and Uptown Worthington, are being built in phases, and thus a full impacts of these developments will not be felt until the 2020s.

Table 7. Population Growth, 1950-2015

	Population	Growth Rate (in previous decade)
1950	1,740	
1960	5,078	191.8%
1970	7,242	42.6%
1980	8,468	17%
1990	8,398	-0.8%
2000	9,333	11%
2010	10,650	14%
2015 (est.)	10,702	0.5%

Source: US Census; American Community Survey

Figure 2. Historic Population Growth, 1950-2010



Source: DVRPC

Figure 3. East Whiteland Township, Population Forecast, 2020-2045

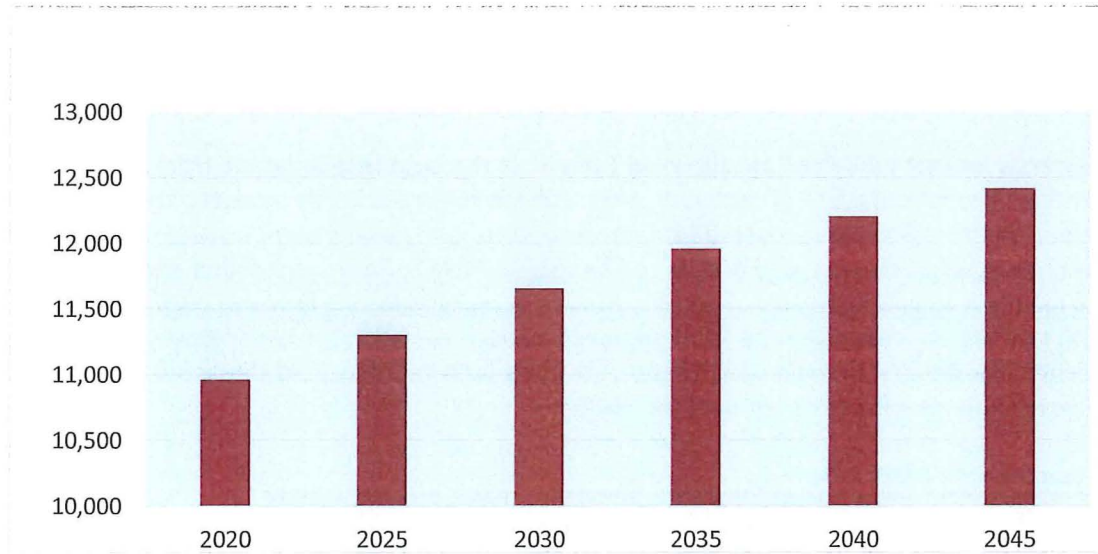


Table 8. East Whiteland Township, Population Forecast, 2020 - 2040

	Population	Decadal Growth Rate	Absolute Change (per decade)
2020	12,002	12.7% (2010- 2020)	1,300
2030	14,309	19.2% (2020- 2030)	2,307
2040	16,221	13.4% (2030-2040)	1,912

Source: DVRPC, 2016

Table 9. Population Forecast, Surrounding Municipalities, 2020-2030

	2020	2030	2020 - 2030	% Change
East Whiteland	12,002	14,309	2,307	19.2%
Charlestown	6,198	7,217	1,019	16.4%
East Goshen	18,685	19,378	693	3.7%
Tredyffrin	30,232	31,578	1,346	4.5%
West Whiteland	11,426	12,454	1,028	9.0%
Willistown	11,177	11,724	547	4.9%
Chester County	543,702	599,932	56,230	10.3%

Table 10. Employment Forecast, East Whiteland Township, 2010-2040

	Employment	Growth Rate
2010	23,774	
2020	24,735	4.04% (2010-2020)
2030	27,514	11.2% (2020-2030)
2040	29,730	8.05% (2030-2040)

Source: DVRPC, 2016

Table 11. Employment Forecast, East Whiteland and Surrounding Townships

	2020	2030	Abs. Change 2020 - 2030	% Change
East Whiteland	24,735	27,514	2,779	11.2%
Charlestown	2,676	3,024	348	13.0%
East Goshen	8,540	9,444	904	10.6%
Tredyffrin	56,127	58,870	2,743	4.9%
West Whiteland	24,750	27,241	2,491	10.1%
Willistown	7,680	8,107	427	5.6%
Chester County	312,459	347,578	35,119	11.2%

Source: DRVPC, 2016

The DVRPC creates population and employment forecasts for its 9-county region by allocating expected regional growth to the Counties, and then allocating each County's growth among its many municipalities. These forecasts are updated every two to three years, and were most recently adopted in July 2016. As a general rule, such forecasts are more accurate when they are made for a shorter time frame and/or a larger geographic area. While the calculation of the population and employment forecasts takes time, land use can seem to change quickly, impacting trends and projections. East Whiteland has many current examples of these potentially trend changing land use plans. For instance, the forecasts do not specifically account for the rezoning and future redevelopment of the Great Valley Corporate Center as a significant mixed-use center.

Though these forecasts were recently adopted, East Whiteland Township expects that they may underestimate residential population, and potentially employment as well. One point to consider is that 3,355 persons are anticipated to live in housing units that are currently approved and/or under construction in the Township (see Table 4). This accounts for 93% of the population growth forecasted for 2030. The Township notes however, that, as mentioned earlier, large developments such as the Great Valley Corporate Center and Atwater Village, will be built in multiple phases over time. The applicant for Great Valley Corporate Center, estimated ten to fifteen years for its complete build out, which would push project completion into the early 2030s. These trends are not accurately reflected in DVRPC's current population and employment forecasts and will likely be taken into account when the forecasts are updated.

6. Assessment of Future Development

Future development potential for East Whiteland Township was assessed for four categories of development:

1. Vacant residential
2. Vacant nonresidential
3. Redevelopment Potential- Parcel specific
4. Redevelopment Potential- Area specific

The methodology for each step varied slightly to best estimate a realistic build-out within the next ten years. In all cases, the total units and/or square feet are based on the concept of “developable acre” in which floodplains, wetlands, easements, and roads are “netted out” from the total acres of a tract. A thorough explanation of methodologies follow this section, with complete tables included in the Appendix.

There are many assumptions underlying the build-out analysis, most important are the following:

- That all existing and viable developed properties shown on the Existing Land Use shall continue into the future.
- That all approved applications for land development will not be included in the build-out calculations; and of the pending applications, only those submitted after the NOI on October 19, 2016 will count toward the build-out.
- That vacant lots and redevelopment sites will be developed in accordance with existing Zoning Ordinance and Zoning Map, unless otherwise noted in Section 3.
- That East Whiteland, being a primarily built out Township, is on the verge of a significant wave of redevelopment/development, as illustrated by the recent adoption of the Great Valley Revitalization Overlay District.
- That the development potential for any parcel is considered to be feasible for the ten year planning period. In many cases, this means that the development calculated does not represent the highest amount that would be permitted by zoning.

A. Build-out Summary

The total 10-year build out is estimated to be 3,501,513 nonresidential square feet and 1,024 dwelling units as seen in Table 12 below.

Table 12. Summary of Development Potential by Category

	Developable Acres	Nonresidential Square feet	Dwelling Units
Vacant Residential (Table 13)	207.8	NA	262
Vacant Nonresidential (Tables 14 and 15)	77.71	654,386	69
Redevelopment- Specific Parcels (Tables 16-18)	514	1,480,768	442
Great Valley Corp Center (Table 19)	163.72	544,219	NA
Route 30 (Table 20)	479.51	822,140	251
TOTAL		3,501,513	1,024

B. Methodology

Together with the TIFAC, the Township and Consultants identified five (5) categories of developable lands in the Township, as shown on Map 4, Build out Analysis:

Vacant Residential	Vacant parcels with residential zoning
Vacant Nonresidential	Vacant parcels with nonresidential or mixed use zoning
Vacant 10+ years	Vacant parcels that the TIFAC determined would remain vacant for the 10 year planning period
Potential Redevelopment- Parcel Specific	Specific parcels likely to redevelop within 10 years
Potential Redevelopment – Area Specific	Areas where redevelopment is likely to occur, but without clear indication of specific parcels

The TIFAC reviewed each of these areas for development and redevelopment potential. While in most cases, specific parcels were identified for redevelopment, there were two cases where an area was noted as likely to redevelop, but without a clear determination as to specific parcels. These areas are addressed individually:

- 1) Great Valley Corporate Center; and
- 2) Route 30 corridor (excluding specific parcels identified as vacant or with redevelopment potential).

For each category, the same basic steps were employed to determine the build-out:

- Identify parcels of at least 0.5 acre in size (unless parcels of less than 0.5 acres are located adjacent to other vacant/redevelopable parcels) for inclusion in the analysis.
- Identify current zoning district designation and/or future land use plan designation.
- Subtract development constraints (floodplains, easements) from the gross acreage of the tract resulting in the “developable acres”. The East Whiteland Township Zoning Ordinance defines developable acre. The definition does not subtract steep slopes, riparian buffers and other development constraints. Therefore, where these additional constraints are found in the field they may or may not lower the actual yield. The tables depicting gross acreage and constraints are found in the Appendix.
- For residential parcels: Use the maximum dwelling units per acre (DU/AC) in accordance with the Zoning Ordinance to calculate the maximum dwelling units for residential units.
- For parcels in the Institutional (INS), Office Business Park (OBP), Professional Office (PO), or Industrial (IND) districts: Use the maximum building coverage to determine the maximum first floor square footage permitted, then multiply this square footage by the number of stories assumed per building. For the INS, PO and IND districts a 1- 1/2 story building is assumed. For the OBP district, a 2 story building is assumed.
- For parcels in the Village Mixed Use (VMX) District: Recent developments under these regulations have primarily been residential in nature. Current discussions with developers indicate that this trend will continue. Therefore, to calculate the development potential of a VMX parcel, 75% of the developable acreage is assumed to be residential and 25% is nonresidential and the square footage and number of dwelling units are based on this breakdown.

- Frontage Commercial (FC) District Parcels: Where the FC district is located within a mixed use node as identified by the Comprehensive Plan Update, such parcel is calculated in the same manner as the VMX. Where is it located outside of such a mixed use area, it is calculated as a nonresidential square footage.
- Where a specific land development concept has been shared with the TIFAC, such concept has been incorporated into the build-out and noted on a case by case basis.
- Assuming not every parcel identified will be developed to the assumed extent within the 10 year timeframe, all estimates are reduced by 25%.

C. Vacant Residential

There are 27 vacant, residentially zoned parcels, including one land development application under active review. The table below lists these parcels with their Map ID and estimated dwelling unit yield of 250 dwelling units.

Table 13. Vacant Residential Build out Calculations

A Map ID	B Address	C Zoning	D Dev Acres	E Max DU/AC	F DU Yield
1	32 FRAME AV	LDR	1.17	1	1
3	272 LAPP RD	LDR	20.69	1	32
7	(Cottonwood Dr)	LDR	4.60	1	4
8	240 PHOENIXVILLE PK	LDR	4.83	1	4
9	4 LAPP RD	LDR	0.90	1	1
11	408 CONESTOGA RD	LDR	67.59	1	67
12	356 CONESTOGA RD	LDR	4.65	1	4
13	428 CONESTOGA RD	LDR	2.24	1	2
16	(Cottonwood Dr)	LDR	2.48	1	2
18	191 SIDLEY RD	LDR	8.02	1	8
20	60 SPROUL RD	LDR	7.57	1	7
21	105 CHURCH RD	LDR	3.27	1	3
22	501 SWEDESFORD RD	LDR	2.09	1	2
23	441 SWEDESFORD RD	LDR	6.81	1	6
25	4 FRAME AV	LDR	1.36	1	1
29	61 FLAT RD	LDR	37.11	1	37
30	432 CONESTOGA RD	LDR	3.73	1	3
32	50 CONESTOGA RD	LDR	2.90	1	2
33	CONESTOGA RD	LDR	5.12	1	5
36	476 CONESTOGA RD	LDR	1.76	1	1
37	(N CONESTOGA)	LDR	2.38	1	2
39	4 JEUNET LA	LDR	2.01	1	1
53	430 SWEDESFORD RD	LDR	1.07	1	1
61/55/43*	5 SWEDESFORD RD	RMH	15.7	12	66
SUBTOTAL			207.8		262

DU/AC = Dwelling Unit per Acre
LDR = Low Density Residential

RMH = Res Medium-High Density
* Active Land Development Application

D. Vacant Nonresidential

There are 28 vacant nonresidential parcels in East Whiteland Township as shown in the Tables 14 and 15 below.

Table 14. Vacant Nonresidential Build-out Calculations: Single Use Districts (OBP, IND, FC)

A Map ID	B Address	C Zoning District	D Dev Acres	E Bldg Cov	F Base SF (Nonres)	G Total SF (Nonres)
50	(LEE BLVD)	OBP	4.92	0.25	53,582	107,164
62	400 THREE TUN RD	IND	2.40	0.25	26,092	39,139
63	215 THREE TUN RD	IND	1.32	0.25	14,411	21,616
64	420 THREE TUN RD	IND	1.15	0.25	12,545	18,817
65	100 THREE TUN RD	IND	1.98	0.25	21,558	32,338
66	155 THREE TUN RD	IND	1.62	0.25	17,597	26,396
67	180 THREE TUN RD	IND	1.46	0.25	15,936	23,905
69	73 LANCASTER AV	FC	2.53	0.35	38,497	57,745
78	(MOREHALL RD)	OBP	3.07	0.25	33,409	66,818
79	514 LAPP RD	OBP	1.69	0.25	18,351	36,701
84	32 LANCASTER AV	FC	1.27	0.35	19,397	29,095
85	14 E LANCASTER AV	FC	1.02	0.35	15,613	23,419
87	323 LANCASTER AV	OBP	2.50	0.25	27,268	54,535
88 ¹	278 LAPP RD	OBP	25.65	0.25	0	0
58/59	215 S PHOENIXVILLE PK	OBP	4.75	0.25	51,728	103,455
Subtotal			57.33			641,144
Nonres (x 75%)						480,858

OBP= Office/Business Park

SF = Square footage

IND = Industrial

1. Per previous concept plans, parcel 88 is necessary to provide access to the larger, nonresidential parcels 125 and 136, as well as the residentially zoned 3, 18, and 9.

Table 15. Vacant Nonresidential Build-out Calculations: Mixed-Use Districts and Nodes

A Map ID	B Address	C Zoning District	D Dev Acres	E Bldg Cov	F Base SF (Nonres)	G Total SF (Nonres)	H DU/AC	I Total Units
14	165 PLANE BROOK RD	VMX	1.18	0.55	7,066	10,600	7	6
28	169 PLANE BROOK RD	VMX	0.99	0.55	5,949	8,923	7	5
47	47 PROSPECT RD	VMX	1.37	0.55	8,206	12,308	7	7
49	593 LANCASTER AV	FC	0.86	0.35	3,278	4,917	7	5
68 ²	(LANCASTER AV)	PO	3.16	0.25	8,593	12,890	7	17
70/86	(MATTHEWS RD)	ROCRO	5.31	0.40	92,521	138,782		14
71 ²	161 LANCASTER AV	FC	2.79	0.35	10,619	15,929	7	15
73 ²	167 LANCASTER AV	FC	2.34	0.35	8,935	13,403	7	12
80 ²	155 LANCASTER AV	FC	1.02	0.35	3,875	5,812	7	5
83 ²	157 LANCASTER AV	FC	1.37	0.35	5,204	7,807	7	7
SUBTOTAL			20.38			231,370		93
X 75%						173,528		69

Notes and abbreviations:

1. Minimum dwelling units required per acre, all others refer to maximum DU/AC

2. Adjoining parcels under single ownership

DU/AC = dwelling units per acre

FC= Frontage Commercial

ROCRO= Regionally Oriented Commercial-Residential Overlay

SF = Square footage

VMX = Village Mixed Use

E. Potential Redevelopment- Parcel Specific

As mentioned in the introduction, Potential Redevelopment is further categorized into parcel specific redevelopment and area specific potential redevelopment. There are 51 parcels within this category. They are depicted in the tables below, organized by zoning district. In order to account for existing development, which would not count as “new” square footage in the build-out, a 50% “credit” is discounted from the nonresidential totals.

Table 16. Potential Development/Redevelopment- Specific Parcels: INS, IND, OBP

Map ID	Address	Zoning District	Dev Acres	Bldg Cov	Base SF (Nonres)	Total SF (Nonres)	D Units (Res)
78 ¹	100 LINDENWOOD DR	OBP	3	.25	0	0	170
94	5 BACTON HILL RD	IND	3.44	0.25	37,461	56,191	
100 ²	SWEDESFORD RD	INS	68.29	0.25	743,722	371,861	100
125/136 ³	367 OLD MOREHALL RD	OBP	66.49	0.25	0	0	0
139	(BACTON HILL RD)	IND	36.02	0.25	392,258	588,387	0
140	681 MOREHALL RD	OBP	13.66	0.25	148,745	297,490	
141	341 OLD MOREHALL RD	OBP	3.91	0.25	42,590	85,180	
143	9 BACTON HILL RD	IND	2.82	0.25	30,722	46,084	
144	7 BACTON HILL RD	IND	2.16	0.25	23,572	35,358	
145	3 BACTON HILL RD	IND	5.82	0.25	63,374	95,061	
146	17 BACTON HILL RD	IND	8.59	0.25	93,532	140,298	
149	56 BACTON HILL RD	IND	1.93	0.25	21,055	31,582	
148	71 BACTON HILL RD	OBP	7.25	0.25	78,916	157,832	
156	81 BACTON HILL RD	OBP	13.39	0.25	145,809	291,617	
160	79 BACTON HILL RD	OBP	9.45	0.25	102,887	205,774	
162	75 BACTON HILL RD	OBP	3.06	0.25	33,299	66,597	
163	77 BACTON HILL RD	OBP	2.09	0.25	22,801	45,603	
175	(N MOREHALL)	OBP	14.26	0.25	155,291	310,583	
176 ⁴	1145 KING RD	INS	31.89	0.25	347,304	0	75
176 ⁴	1145 KING RD	INS					30
Subtotals			374.27			2,825,498	375
Credit for Existing (50%)						1,412,749	0
Total						1,412,749	375

Notes on the Potential Redevelopment of Specific Parcels

1. Parcel 78 has been discussed as a partial redevelopment with the addition of 170 apartments.
2. Parcel 100, Whitehall Holdings, is zoned Institutional with approved plans for a Continuing Care Retirement Community (CCRC). CCRCs are not currently performing well in the market and current discussions for the parcel include approximately 370,000 square feet of nonresidential use and 100 townhouse units.
3. Parcels 125 and 136 are portions of the former Knickerbocker landfill. This parcel is severely constrained with steep and very steep slopes. While these constraints do not count toward the developable acreage (per EWT Zoning), they do need to be taken into account in terms of square footage. Current potential for these parcels is understood to be a solar farm. Square footage for such a use is very minimal and typically limited to any support and/or maintenance buildings.

4. The highlighted portion of Parcel 176 is owned by the Sisters, Servants of the Immaculate Heart of Mary. Long range plans could potentially include a retirement facility housing approximately 300 residential units. This concept, a permitted use within the INS district, will most likely not be acted upon until late in the planning horizon and thus only 25% (75 units) of this estimate is included in the current build-out. The remainder of Parcel 176 is the location of Immaculata University. The University has current plans to construct five (5) student housing buildings with a total of 30 apartments and 150 beds.

Table 17. Potential Development/Redevelopment- Specific Parcels: VMX, FC and ROCRO

Map ID	Address	Zoning	Dev Acres	Bldg Cov	Base SF (Nonres)	Total SF (Nonres)	H DU/AC	I Total Units
48/101	170 PLANE BROOK	VMX	.89	.55	5,331	7,996	7	5
105*	560 LANCASTER AV	FC	0.25	0.35	938	1,407	7	1
110	150 PLANE BROOK RD	VMX	1.86	0.55	11,124	16,686	7	10
111	158 PLANE BROOK RD	VMX	0.89	0.55	5,359	8,038	7	5
112	39 PROSPECT AV	VMX	0.29	0.55	1,713	2,569	7	2
115	162 PLANE BROOK RD	VMX	0.36	0.55	2,161	3,242	7	2
117	176 PLANE BROOK RD	VMX	3.15	0.55	18,870	28,305	7	17
142	370 LANCASTER AV	FC	3.04	0.35	11,596	17,394	0	0
103*	554 LANCASTER AV	FC	1.48	0.35	5,626	8,440	7	8
104*	542 LANCASTER AV	FC	1.18	0.35	4,508	6,763	7	6
106*	562 LANCASTER AV	FC	0.38	0.35	1,464	2,195	7	2
109*	536 LANCASTER AV	FC	2.54	0.35	9,665	14,497	7	13
118*	20 NORBROS CI	FC	2.63	0.35	10,032	15,048	7	14
119*	558 LANCASTER AV	FC	0.61	0.35	2,307	3,460	7	3
Subtotal						136,038		87
Credit for Existing (50%)						68,019		43
Total						68,019		44

Notes:

1. Parcels 103, 104, 106, 109, 118, and 119 are expected to be the subject of a redevelopment proposal in the near future. Located within a Mixed Use Node per the Comprehensive Plan Update, it is highly likely that these will develop with higher density multi-family units. The number of new units is somewhat offset by existing development on Norbros Circle.

Table 18. Potential Development/Redevelopment- Specific Parcels: LDR

A Map ID	B Address	C Zoning	D Dev Acres	E Max DU/AC	F DU Yield
93	429 CONESTOGA RD	LDR	1.08	1	1
95	(BACTON HILL RD)	LDR	0.86	1	1
96	(BACTON HILL RD)	LDR	0.90	1	1
97	(BACTON HILL RD)	LDR	1.54	1	1
99	421 CONESTOGA RD	LDR	1.22	1	1
147	89 BACTON HILL RD	LDR	1.50	1	1
150	38 DILLAN DR	LDR	12.47	1	12
151	97 BACTON HILL RD	LDR	0.44	1	0
152	419 CONESTOGA RD	LDR	1.40	1	1
153	24 SPRING VALLEY RD	LDR	2.60	1	2
154	99 OLD VALLEY RD	LDR	13.64	1	13
155	1 SPRING VALLEY RD	LDR	1.08	1	1
157	425 CONESTOGA RD	LDR	1.65	1	2
158	415 CONESTOGA RD	LDR	2.38	1	2
159	417 CONESTOGA RD	LDR	2.60	1	2
161	85 BACTON HILL RD	LDR	2.16	1	2
164	427 CONESTOGA RD	LDR	2.22	1	2
Subtotal			49.76		47
Credit for Existing					24
New residential					23

LDR = Low Density Residential

F. Potential Redevelopment- Area Specific

As discussed briefly in the introduction to this section, there are two specific areas within the Township where redevelopment is anticipated, but the specific parcels are not known. These areas are:

- 1) Great Valley Corporate Center; and
- 2) Route 30 corridor (excluding parcels already designed as vacant or for parcel specific redevelopment).

The assumptions incorporated into the build-out for each area follows.

1) GREAT VALLEY CORPORATE CENTER:

Great Valley Corporate Center has been a centerpiece of office/business park development in the Township since the 1970's. Nearly 50 years later, this center is poised for significant change under largely new ownership. The fall of 2016 witnessed the transfer of nearly 30% of the parcels along Great Valley Parkway, Technology Drive, and Country View Drive from Liberty Property Trust to Workspace Properties.

Prior to the change of ownership, Liberty Property Trust requested and got approval for a significant zoning change for the parcels immediately fronting on Route 29. This rezoning is intended to permit an intense mix of uses, including office, apartments, hotel, and retail with common green areas. As part of this report, the TIFAC team made the following assumptions:

- That Workspace Properties bought the former Liberty Property Trust parcels with the intention of redeveloping a significant portion of them, renovating these decades old spaces to reflect current trends in office design and integrate them into the planned mixed use development.
- That other parcels that are individually owned by other companies will also explore redevelopment in light of the planned walkable, mixed-use development.
- Knowing that 30% of the parcels are owned by Workspace Properties and companies other than Liberty Property Trust, we use 30% as the baseline for parcels will redevelop in the next ten years.
- Unlike the VMX and other Districts, the development potential of the OBP district is better calculated through the use of the maximum floor area ratio (FAR) and the assumption that 2.5 story buildings will be developed.

Table 19. Great Valley Corporate Center Area-wide Redevelopment Potential

Map ID	ADDRESS	Dev Acres	Max FAR	Max SF	Existing SF	New SF
102	155 GREAT VALLEY PW	5.49	0.5	119,582	106,383	13,199
107	75 GREAT VALLEY PW	3.16	0.5	68,843	11,320	57,523
108	200 GREAT VALLEY PW	3.21	0.5	69,988	38,181	31,807
113	90 GREAT VALLEY PW	5.77	0.5	125,724	94,150	31,574
114	115 GREAT VALLEY PW	11.73	0.5	255,408	106,602	148,806
116	125 GREAT VALLEY PW	4.70	0.5	102,258	22,853	79,405
120/128	43 GREAT VALLEY PW	5.02	0.5	109,335	61,840	47,495
121	40 GREAT VALLEY PW	3.53	0.5	76,809	61,484	15,326
122	260 GREAT VALLEY PW	3.83	0.5	83,517	24,925	58,593
123	244 GREAT VALLEY PW	3.51	0.5	76,365	80,679	-4,314
124	261 GREAT VALLEY PW	6.93	0.5	150,964	71,699	79,264
126	280 GREAT VALLEY PW	2.97	0.5	64,776	32,432	32,344
127	36 GREAT VALLEY PW	3.36	0.5	73,287	33,047	40,240
129	283 GREAT VALLEY PW	4.13	0.5	90,017	34,697	55,320
130	205 GREAT VALLEY PW	4.25	0.5	92,473	45,401	47,073
131	30 GREAT VALLEY PW	3.24	0.5	70,486	5,801	64,685
132	362 TECHNOLOGY DR	10.83	0.5	235,949	81,953	153,996
133	300 TECHNOLOGY DR	4.91	0.5	107,016	22,505	84,510
134	224 GREAT VALLEY PW	3.01	0.5	65,568	63,802	1,766
135	84 GREAT VALLEY PW	3.77	0.5	82,078	42,819	39,259
137	59 GREAT VALLEY PW	9.34	0.5	203,396	127,820	75,576
138	177 GREAT VALLEY PW	13.85	0.5	301,663	140,801	160,862
165	3 COUNTRY VIEW RD	6.88	0.5	149,790	45,658	104,132
166	2 COUNTRY VIEW RD	4.63	0.5	100,822	38,780	62,042
168	5 GREAT VALLEY PW	4.33	0.5	94,244	69,480	24,764
170	3 GREAT VALLEY PW	4.73	0.5	103,084	45,888	57,196
171	4 COUNTRY VIEW RD	4.59	0.5	100,034	60,034	40,000
172	1 GREAT VALLEY PW	6.40	0.5	139,499	61,296	78,202
173	1 COUNTRY VIEW RD	5.59	0.5	121,775	53,232	68,543
174	7 GREAT VALLEY PW	6.01	0.5	130,920	66,045	64,875
SUBTOTAL						1,814,062
X 30%						544,219

2) ROUTE 30- POTENTIAL REDEVELOPMENT

The Route 30 receives a more in-depth look as part of this build-out analysis for a number of reasons. First of all, the Corridor received priority focus in the Township's 2016 Comprehensive Plan as a location designated for future redevelopment. The Future Land Use Plan shows two particular nodes of mixed-use redevelopment, but does not shy away from recommending a holistic approach to re-envisioning the entire corridor. This "re-envisioning" is about to begin. In February 2017, the Township will be kicking off a Route 30 Corridor Master Plan, intended to re-imagine the land use and transportation elements along this three-mile stretch and make recommendations for comprehensive rezoning and transportation improvements. Unfortunately, the results of this forthcoming Master Plan are difficult to predict as part of this build-out analysis, but we can confidently assume that a different life for Route 30 will be envisioned and that this will include incentives for redevelopment and public private partnerships.

Another factor that could potentially influence future development along Route 30 is the reemergence of the idea of a Whiteland Train Station. It is more than likely that if this possibility is to become a reality, it will take more than 10 years, but the Township and other project partners are initiating discussions with SEPTA.

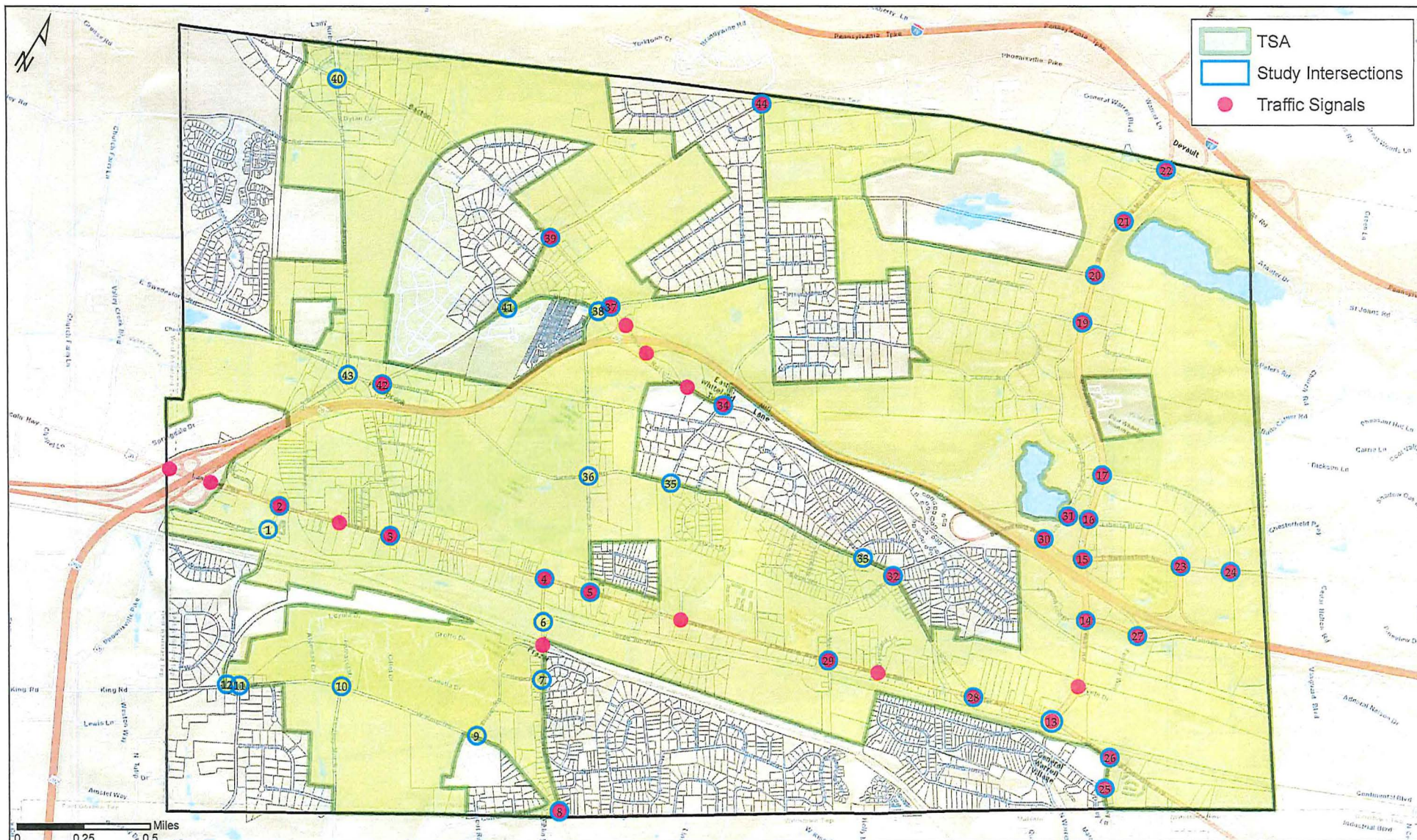
The challenges in estimating a redevelopment build-out for this corridor are many. The comprehensive rezoning could be adopted within 2 to 3 years, but the analysis must largely assume current zoning districts. A train station would render any redevelopment potential highly underestimated. However, it is difficult to pinpoint exact parcels without knowing the potential station location. Many parcels are already included in other categories in this report, but there is a belief that not adding another factor will leave the build-out analysis short in its calculations for Route 30. The parcels along Route 30 that fall outside of the other categories are shown on Map 4 in light green (Map ID 117). They add up to approximately 480 acres. These are the assumptions used in estimating a ten year redevelopment potential:

- Because of the long history of development along Route 30, the existing rail lines and electric transmission lines, the corridor is more constrained by infrastructure than by natural resources, such as floodplain. Therefore, we assume a developable acreage that is the same as the gross acreage.
- Zoning along Route 30 primarily falls into the "FC-Frontage Commercial" district, which permits a building coverage of 35% and maximum height of 35 feet. Other districts include Professional Office, and Village Mixed-use. The Professional Office district is minimal and so not calculated differently than the FC District. The maximum Village Mixed Use regulations are challenging to achieve on the small and irregular lots along Route 30. Therefore, we assume that applying the provisions of the FC district to the entirety of Route 30, while incorporating residential uses, is reasonable.
- After much discussion, analysis of the mixed-use nodes in the Future Land Use Plan, and other factors, the TIFAC agreed that an additional 15% of the corridor should be estimated for redevelopment.
- To further refine the redevelopment potential and account for what is expected to be a strong residential component, 75% of the redevelopment area is assumed to be residential. This acreage is then multiplied by 7 dwelling units per acre as currently permitted in the VMX district.

Table 20. Route 30 Redevelopment Potential

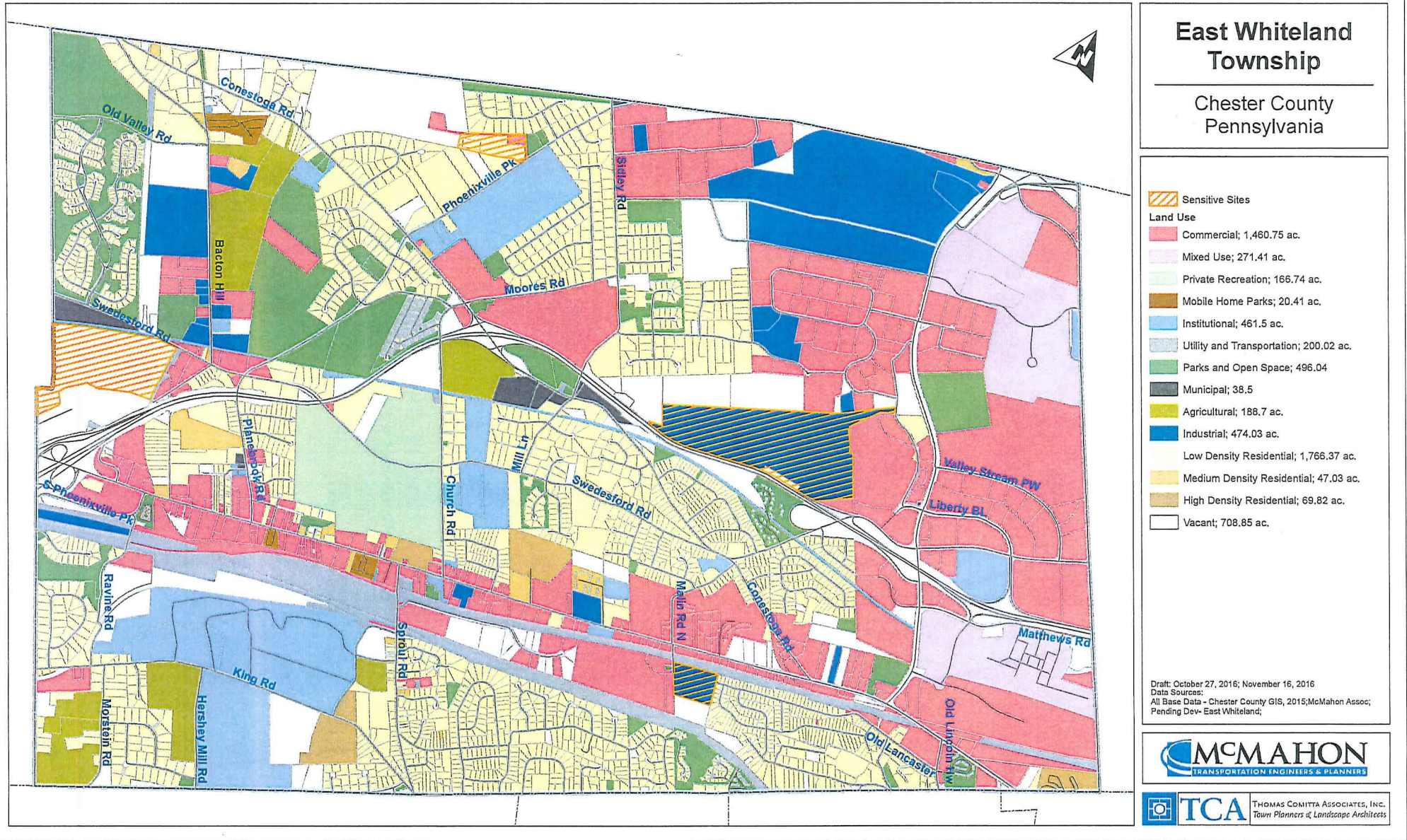
Total Acreage (Map ID 177)	479.51 ac
X 15%	71.9 ac
Nonresidential Component (50%) (0.35 Bldg Cov at 1.5 stories)	35.95 ac
Residential component (75%)	822,140 SF
7 du/ac (VMX)	35.9 ac
	251 units

Map 1. Transportation Service Area (TSA) and Study Intersections

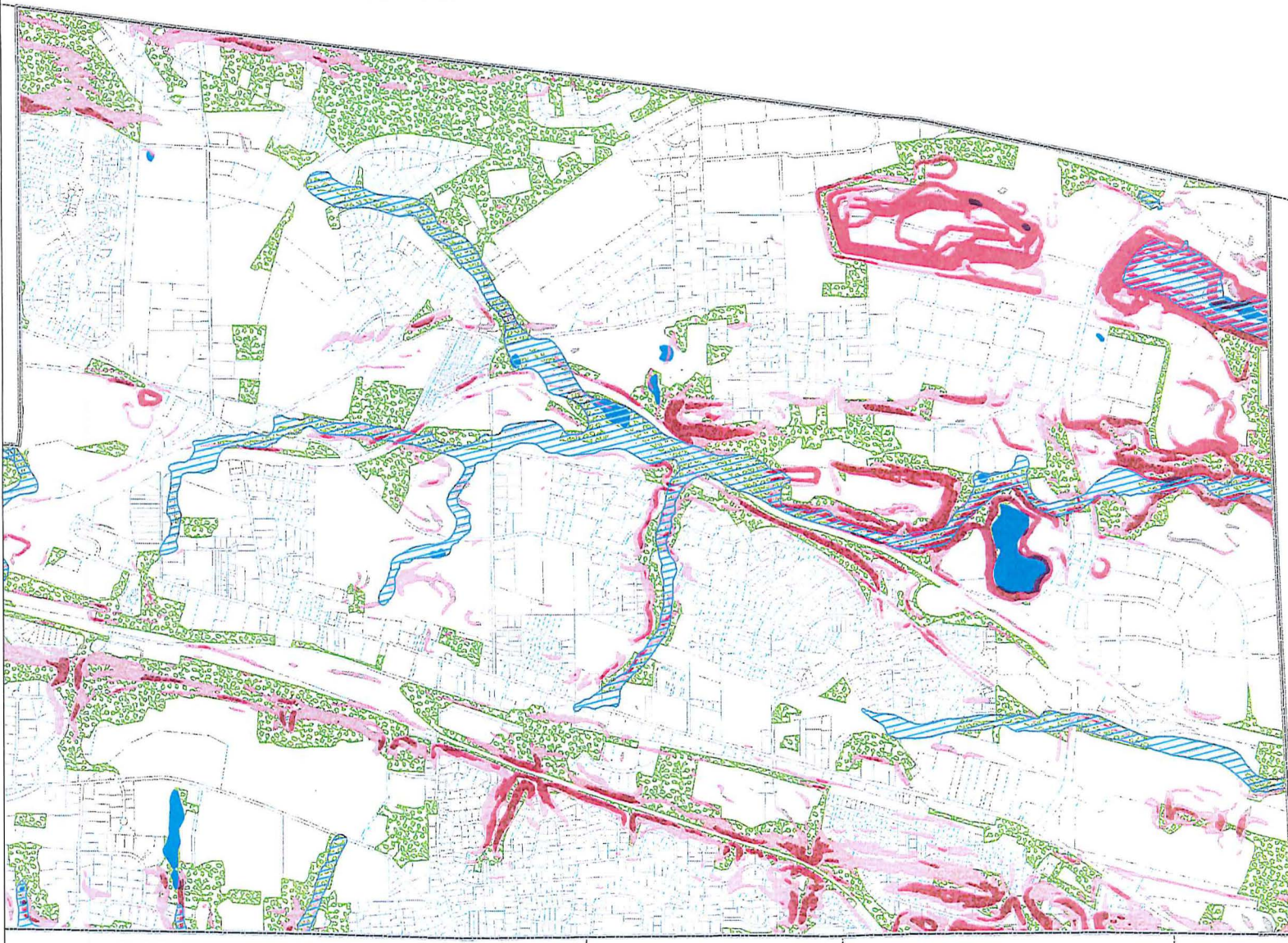


Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, Chester County

Map 2. Existing Land Use








Map 3. Natural Resources



East Whiteland Township

Chester County
Pennsylvania

Legend

-  100 Year Floodplain
- Slope**
-  0 - 15%
-  15 - 25%
-  Greater than 25%
-  Wetlands
-  Woodlands



0 1,600 3,200
Feet

Data Sources: All Base Data, 100 Year Floodplain, Wetlands, Woodlands - Chester County GIS, 2015; Vacant Land - Delaware Valley Regional Planning Commission, 2010, Chester County GIS, 2015

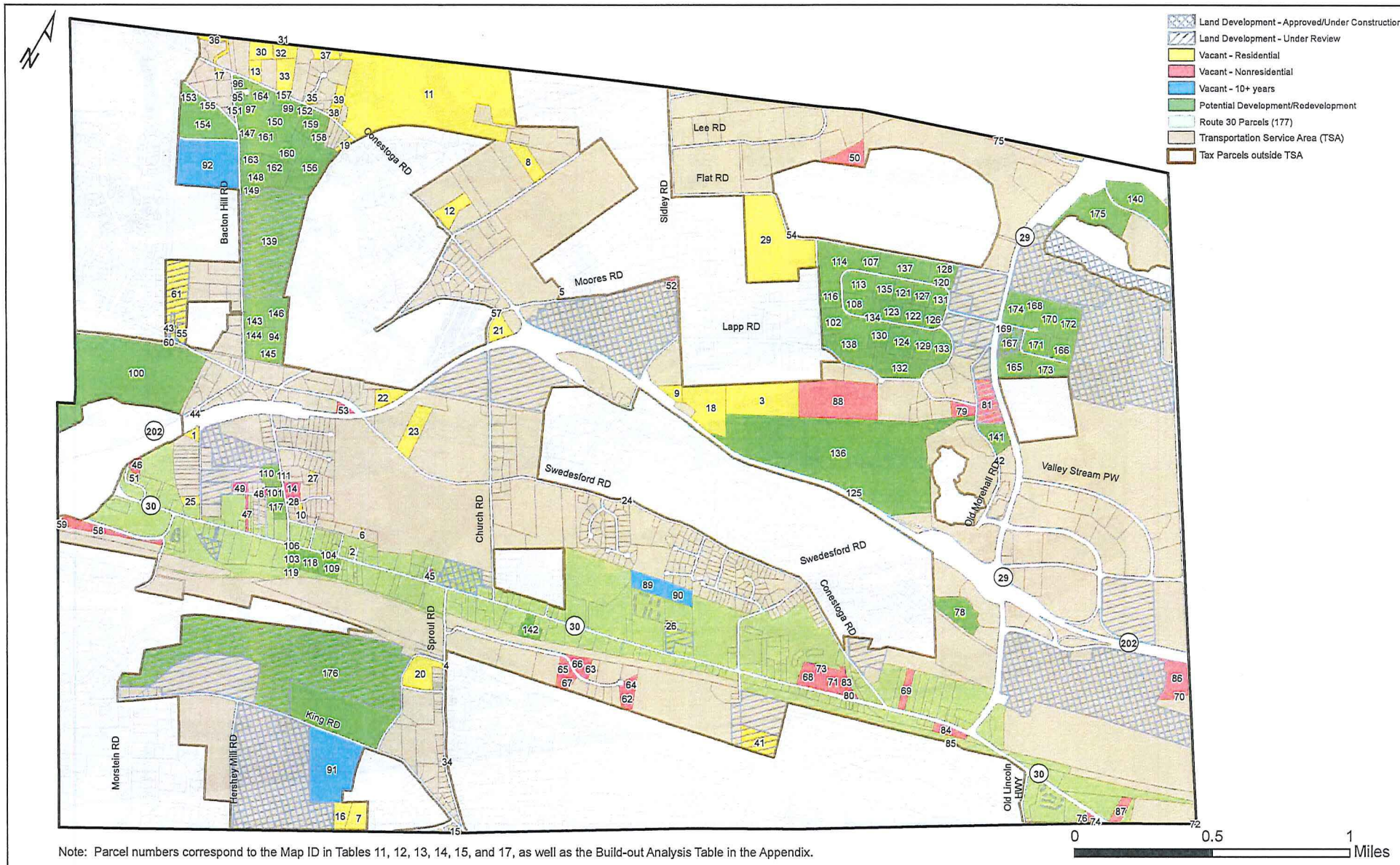
July 13, 2016



TCA

THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

Map 4. Build-out Analysis Map

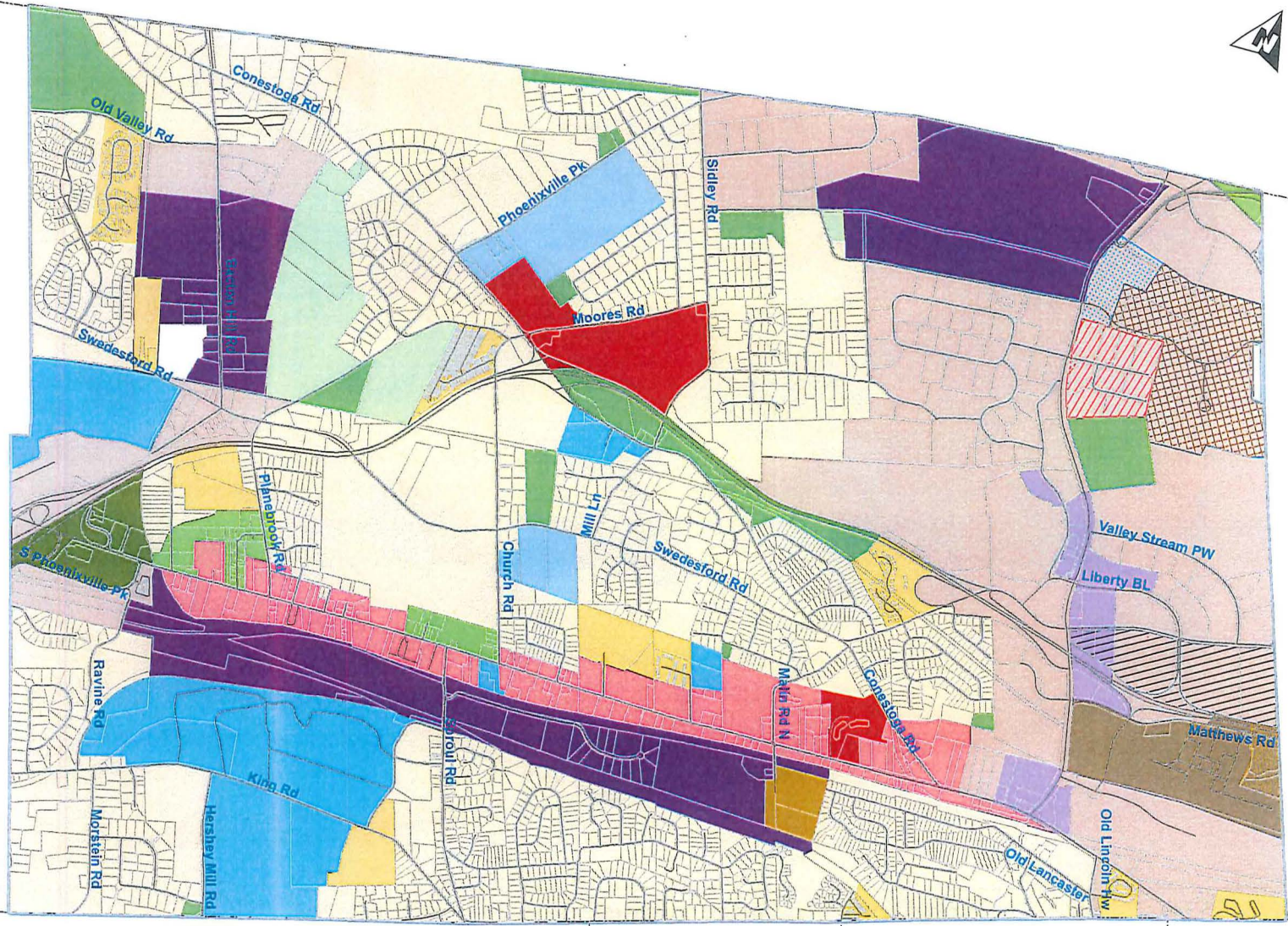


ZONING MAP



East Whiteland Township

Chester County
Pennsylvania



Legend

OVERLAY DISTRICTS

<all other values>

DISTRICT

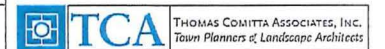
- Corporate Gateway Overlay
- Multimodal Transportation
- O/BPS Overlay
- RMH Overlay
- Regionally-Oriented Comm/Res Overlay 8/13/08

zoning

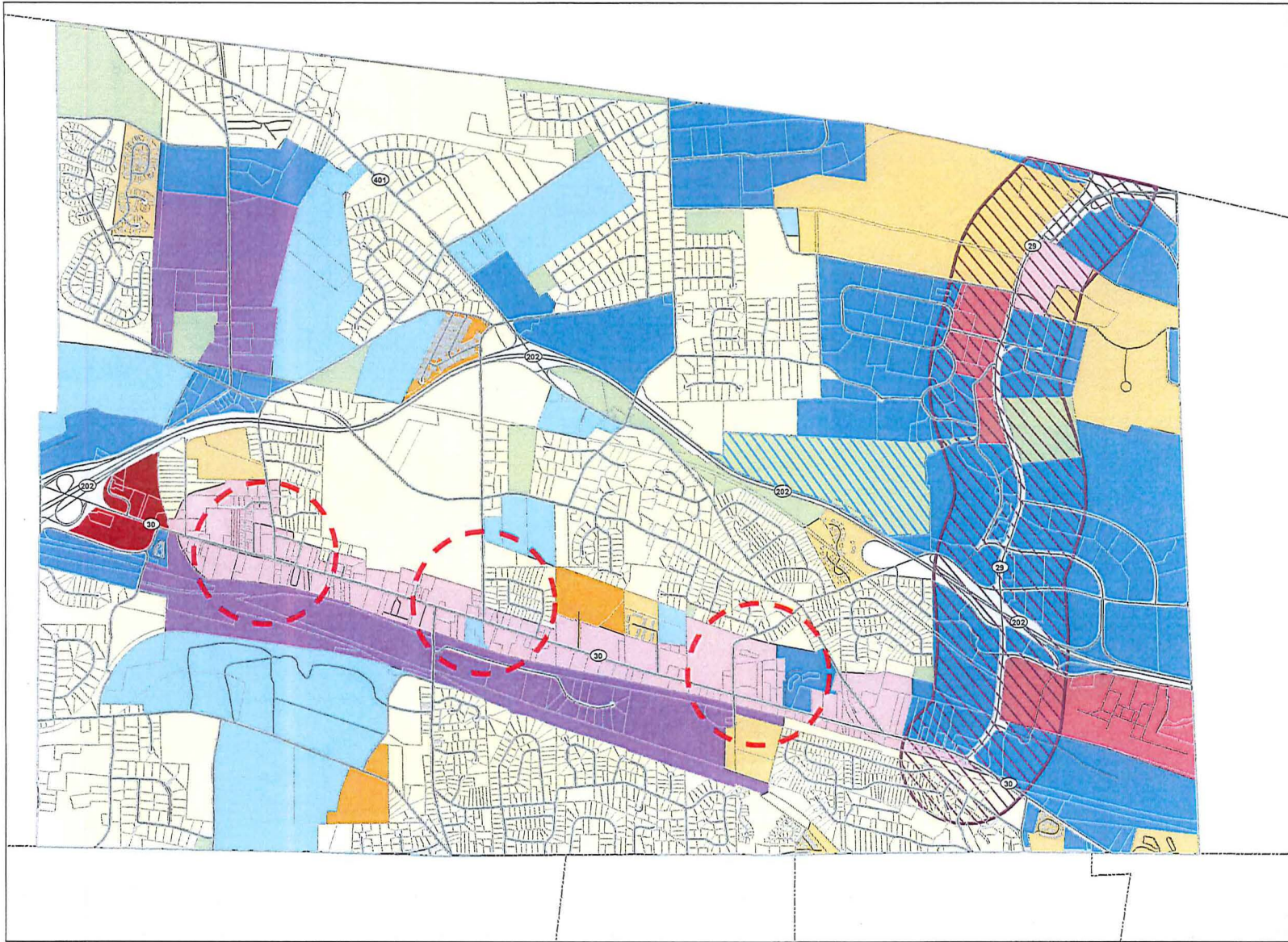
<all other values>

DISTRICT

- Regionally-Oriented Commercial
- Industrial
- Cemetery
- Open Space
- Low Density Residential
- Medium Density Residential
- Medium-High Density Residential
- Institutional
- Neighborhood Schools
- Office/Business Park
- Office/Business Park Services
- Frontage Commercial
- Professional Office
- Regionally-Oriented Comm/Res
- Residential Revitalization
- Village Mixed-Use



Map 6. Future Land Use

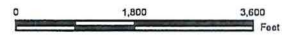


East Whiteland Township

Chester County Pennsylvania

Legend

-  Route 29 Growth Corridor
-  Mixed-Use Nodes
- Future Land Use**
-  Open Space
-  Residential - Low Density
-  Residential - Medium Density
-  Residential - High Density
-  Commercial
-  Regional Commercial
-  High Density Mixed Use
-  Institutional
-  Industrial
-  Office/Business Park
-  Open Space / Office/Business Park



Data Sources:
 All Base Data - Chester County GIS, 2015;
 FLU data- TCA, 2015

July 13, 2016

APPENDIX

Developable Acreage Calculations

The following tables provide the calculation of the developable acreage for each parcel included in the Build-Out Analysis and depicted on Map 4 (Map ID numbers correspond to Map 4).

The East Whiteland Township Zoning Ordinance defines Developable acreage as “The gross acreage of a lot minus the area of public rights-of-way, utility easements or rights-of-way, floodplains, wetlands, and sensitive sites.” It is this developable acreage concept that is the basis for determining permitted dwelling units and floor areas. The following tables depict the gross acreage, constraints, and developable acreage for each parcel and a more realistic build-out estimate. Constraints were measured using GIS.

It is important to note that while effectively acting as constraints in the field, steep slopes and very steep slopes are not accounted for as part of the developable acreage and therefore are not included here. On particularly large parcels, steep slopes and very steep slopes are measured and netted out in the calculations within the body of the report.

The following abbreviations are used in the tables:

DU= Dwelling Units
DU/AC = dwelling units per acre
FC= Frontage Commercial District
IND = Industrial District
INS = Institutional District
LDR = Low Density Residential
MF DU = Multifamily Dwellings
OBP = Office/Business Park District
PO = Professional Office District
RMH= Residential Medium-High Density District
ROCRO= Regionally Oriented Commercial-Residential Overlay District
SF = Square footage
SFA = Single family Attached (townhouses)
SFD = Single family Detached
UPI = Universal Parcel Identification
VMX = Village Mixed Use District

1. VACANT RESIDENTIAL

Map ID	UPI	ADDRESS	Gross Acres	Zoning	Constraints	Dev Acres	DU Yield	Dwelling Type
1	42-3-139	32 FRAME AV	1.17	LDR	0	1.17	1	SFD
3	42-4-25.1	272 LAPP RD	20.69	LDR	0	20.69	32	SFA
7	42-7-16	(Cottonwood Dr)	4.60	LDR	0	4.60	4	SFD
8	42-3-39	240 PHOENIXVILLE PK	4.83	LDR	0	4.83	4	SFD
9	42-4-19.1	4 LAPP RD	2.28	LDR	1.38	0.90	1	SFD
11	42-3-17	408 CONESTOGA RD	80.70	LDR	15.15	65.55	67	SFD
12	42-3-34.2	356 CONESTOGA RD	4.65	LDR	0	4.65	4	SFD
13	42-3-8	428 CONESTOGA RD	2.24	LDR	0	2.24	2	SFD
16	42-7-16.1	(Cottonwood Dr)	3.55	LDR	1.07	2.48	2	SFD
18	42-4-19	191 SIDLEY RD	14.65	LDR	6.63	8.02	8	SFD
20	42-7-2	60 SPROUL RD	7.57	LDR	0	7.57	7	SFD
21	42-3-123.1	105 CHURCH RD	3.55	LDR	0.28	3.27	3	SFD
22	42-3-121.1	501 SWEDES FORD RD	3.63	LDR	1.54	2.09	2	SFD
23	42-3-120	441 SWEDES FORD RD	6.81	LDR	0	6.81	6	SFD
25	42-3-144	4 FRAME AV	1.36	LDR	0	1.36	1	SFD
29	42-4-6.1	61 FLAT RD	37.11	LDR	0	37.11	37	SFD
30	42-3-5.2	432 CONESTOGA RD	3.73	LDR	0	3.73	3	SFD
32	42-3-6	50 CONESTOGA RD	2.90	LDR	0	2.90	2	SFD
33	42-3-11	CONESTOGA RD	5.12	LDR	0	5.12	5	SFD
36	42-3-2	476 CONESTOGA RD	1.76	LDR	0	1.76	1	SFD
37	42-3-7.1	(N CONESTOGA)	2.38	LDR	0	2.38	2	SFD
39	42-3-14.2	4 JEUNET LA	2.01	LDR	0	2.01	1	SFD
53	42-3-199.1	430 SWEDES FORD RD	1.07	LDR	0	1.07	1	SFD
*61/55/43	42-3-80.1	5 SWEDES FORD RD	15.50	RMH		15.50	66	SFA
Total						207.82	262	

SFD = Single Family Detached Dwellings SFA = Single Family Attached (Townhouses)

* Calculations based on existing land development application

2. VACANT NONRESIDENTIAL

Map ID	UPI	Address	Gross Acres	Zoning District	Con-straints	Dev Acres	Bldg Cov	Total SF (Nonres)	Total Units	Potential Uses
14	42-3Q-21	165 PLANE BROOK RD	1.18	VMX	0	1.18	0.55	10,600	6	Retail
28	42-3Q-21.2	169 PLANE BROOK RD	0.99	VMX	0	0.99	0.55	8,923	5	Restaurant
47	42-3-183	47 PROSPECT RD	0.86	VMX	0	1.37	0.55	12,308	7	Office
49	42-3-175	593 LANCASTER AV	1.37	FC	0	0.86	0.35	4,917	5	Retail
50	42-2-10.6	(LEE BLVD)	4.92	OBP	0	4.92	0.25	107,164		Office
62	42-4-296.8	400 THREE TUN RD	2.40	IND	0	2.40	0.25	39,139		Lt IND
63	42-4-296.15	215 THREE TUN RD	1.32	IND	0	1.32	0.25	21,616		Lt IND
64	42-4-296.9	420 THREE TUN RD	1.15	IND	0	1.15	0.25	18,817		Lt IND
65	42-4-296	100 THREE TUN RD	1.98	IND	0	1.98	0.25	32,338		Lt IND
66	42-4-296.16	155 THREE TUN RD	1.62	IND	0	1.62	0.25	26,396		LT IND
67	42-4-296.1	180 THREE TUN RD	1.46	IND	0	1.46	0.25	23,905		Lt IND
69	42-4-139	73 LANCASTER AV	2.53	FC	0	2.53	0.35	57,745		Retail
79	42-4-26.2	514 LAPP RD	2.66	OBP	0.97	1.69	0.25	36,701		Office
84	42-4-332	32 LANCASTER AV	1.27	FC	0	1.27	0.35	29,095		Retail
85	42-4-333.1	14 E LANCASTER AV	1.02	FC	0	1.02	0.35	23,419		Retail
87	42-5-11	323 LANCASTER AV	2.50	OBP	0	2.50	0.25	54,535		Office
88	42-4-25.2	278 LAPP RD	25.65	OBP	0	25.65	0.25	0		Access
58/59	42-6-13	215 S PHOENIXVILLE PK	4.36	OBP	0	4.75	0.25	103,455		Lt IND
68*	42-4-125.8	(LANCASTER AV)	3.16	PO	0	3.16	0.25	12,890	17	Retail
70/86	42-5-1.1C	(MATTHEWS RD)	7.91	ROCRO	2.6	5.31	0.40	138,782	14	Office
71*	42-4-125.3	161 LANCASTER AV	2.79	FC	0	2.79	0.35	15,929	15	Retail
73*	42-4-125.3A	167 LANCASTER AV	2.34	FC	0	2.34	0.35	13,403	12	Retail
80*	42-4-129	155 LANCASTER AV	1.02	FC	0	1.02	0.35	5,812	5	Retail
83*	42-4-125.2	157 LANCASTER AV	1.37	FC	0	1.37	0.35	7,807	7	Retail
						77.71		805,696	93	
X .75								604,272	69	

*Contiguous parcels expected to develop as one tract.

1. All residential units in this table are expected to be multifamily dwellings.

3. REDEVELOPMENT POTENTIAL- PARCEL SPECIFIC NONRESIDENTIAL/MIXED USE

Map ID	UPI	Address	Gross Acres	Zoning District	Con-straints	Dev Acres	Total SF (Nonres)	Total DU	Uses
78	42-4-257.1	100 LINDENWOOD DR	8.8	OBP	0	3	0	170	MF DU
48/101		170 PLANE BROOK	.89	VMX	0	.89	7,996	5	Retail
94	42-3-84.2B	5 BACTON HILL RD	3.44	IND	0	3.44	56,191	0	Recreation
100	42-3-130	SWEDSFORD RD	70.30	INS	2.01	68.29	371,861	100	Data warehouse; SFA
110	42-3-170	150 PLANE BROOK RD	1.86	VMX	0	1.86	16,686	10	MF DU
111	42-3-170.1	158 PLANE BROOK RD	0.89	VMX	0	0.89	8,038	5	Retail
112	42-3-171.1	39 PROSPECT AV	0.29	VMX	0	0.29	2,569	2	Restaurant
115	42-3-171	162 PLANE BROOK RD	0.36	VMX	0	0.36	3,242	2	Office
117	42-3-178	176 PLANE BROOK RD	3.15	VMX	0	3.15	28,305	17	
139	42-3-89	(BACTON HILL RD)	43.29	IND	7.27	41.02	588,387	0	Light ind
140	42-2-8	681 MOREHALL RD	13.66	OBP	0	13.66	297,490	0	Office
141	42-4-50	341 OLD MOREHALL RD	5.15	OBP	1.24	3.91	85,180	0	Office
142	42-4-306	370 LANCASTER AV	3.04	FC	0	3.04	17,394	0	Retail
143	42-3-84.1	9 BACTON HILL RD	2.82	IND	0	2.82	46,084	0	Light ind
144	42-3-84.2A	7 BACTON HILL RD	2.16	IND	0	2.16	35,358	0	Light ind
145	42-3-84.2	3 BACTON HILL RD	5.82	IND	0	5.82	95,061	0	Light Ind
146	42-3-84	17 BACTON HILL RD	8.59	IND	0	8.59	140,298	0	Light Ind
148	42-3-91	71 BACTON HILL RD	7.25	OBP	0	7.25	157,832	0	Office
149	42-3-89.1	56 BACTON HILL RD	1.93	IND	0	1.93	31,582	0	Light Ind
156	42-3-90	81 BACTON HILL RD	15.19	OBP	1.8	13.39	291,617	0	Office
160	42-3-93	79 BACTON HILL RD	9.45	OBP	0	9.45	205,774	0	Office
162	42-3-91.1	75 BACTON HILL RD	3.06	OBP	0	3.06	66,597	0	Light Ind
163	42-3-92	77 BACTON HILL RD	2.09	OBP	0	2.09	45,603	0	Light Ind
175	42-2-8.2	(N MOREHALL)	28.29	OBP	14.03	14.26	310,583	0	Light Ind
176	42-6-34	1145 KING RD	31.89	INS	0	31.89	0	75	Student housing
176	42-6-34	1145 KING RD	150.8	INS	0	150.8	0	30	Retirement housing
103*	42-3-229	554 LANCASTER AV	1.48	FC	0	1.48	8,440	8	Retail
104*	42-3-231	542 LANCASTER AV	1.18	FC	0	1.18	6,763	6	MF DU
105*	42-3-228.1	560 LANCASTER AV	0.25	FC	0	0.25	1,407	1	
106*	42-3-228	562 LANCASTER AV	0.38	FC	0	0.38	2,195	2	
109*	42-3-232	536 LANCASTER AV	2.54	FC	0	2.54	14,497	13	
118*	42-3-230	20 NORBROS CI	2.63	FC	0	2.63	15,048	14	
119*	42-3-228.2	558 LANCASTER AV	0.61	FC	0	0.61	3,460	3	
125/136	42-4-42	367 OLD MOREHALL RD	118.02	OBP	28.51	66.49	0	0	Solar Farm
SUBTOTAL						464	2,961,536	462	
50% Credit for existing							1,480,768	0	

SFA = Townhouse; MF DU = Multifamily Dwellings;

* Contiguous parcels expected to redevelop as one tract.

4. REDEVELOPMENT POTENTIAL- PARCEL SPECIFIC RESIDENTIAL

Map ID	UPI	Address	Zoning	Con-straints	Dev Acres	Max DU/AC	DU Yield	Potential Uses
93	42-3-98.1A	429 CONESTOGA RD	LDR	0	1.08	1	1	
95	42-3-98.5	(BACTON HILL RD)	LDR	0	0.86	1	1	
96	42-3-98.4	(BACTON HILL RD)	LDR	0	0.90	1	1	
97	42-3-98.6	(BACTON HILL RD)	LDR	0	1.54	1	1	
99	42-3-98.3	421 CONESTOGA RD	LDR	0	1.22	1	1	
147	42-3-95	89 BACTON HILL RD	LDR	0	1.50	1	1	
150	42-3-96	38 DILLAN DR	LDR	0	12.47	1	12	
151	42-3-97	97 BACTON HILL RD	LDR	0	0.44	1	0	
152	42-3-100.1	419 CONESTOGA RD	LDR	0	1.40	1	1	
153	42-3-51	24 SPRING VALLEY RD	LDR	0	2.60	1	2	
154	42-3-53	99 OLD VALLEY RD	LDR	0	13.64	1	13	
155	42-3-52	1 SPRING VALLEY RD	LDR	0	1.08	1	1	
157	42-3-99	425 CONESTOGA RD	LDR	0	1.65	1	2	
158	42-3-101	415 CONESTOGA RD	LDR	0	2.38	1	2	
159	42-3-100	417 CONESTOGA RD	LDR	0	2.60	1	2	
161	42-3-96.1	85 BACTON HILL RD	LDR	0	2.16	1	2	
164	42-3-98	427 CONESTOGA RD	LDR	0	2.22	1	2	
					49.76		47	SFD

5. REDEVELOPMENT – AREA SPECIFIC

A. GVCC –

Map ID	UPI	ADDRESS	Gross Acres	Zoning District	Constraints	Dev Acres
102	42-4-15.22	155 GREAT VALLEY PW	5.49	OBP	0	5.49
107	42-4-15.5	75 GREAT VALLEY PW	3.16	OBP	0	3.16
108	42-4-15.24	200 GREAT VALLEY PW	3.21	OBP	0	3.21
113	42-4-15.13	90 GREAT VALLEY PW	5.77	OBP	0	5.77
114	42-4-15.9	115 GREAT VALLEY PW	11.73	OBP	0	11.73
116	42-4-15.8	125 GREAT VALLEY PW	4.70	OBP	0	4.70
120	42-4-15.7A	43 GREAT VALLEY PW	0.65	OBP	0	0.65
121	42-4-15.4	40 GREAT VALLEY PW	3.53	OBP	0	3.53
122	42-4-15.14	260 GREAT VALLEY PW	3.83	OBP	0	3.83
123	42-4-15.21	244 GREAT VALLEY PW	3.51	OBP	0	3.51
124	42-4-15.27	261 GREAT VALLEY PW	6.93	OBP	0	6.93
126	42-4-15.26	280 GREAT VALLEY PW	2.97	OBP	0	2.97
127	42-4-15.3	36 GREAT VALLEY PW	3.36	OBP	0	3.36
128	42-4-15.7	33 GREAT VALLEY PW	4.37	OBP	0	4.37
129	42-4-16.1	283 GREAT VALLEY PW	4.13	OBP	0	4.13
130	42-4-15.11	205 GREAT VALLEY PW	4.25	OBP	0	4.25
131	42-4-15.2	30 GREAT VALLEY PW	3.24	OBP	0	3.24
132	42-4-16	362 TECHNOLOGY DR	10.83	OBP	0	10.83
133	42-4-15.20	300 TECHNOLOGY DR	4.91	OBP	0	4.91
134	42-4-15.25	224 GREAT VALLEY PW	3.01	OBP	0	3.01
135	42-4-15.6	84 GREAT VALLEY PW	3.77	OBP	0	3.77
137	42-4-15.1	59 GREAT VALLEY PW	9.34	OBP	0	9.34
138	42-4-15.23	177 GREAT VALLEY PW	13.85	OBP	0	13.85
165	42-4-52	3 COUNTRY VIEW RD	6.88	OBP	0	6.88
166	42-4-52.3	2 COUNTRY VIEW RD	4.63	OBP	0	4.63
168	42-2-12.3	5 GREAT VALLEY PW	4.33	OBP	0	4.33
170	42-2-12.1	3 GREAT VALLEY PW	4.73	OBP	0	4.73

Map ID	UPI	ADDRESS	Gross Acres	Zoning District	Constraints	Dev Acres
171	42-4-52.5	4 COUNTRY VIEW RD	4.59	OBP		4.59
172	42-2-12.2	1 GREAT VALLEY PW	6.40	OBP		6.40
173	42-4-52.2	1 COUNTRY VIEW RD	5.59	OBP		5.59
174	42-2-12	7 GREAT VALLEY PW	6.01	OBP		6.01
Subtotal			163.7			1,814,062
X 30%						544,219

Anticipated Uses: Office (75%), Research and Development (15%), and Light Manufacturing (10%)

5. VACANT PARCELS UNDER 1 ACRE

The following vacant parcels under 1 acre are not included in the build-out estimate, though they are noted on the build-out map.

Map ID	UPI	ADDRESS	ACRES	Zoning District
2	42-3R-1	4 CHARLES ST	0.40	Frontage Commercial
4	42-7-35.1	63 SPROUL RD	0.03	Low Density Residential
5	42-3-333	23 MOORES RD	0.00	Low Density Residential
6	42-3-216.2	45 COFFMAN ST	0.28	Low Density Residential
10	42-3R-22.3	3 GOLF VIEW LA	0.39	Low Density Residential
15	42-7-22	1040 KING RD	0.54	Low Density Residential
17	42-3-60	461 CONESTOGA RD	0.71	Low Density Residential
24	42-4-64.1B	321 SWEDESFORD RD	0.05	Low Density Residential
26	42-4-98.5	51 MAPLE LINDEN LA	0.53	Frontage Commercial
27	42-3R-32.1	12 FAIRWAY DR	0.70	Low Density Residential
31	35-7-54	2128 VALLEY HILL RD	0.12	Low Density Residential
34	42-7A-80.1	135 SPROUL RD	0.01	Low Density Residential
35	42-3-14.3	1 WILLING WY	0.69	Low Density Residential
38	42-3-14.1	2 JEUNET LA	0.80	Low Density Residential
40	2-1-35		0.12	Low Density Residential
42	42-4-50.1	320 OLD MOREHALL RD	0.16	Office/Bus Park Services
44	42-3-139.7	14 S BACTON HILL RD	0.20	Office/Business Park
45	42-3-226	449 LANCASTER AV	0.27	Village Mixed Use
46	42-3-136.2	641 LANCASTER AV	0.69	Regionally-Oriented Comm
47	42-3-183	593 LANCASTER AV	0.86	Frontage Commercial
48	42-3-176	35 PROSPECT AV	0.20	Village Mixed Use
51	42-3-136.1	13 LOCKWOOD LA	0.53	Regionally-Oriented Comm
52	42-4-2	2 MOORES RD	0.76	Professional Office
54	42-4-6.1	61 FLAT RD	0.08	Low Density Residential
57	42-3-116	116 MOORES RD	0.00	Med-High Density Res
59	42-6-13.1	211 S PHOENIXVILLE PK	0.39	Office/Business Park
60	42-3-128	954 SWEDESFORD RD	0.22	Med-High Density Res
72	43-9-91		0.04	Med Density Residential
74	42-5-20	74 E LANCASTER AV	0.46	Office/Business Park
75	35-4-107.13A		0.51	Office/Business Park
76	42-5-19	72 E LANCASTER AV	0.26	Office/Business Park