

**AGENDA**  
**EAST GOSHEN TOWNSHIP**  
**BOARD OF SUPERVISORS**

Tuesday, February 27, 2018

7:00 PM

6:00 PM Executive Session – Pending Legal Matter

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. The Board met in executive session prior to tonight’s meeting to discuss a pending legal matter.
6. Public Hearing - none
7. Emergency Services Reports
  - WEGO – none
  - Goshen Fire Co – none
  - Malvern Fire Co – none
  - Fire Marshal – none
8. Financial Report – none
9. Old Business
  - a. Consider Comp Plan Implementation Matrix
10. New Business
11. Any Other Matter
12. Approval of Minutes
  - a. February 6, 2018
  - b. February 20, 2018
13. Treasurer’s Report - none
14. Liaison Reports -none
15. Correspondence, Reports of Interest - none
16. Public Comment
17. Adjournment

Meetings & Dates of Importance

Feb 28, 2018	Site visit @ Malvern Institute (Zoning Hearing Board & parties only)	10:00 am
Mar 01, 2018	Park and Recreation Commission	7:00 pm
Mar 06, 2018	Board of Supervisors	7:00 pm
Mar 07, 2018	Planning Commission	7:00 pm
Mar 08, 2018	Historical Commission	7:00 pm
Mar 12, 2018	Municipal Authority	7:00 pm
Mar 14, 2018	Conservancy Board	7:00 pm
Mar 19, 2018	Futurist Committee	7:00 pm

## Meetings & Dates of Importance (Cont'd)

Mar 19, 2018	Zoning Hearing Board Malvern Institute	7:00 pm
Mar 20, 2018	Board of Supervisors	7:00 pm
Mar 30, 2018	Township Office Closed	-----

Newsletter Deadlines for Summer of 2018: May 1st

The Chairperson, in his or her sole discretion, shall have the authority to rearrange the agenda accommodate the needs of other board members, the public or an applicant.

**Public Comment** – Pursuant to Section 710.1 of the Sunshine Act the Township is required to include an opportunity for public comment agenda which is intended to allow residents and/or taxpayers to comment on matters of concern, official action or deliberation which are or may be before the Board of Supervisors. Matters of concern which merit additional research will be placed on the agenda for the next meeting.

**Constant Contact** - Want more information about the latest news in the Township and surrounding area? East Goshen Township and Chester County offer two valuable resources to stay informed about important local issues. East Goshen communicates information by email about all Township news through Constant Contact. To sign up, go to [www.eastgoshen.org](http://www.eastgoshen.org), and click the “E-notification & Emergency Alert” button on the left side of the homepage. Chester County offers an emergency notification system called ReadyChesco, which notifies residents about public safety emergencies in the area via text, email and cell phone call. Signing up is a great way to keep you and your loved ones safe when disaster strikes. Visit [www.readychesco.org](http://www.readychesco.org) to sign up today!

**Smart 911** - Smart911 is a new service in Chester County that allows you to create a Safety Profile at [www.smart911.com](http://www.smart911.com) that includes details you want the 9-1-1 center and public safety response teams to know about your household in an emergency. When you dial 9-1-1, from a phone associated with your Safety Profile that information automatically displays to the 9-1-1 call taker allowing them to send responders based on up-to-date location and emergency information. With your Safety Profile, responders can arrive aware of many details they would not otherwise know. Fire crews can arrive knowing exactly how many people live in your home and where the bedrooms are located. EMS personnel can know family members’ allergies or specific medical conditions. And police can access a photo of a missing family member in seconds rather than minutes or hours, helping the search start faster.

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# Memo

## East Goshen Township

TABLE TO

2-27-18

Date: February 15 2018  
To: Board of Supervisors  
From: Rick Smith, Township Manager  
Re: Review of 2015 Comp Plan Implementation Matrix

One of the goals the Board set for itself for 2018 is to review the Implementation Matrix in the 2015 update to the Comp Plan.

Attached is a copy of the matrix with comments on what has transpired with respect to some of the action items.

The matrix listed 8 action items that had a high priority (1).

It would seem that the Board should review these 8 actions items and decide if all of them still warrant their current high priority ranking, and if the completion time frame, responsibility, etc. are still appropriate.



Objective	Priority	Completion Time Frame (1)	Responsibility (2)		Method of Implementation (3)	Potential Funding Sources (2)	
			Primary	Other			
<b>5. Housing Plan</b>							
5.1. Encouraging the maintenance and improvement of the existing housing stock	*	on-going	PS		Development, Plan Review	PS	
5.2. Continuing to provide opportunities for a variety of housing types.	*	on-going	BOS	PC	ZO	PS	
5.3. Encouraging infill opportunities by providing for additional dwelling units, without adversely impacting the character of existing neighborhoods.	*	on-going	PC	BOS, FC	ZO, SLDO, Plan Review	PS	
5.4. Redeveloping selected properties along West Chester Pike in order to provide for new housing opportunities.	3	2 to 10 years	PS		Development, Plan Review	PS	Presented LERTA to WCASD in 2016 2017 - WCASD is not interested in LERTA
5.5. Encouraging mixed uses and mixed housing types where appropriate.	*	on-going	BOS	PC	ZO	PS	
5.6. Encouraging the Redevelopment of vacant and/or underperforming lots to create new housing opportunities.	3	5 to 10 years	PC	PS	Development, Plan Review	PS	Presented LERTA to WCASD in 2016 2017 – WCASD is not interested in LERTA
5.7. Fostering opportunities for aging in place.	2	2 to 10 years	BOS	PC	ZO	PS, CCC	
<b>6. Land Use Plan</b>							
6.1. Transforming the Town Center into a viable, walkable, visitable Place.	1	1 to 10 years	PS	BOS, PC	Plan Review, Development	PS, PT	Obtained grant for Paoli Pike Master Corridor Plan in 2016 Adopted Paoli Pike Master Corridor Plan 12/19/17
6.2. Transforming the Paoli Pike Corridor into a walkable, connected, artery.	1	1 to 10 years	BOS	PC, PT, CCC	Special Study	PT, DVRPC	Obtained grants for Paoli Pike Trail Segments C to G in 2016 Obtained grants for all Segments except B.
6.3. Transforming the West Chester Pike Corridor into a more functional and attractive artery.	2	2 to 20 years	PS	BOS, PC, PT	Special Study	PT, PS, DVRPC	
6.4. Continuing to receive guidance from the Authorities, Boards and Commissions (ABC's).	*	on-going	BOS	PC, ABC's	Meetings, Workshops	GF	

6.5.	Continuing effective governance by the East Goshen Township Board of Supervisors.	*	on-going	BOS		Meetings, Hearings	GF	
6.6.	Continuing to accommodate a diverse mix of residential, commercial, institutional, light industrial, and recreational uses.	*	on-going	BOS	PC, FC	ZO, Plan Review	PS	

Objective	Priority	Completion Time Frame (1)	Responsibility (2)		Method of Implementation (3)	Potential Funding Sources (2)		
			Primary	Other				
<b>7. Economic Development Strategy</b>								
7.1.	Promoting the enhancement of business opportunities in the Town Center.	*	on-going	BOS	PC, CC, FC	ZO, SLDO, Plan Review	PS, GF	Adopted Paoli Pike Master Plan 12/19/17
7.2.	Promoting the enhancement of business opportunities along the West Chester Pike Corridor.	*	on-going	BOS	PC, CC, FC	ZO, SLDO, Plan Review	PS, GF	Presented LERTA to WCASD in 2016 2017 WCASD is not interested in LERTA
7.3.	Allowing for new uses and smaller incubator businesses in the corporate parks and the industrial park.	1	1 to 10 years	BOS	PC, CC, FC	ZO, Plan Review, Development	PS	
7.4.	Continuing the use of East Goshen Park for the Farmers Market and other context-sensitive enterprises and activities.	*	on-going	BOS	PR	Programs, Development	GF	
7.5.	Utilizing the Commerce Commission with the business community, in order to identify and address needs pertaining to business growth and expansion.	*	on-going	CC	BOS	Workshops, Newsletter, Website	PS	Commerce Commission was disbanded on 1/4/2016
7.6.	Providing opportunities for shared parking opportunities for smaller commercial establishments.	2	2 years	BOC	PC	ZO, SLDO	PS	

7.7.	Continuing No-Impact Home-Based Businesses, Home Occupations, and Home-Related Businesses.	*	on-going	BOS	PC, PS	ZO, SLDO	PS	
<b>8. Transportation &amp; Circulation Systems Plan</b>								
8.1.	Continuing to provide safe, well-maintained roads throughout the Township.	*	on-going	BOS	PT	Maintenance	GF, PT	Re decked Bridge on East Boot Road in 2016
8.2.	Identifying and implementing regional highway improvement projects that enhance mobility, safety, and reduce congestion.	1	1 to 10 years	BOS	PT, DVRPC	Special Study	PT, DVRPC	Adaptive Signal Project to West Chester Pike was let in February 2018
8.3.	Minimizing speeding vehicular traffic on the local roadways and minimizing cut-through vehicular traffic within neighborhoods.	*	on-going	BOS	PT	Maintenance, Development	PT, PS	January 2018 – Installed temporary speed humps in Wyllpen Farms during Dutton Mill Road Bridge closure
8.4.	Implementing vehicular traffic flow and traffic calming improvements for select roads and intersections.	2	2 to 10 years	BOS	PT	Plan Review, Maintenance	PT, GF	
8.5.	Reducing vehicular traffic by supporting public transportation opportunities and travel demand management techniques.	*	on-going	BOS	DVRPC	Special Study	DVRPC, PT	



Objective	Priority	Completion Time Frame (1)	Responsibility (2)		Method of Implementation (3)	Potential Funding Sources		
			Primary	Other				
<b>8. Transportation &amp; Circulation Systems Plan (continued)</b>								
8.6.	Increasing pedestrian circulation along Paoli Pike, especially in the form of a "Paoli Pike Promenade" with Sidewalks and Crosswalks, as well as increasing pedestrian circulation and pedestrian safety along Greenway, with Trails, Walkways, and Crosswalks.	1	1 to 10 years	BOS	PC, PR	Special Study, ZO, SLDO	GF, CCC, DVRPC, DCNR	Obtained grants for Paoli Pike Trail Segments C to G in 2016 Obtained grants for all Segments except B
8.7.	Implementing the East Goshen Township Act 209 Transportation Plan	*	on-going	BOS	PC	Plan Review	PS	
<b>9. Community Facilities and Services Plan</b>								
9.1.	Maintaining and expanding the Open Space, Recreation, and Trails Network.	2	2 to 20 years	BOS	PC, PR, CB	Special Study	GF, CCC, DCNR	
9.2.	Developing the Paoli Pike Trail to create the linkage between West Chester and Malvern, through East Goshen, from West Goshen to Willistown.	1	1 to 10 years	BOS	PC, PR, PT, CCC	Special Study	GF, PT, CCC, DCNR	Obtained grants for Paoli Pike Trail Segments C to G in 2016 Obtained grants for all Segments except B
9.3.	Maintaining and upgrading East Goshen Park.	*	on-going	BOS	PR	Maintenance, Rec Fee in Lieu	GF, DCNR	Obtained grants for Playground Renovations in 2016 Started construction in Fall of 2017
9.4.	Continuing to provide high quality Recreation Services.	*	on-going	BOS	PR	Programs	GF, DCNR	
9.5.	Continuing to provide high quality Police, Fire and EMS services.	*	on-going	BOS		Maintenance	GF, DCED	1/2/18 - Updated Emergency Services resolution to address change in Advance Life Support provider.
9.6.	Continuing the provisions of effective administrative, public works, and related services.	*	on-going	BOS	MA	Maintenance	GF	
9.7.	Continuing to support important and viable Community Facilities.	*	on-going	BOS	PR	Maintenance	GF	

10. Utilities Plan								
10.1.	Continuing to provide effective sewage disposal and wastewater treatment with oversight of the Municipal Authority.	*	on-going	BOS	MA	Development	PS	Update West Goshen Sewer Agreement
10.2.	Continuing to provide effective solid waste disposal, and recycling services.	*	on-going	BOS	MA	Maintenance	GF	Rebid refuse and recycling contract in 2016
10.3.	Maintaining the role of the East Goshen Township Municipal Authority for evaluating sewer and unsewered areas.	*	on-going	BOS	MA	Special Study, Plan Review	PS	

Objective	Priority	Completion Time Frame (1)	Responsibility (2)		Method of Implementation (3)	Potential Funding Sources (2)		
			Primary	Other				
<b>10. Utilities Plan (continued)</b>								
10.4.	Cooperating with Aqua on Public Water Supply	*	on-going	PS		Development	PS	
10.5.	Maintaining effective Stormwater Management	*	on-going	BOS	DEP	Plan Review	PS	
10.6.	Regulating pipelines to protect land uses and the environment.	*	on-going	BOS	DEP	Plan Review	CCC, PS	
<b>11. Natural Resource Protection Plan</b>								
11.1.	Protecting the Riparian Areas along Ridley and Chester Creeks and their tributaries.	*	on-going	BOS	PC, DEP, DCNR	CB, DCNR, DEP	PS, DCNR, DEP	Milltown Dam and Hershey Mill Dam Park Projects are in progress
11.2.	Considering opportunities for a Greenway Network along Chester and Ridley Creeks.	*	on-going	BOS	PC, PR, DCNR	Special Study, Plan Review	DCNR, GF	
11.3.	Preserving and enhancing Street Trees.	*	on-going	BOS	PC, CB	Plan Review	PS	
11.4.	Continuing the advocacy role of the Conservancy Board.	*	on-going	CB	BOS	Website, Plan Review	GF	



11.5.	Continuing riparian buffer plantings throughout the Township.	1	1 to 20 years	CB	DCNR	Planting	GF, DCNR	CB planted trees on East Boot Road in 2016 CB planted trees in Marydell in 2017
11.6.	Continuing to control invasive species.	*	on-going	CB	DCNR	DEP, Plan Review	PS	
11.7.	Improving woodland protection standards.	2	2 to 5 years	BOS	PC, CB	ZO, SLDO	GF, CCC	
11.8.	Reviewing and updating tree replacement standards as needed.	2	2 to 5 years	BOS	PC, CB	ZO, SLDO, Plan Review	GF, CCC	
11.9.	Reviewing and updating criteria for non-buildable areas.	2	2 to 5 years	BOS	PC, CB	ZO, SLDO, Plan Review	GF, CCC	
11.10.	Improving and enhancing Green Infrastructure	*	on-going	BOS	PC, PS	ZO, SLDO, Plan Review	GF, DCNR	
<b>12. Energy Conservation Strategy</b>								
12.1.	Creating more compact, mixed-use, walkable places.	*	on-going	PS	BOS, PC, FC	Plan Review, Development	PS, DCED	
12.2.	Advocating energy conservation for residents, businesses, and institutions.	*	on-going	BOS	PC, CB, FC	Website, Newsletter	GF, DEP	
12.3.	Advocating green building and site development practices.	*	on-going	BOS	PC, CB, FC	ZO, SLDO, Special Study	GF, DEP, DVRPC	
12.4.	Promoting and enhancing the protection of Woodlands.	*	on-going	BOS	PC, CB, DCNR	ZO, SLDO, Plan Review	PS, DCNR	

Objective	Priority	Completion Time Frame (1)	Responsibility (2)		Method of Implementation (3)	Potential Funding Sources
			Primary	Other		
<b>12. Energy Conservation Strategy (continued)</b>						
12.5.	Designating areas for compact car parking, in order to reduce the size of off-street parking lots.	2	2 to 5 years	BOS	PC	ZO, SLDO, Plan Review PS
12.6.	Encouraging park and ride facilities, shared parking, and increased public transportation.	*	on-going	BOS	PT, CCC, DVRPC	BOS, DVRPC, CCC, PT PT, DVRPC, BOS

12.7.	Providing conservation tips on the Township website.	*	on-going	BOS	CB	Website	GF	
<b>13. Historic Resources Protection Plan</b>								
13.1.	Continuing the East Goshen Historical Commission (EGHC) programs at the Blacksmith Shop and Plank House, and refinement of the Township Historic Property Inventory.	*	on-going	HC	BOS	HC Programs, Special Study	GF	
13.2.	Continuing to have the EGHC comment on applications for subdivision and land development involving and adjacent to Historic properties.	*	on-going	HC	PC	SLDO	PS	
13.3.	Continuing to have the EGHC provide educational information for the Township website and Newsletter.	*	on-going	HC		Website, Newsletter	GF	
13.4.	Utilizing the characteristics of Goshenville and Rocky Hill to guide the character of nearby development.	3	5 years	HC	PC, BOS	ZO, SLDO	CCC, GF	
13.5.	Reviewing Historic Preservation requirements.	1	1 to 5 years	HC	PC	ZO, SLDO	CCC, GF	
13.6.	Considering simplified Historic Preservation Standards.	2	2 to 5 years	HC	PC	ZO, SLDO	CCC, GF	

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**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
1580 PAOLI PIKE  
TUESDAY, FEBRUARY 6, 2018  
DRAFT MINUTES**

**Present:** Chairman Marty Shane; Vice Chairman Carmen Battavio; Supervisors David Shuey, Janet Emanuel and Mike Lynch; Township Manager Rick Smith; Jon Altshul, Finance Director; Park & Recreation Director Jason Lang and Conservancy Board Chairman Erich Meyer.

**Call to Order & Pledge of Allegiance**

Marty called the meeting to order at 7:00 p.m. and led the pledge of allegiance.

**Moment of Silence**

Carmen called for a moment of silence to honor our troops and the victims of recent school shootings.

**Recording**

None.

**Chairman's Report**

Marty made the following announcements:

- The Board met in Executive Session prior to tonight's meeting to discuss a legal matter and on January 30, 2018, to discuss a personnel matter.
- Enbridge will be doing routine maintenance work on the Texas Eastern Pipeline Right-of-Way
- The public comment period for the Adelphia Gateway Project closes on February 13, 2018, at 5pm.

Marty also acknowledged Ginnie Newlin's resignation as the Township's Poet Laureate and presented Ms. Newlin with a Certificate of Appreciation for her many contributions to the Township over the years.

**Fire Marshal Report**

Carmen reported on a garage fire in the Lochwood-Chase development and praised a fast thinking mother, several neighbors and the Goshen, East Whiteland and Malvern fire companies for successfully containing it.

**Consider Special Exception and Variance Request for the Malvern Institute**

Marty stated that because he was not at the first meeting on this matter, he deferred to Carmen to chair this portion of the meeting. Carmen asked for additional public comments on topics that were not discussed at the January 23<sup>rd</sup> meeting and stated that the public comment period would end after 30 minutes. Kristin provided the Board with an overview of what their options for tonight's meeting were.

1 Specifically, she noted that if the Board moved to oppose the Malvern Institute's  
2 application, it would forfeit the right to recommend that the Zoning Hearing Board  
3 impose any conditions on the applicant, in the event that the Zoning Hearing Board  
4 approves the application.

5  
6 Debbie Marovick, 8 Brookmont Drive, stated that she has documentation on 74  
7 incidents that have occurred at the Malvern Institute since 2015. These incidents  
8 include disorderly conduct, alcohol use, car vandalism, drug paraphernalia and  
9 transfer of possible contraband from cars entering the parking lot to patients. She  
10 has spoken with both the police and Malvern Institute management about these  
11 issues. Malvern Institute management repeatedly tells her that they're trying to  
12 address these issues, but that that no improvements are ever made.

13  
14 Paige Fenimore, 3 Treemont Drive, raised concerns that the application violates the  
15 Township's parking ordinance. Ms. Camp noted that the Township's parking  
16 ordinance would not apply to a non-conforming use.

17  
18 Terri Relick, 12 Treemont Drive, stated that she is disappointed by the Township  
19 and that, in her opinion, the application violates the allowable square footage  
20 requirement in the zoning ordinance. She added that she disagrees with the  
21 common law doctrine of natural expansion; that she doesn't like the conditions that  
22 the Planning Commission recommended; and that she doubts that those conditions  
23 can be enforced.

24  
25 Scott Relick, 12 Treemont Drive, stated that he believes the Township has  
26 previously allowed the Malvern Institute to over-expand in violation of its zoning  
27 ordinance. He added that by over-building, the Institute has been able to add new  
28 beds, which has caused overcrowding and, in turn, has necessitated more expansion.  
29 Ms. Camp noted that the Township doesn't regulate the number of beds in a  
30 treatment center and that the number of beds is regulated at the state level.

31  
32 Ms. Fenimore stated that in addition to the footprint expansion, the Institute now  
33 uses both its basement and its attic for its operations. She stated that the Township  
34 does not know if permits were ever pulled to finish basement or attic space.

35  
36 Joanne Murphy, 20 Brookmont Drive, asked how this expansion would benefit the  
37 Township. Ms. Camp explained the doctrine of natural expansion, as well as the  
38 constitutional principles of property law that the Board needs to wrestle with in  
39 making its decision.

40  
41 Marty suggested that concerned residents should invite experts to testify on their  
42 behalf at the Zoning Hearing Board hearing about why the application should be  
43 denied.

44  
45 Deb Lyon, 5 Brookmont Drive, raised concerns that the proposed 8-foot fence would  
46 be an eyesore that may not help to contain noise.



1  
2 Lisa O’Neil, 10 Brookmont Drive, voiced her objection to the proposed smoking  
3 pavilion.

4  
5 Tom McElwee, 6 Line Road (Willistown Twp), also raised concerns about the impact  
6 of the proposed 8-foot wall on property values.

7  
8 Mark Thompson, the attorney representing the Relicks and the O’Neils, stated that  
9 he disagreed with Ms. Camp over the beds and parking issues.

10  
11 Brian Nagle, MacElree Harvey representing the applicant, stated that it was his  
12 understanding based on previous meetings with neighbors that conditions at the  
13 Malvern Institute had improved over the past several years. Marty asked Mr. Nagle  
14 how long the present owners have owned the property. Mr. Nagle was not certain  
15 when the transaction occurred.

16  
17 Mike asked Mr. Nagle if his client would be comfortable postponing the Zoning  
18 Hearing Board hearing 2-4 weeks so that the Board of Supervisors had more time to  
19 deliberate. Carmen also asked Mr. Nagle if his client would consider postponing the  
20 hearing. Janet stated that the issues surrounding this application had already been  
21 discussed at length by the Planning Commission and that postponing the hearing  
22 any further was not necessary.

23  
24 Ms. Relick raised more concerns about the proposed fence; specifically that it will  
25 hurt property values and won’t prevent drugs from passing through or over it.

26  
27 Janet suggested that the specific details of the fence be hammered out during the land  
28 development stage. Carmen expressed concern about potentially removing the fence as a  
29 condition, because if the Zoning Hearing Board approves the application without the  
30 fence condition, adding a fence can’t become a new demand at a later time if the  
31 neighborhood changes its mind. In response to residents’ concerns about the "sound  
32 wall", Carmen asked the board to consider taking out the recommendation. The Board  
33 agreed with Carmen’s suggestion.

34  
35  
36 Janet observed that ultimately the final decision on the application will be made by  
37 the Zoning Hearing Board. She made the following motion:

38  
39 Mr. Chairman, I move that the Board of Supervisors take “no position” on the special exception  
40 and variances requested by the Malvern Institute or the legal argument advanced by the  
41 Applicant with respect to the right to expand the legal non-conforming treatment center use  
42 based on the doctrine of natural expansion. Should the ZHB determine that the Applicant has  
43 met its legal burden and is entitled to expand the non-conforming use either by the grant of  
44 variances, special exception or based on the doctrine of natural expansion of a nonconforming  
45 use, the Board of Supervisors recommends that the ZHB impose the following conditions on the  
46 Applicant in order to mitigate the impacts that the expansion of the non-conforming use will

1 have on the surrounding community. The Board of Supervisors authorizes the Township  
2 Solicitor and the Township Engineer to enter an appearance on behalf of the Board of  
3 Supervisors at the zoning hearing and advocate that the following conditions be imposed in any  
4 decision approving the expansion of the treatment center.

- 5
- 6 1. The Applicant shall restrict the drug and alcohol treatment programming at the King  
7 Road facility (the "Facility") to in-patient treatment only.  
8
- 9 2. The Applicant shall limit the number of patients receiving treatment at the Facility to a  
10 maximum of 80 patients on-site at any one time. The Applicant shall forward a letter to  
11 the Commonwealth of PA Department of Drug and Alcohol Programming or successor  
12 licensing agency agreeing to permanently cap the licensing of the facility to 80 in-  
13 patients in perpetuity.  
14
- 15 3. The Applicant shall add cameras at the front entrance and at various locations along the  
16 main driveway entrance to supplement its existing video security system. The video  
17 cameras shall be set up and monitored to alert staff and security personnel of incoming  
18 and outgoing pedestrians at the front driveway entrance. The eastern parking lot gate  
19 shall be locked by 11 p.m. to ensure that any vehicle entering the site must approach  
20 the main building. The Applicant shall have no less than one security guard on site  
21 during the nighttime shift when the clinical staff is reduced in number. In addition, the  
22 Applicant shall implement and maintain the use of security cameras which are  
23 continually monitored by properly trained staff including a certified clinical supervisor  
24 during the overnight shift.  
25
- 26 4. The Applicant may build only a one story addition as identified in the site plan dated  
27 02/24/2017, last revised 12/11/2017 (the "Plan") to facilitate the expansion of the use.  
28 The new addition shall be set back a minimum of 45 feet from any property line.  
29
- 30 5. The Applicant shall submit a land development application that includes the proposed  
31 improvements to the Property which are approved in the Zoning Hearing Board Decision  
32 and which are consistent with the testimony and exhibits presented at the zoning  
33 hearing and with the conditions of approval within 180 days of final unappealable, and  
34 unappealed zoning approval.  
35
- 36 6. King Road is assumed to run in an east-west direction for the purpose of this condition.  
37 The Applicant shall install and maintain an 8 foot high fence, approved by the Board of  
38 Supervisors, along the entire western and southern boundaries of the Property except  
39 for any areas within the floodplain.  
40
- 41 7. The Applicant shall submit and implement a landscape plan in accordance with §240-  
42 27.C.(2) of the East Goshen Code for the western and southern portions of the property  
43 except for any areas within the floodplain.  
44

45 The Applicant shall plant and maintain the aforesaid buffer yard landscaping in  
46 accordance with §240-27.C.(3), as long as the Property is used as a treatment center,  
47 subject to accommodation of the fence and wood chip walking path within said buffer  
48 yard landscaping. Provided however that the high-level screen shall consist of a

1 combination of evergreen and deciduous trees planted with specimens no less than ten  
2 feet in height. These plantings are intended to mitigate the view of the 8 foot fence  
3 from the neighboring properties. As part of the land development plan approval  
4 process, the Applicant shall meet with the Conservancy Board to present its proposed  
5 landscape plan. The Conservancy Board shall provide recommendations to the Board as  
6 to whether the Applicant's landscape plan provides a completely planted visual barrier  
7 or landscape screen to mitigate the view of the fence.  
8

9 9. King Road is assumed to run in an east-west direction for the purpose of this condition.  
10 The Applicant shall install 6 foot high estate fencing and deer resistant landscaping to  
11 buffer the fencing along the eastern property boundary in accordance with the  
12 Willistown Township ordinances. The Applicant shall install deer resistant understory  
13 landscape buffer plantings in the wooded area on the eastern side of the Property prior  
14 to the installation of any proposed walking paths and/or meditation areas on the east  
15 side of the Ridley Creek. The fencing and landscaping shall be shown on the landscape  
16 plans submitted with the land development application and shall be approved by the  
17 Board of Supervisors as part of land development.  
18

19 10. King Road is assumed to run in an east-west direction for the purpose of this condition.  
20 The Applicant shall install 6 foot high estate fencing along the right of way line for King  
21 Road. The fencing shall go around the pump station. This fencing shall be connected to  
22 the 8 foot fence and the estate fencing referred to in this condition and condition 9. The  
23 purpose of the fencing referred to in this condition and conditions 6 and 9 is to limit  
24 ingress and egress to the main entrance of the Facility.  
25

26 11. The proposed fencing shall be detailed on the land development plan and shall be  
27 continually maintained by the owner.  
28

29 12. The Applicant shall identify the fencing types and styles and provide details, samples  
30 and/or images if available, of each style of fencing in the land development plan. The  
31 fencing shall be approved by the Board of Supervisors during land development.  
32

33 13. The Applicant shall agree to permit no recreational activity in the area between the  
34 existing and/or proposed building and the southern and western property lines other  
35 than the garden, the greenhouse, and the pedestrian walking paths.  
36

37 14. The Applicant shall identify the existing and proposed active recreation areas on the  
38 land development plan. If Applicant proposes to add new outdoor recreation facilities  
39 that are not shown and approved on the land development plan, they shall be reviewed  
40 by the Township Engineer who shall recommend the installation of appropriate sound  
41 attenuation measures if necessary to mitigate potential noise from these facilities.  
42

43 15. The Facility shall be restricted to one outdoor smoking area for patients (smoking  
44 pavilion). The Applicant shall agree to require all patients to smoke within the limit of  
45 the smoking pavilion. Staff and visitors shall be restricted to smoking in the front of the  
46 building.  
47

- 1 16. The smoking pavilion shall be equipped with a "Smoke Eater" type of ventilation and  
2 filtration system to minimize the effects of smoke for the surrounding property owners.  
3
- 4 17. The Applicant shall screen the new smoking pavilion from the neighboring properties to  
5 the west and north with a temporary 8 foot fence which shall remain in place until the  
6 one story addition is built.  
7
- 8 18. The Applicant shall demonstrate during the land development application review that  
9 the "Smoke Eater" system can effectively ventilate and filter cigarette smoke in the  
10 proposed smoking pavilion.  
11
- 12 19. The Applicant shall install sound attenuation blankets or similar sound dampening  
13 material inside the existing emergency generator fencing to mitigate noise from the  
14 generator.  
15
- 16 20. The following site improvements shall be completed prior to issuance of a building  
17 permit for the building addition or barn renovations:
  - 18 a. Parking lot renovations;
  - 19 b. Installation of estate fence and the 8 foot fence;
  - 20 c. Installation of the smoking pavilion, including the installation of screening and  
21 smoke mitigation measures;
  - 22 d. Installation of sound blankets inside the generator fencing;
  - 23 e. Installation of plantings as required on the landscape plan that is approved as  
24 part of the land development plans.  
25
- 26 21. The Applicant shall construct and maintain all walking paths with pervious wood chips.  
27
- 28 22. The Applicant shall comply with the parking allocation presented on the Plan.  
29
- 30 23. The Applicant shall agree to only permit outdoor patient activities on the property  
31 between the hours of 7 AM and 10 PM, with the following exceptions. A maximum of 8  
32 patients at any one time, with active staff supervision shall be permitted to use the  
33 smoking pavilion between 10 PM and 11:30 PM. A maximum of 4 patients at any one  
34 time, with active supervision from staff shall be permitted to use the smoking pavilion  
35 between 11:30 PM and 7 AM.  
36
- 37 24. In the event that the Applicant's requested relief is granted, the Applicant shall record a  
38 deed restriction with the Chester County Recorder of Deeds that prohibits any further  
39 expansion of the treatment center for a period of 30 years. The deed restriction shall be  
40 enforceable by the Township.  
41
- 42 25. The Applicant shall establish and adhere to a written protocol for responding to  
43 neighbors who contact the Facility to complain about adverse impacts from the  
44 operation of the Facility. This protocol shall require that a properly trained employee  
45 respond to neighbor's calls and advise the neighbors how to respond to a situation  
46 where a patient has left the Facility and is seeking assistance from the neighbors.  
47



1 26. The Applicant shall annually make a presentation to the Board of Supervisors at a public  
2 meeting to provide an update on the state of affairs at the Facility. This report shall  
3 advise the Board on the status of the expansion project, identify any issues that the  
4 Facility has encountered in the last year with neighboring property owners and identify  
5 any new programs or policies that the Facility has implemented to improve the  
6 relationship with neighbors.  
7

8 27. When the Applicant becomes aware that a patient has left the Facility AWOL, it shall  
9 notify the Westtown East Goshen Regional Police Department of such fact provided that  
10 such notification does not violate any patient privacy laws. The intent of this  
11 notification is not to reveal the patient's identify or to require the police to respond but  
12 simply to advise the police that someone has left the Facility.  
13

14 28. If Applicant is granted zoning relief to expand the Facility, it shall obtain a building  
15 permit for the building addition within three years from the date of an unappealed and  
16 unappealable zoning decision and it shall obtain a building permit for the barn  
17 renovations within four years from the date of an unappealed and unappealable zoning  
18 decision.  
19  
20

21 Mike seconded the motion. Marty noted that one effect of Condition 23 would be  
22 that the meditation area would be off limits at night.  
23

24 Carmen asked Mr. Nagle whether his client would accept these conditions if the  
25 Zoning Hearing Board granted the relief. Mr. Nagle stated that if the Zoning Hearing  
26 Board approves the single story addition, his client would accept all of these  
27 conditions and would not appeal them.  
28

29 The motion passed 5-0.  
30

### 31 **Consider Recommendation for Community Day**

32 Jason stated that the Park & Recreation Commission had recommended that  
33 Community Day be held on Saturday, June 30<sup>th</sup> this year. Marty asked whether this  
34 date might conflict with July 4<sup>th</sup> vacation plans for Township residents.  
35

36 Janet moved to hold the 2018 Community Day on June 30, 2018. Carmen seconded.  
37 The motion passed 5-0.  
38

### 39 **Consider Recommendation to Replace the Street Sweeper**

40 Mike noted that we budgeted only \$145,000 for the street sweeper, but that the  
41 price was \$173,400. Jon stated that \$203,000 has depreciated in the sinking fund for  
42 the replacement of this asset and that therefore Township has more than enough  
43 available cash to replace the street sweeper.  
44

1 Carmen made a motion to purchase a Tymco street sweeper through Golden  
2 Equipment at a price of \$173,400, net of trade-in. Janet seconded. The motion  
3 passed 5-0.  
4

5 **Consider Recommendation for PennDOT Mowing Agreement**

6 Mike made a motion to adopt Resolution 2018-58A. David seconded the motion. The  
7 motion passed 5-0.  
8

9 **Consider Recommendation for Paoli Pike Right-of-Way**

10 Mike made a motion to authorize the Chairman to execute the Amended Easement  
11 and Right-of-Way for a Public Road for 1591 Paoli Pike, 1599 Paoli Pike, 1601 Paoli  
12 Pike and 1595 Paoli Pike. David seconded. The motion passed 5-0.  
13

14 **Consider Adelphia Gateway Pipeline Project**

15 Rick stated that Adelphia filed an application with the Federal Energy Regulatory  
16 Commission (FERC) for Certificates of Public Convenience and Necessity to allow for  
17 the acquisition, construction and operation of pipeline facilities in Pennsylvania and  
18 Delaware. He recommended that the Board file a petition to intervene and seek  
19 party status in this matter with FERC.  
20

21 Lex Pavlo, 611 S. Speakman Lane, told the Board that he and his group have met  
22 with a number of legislators about Adelphia's proposed repurposing of the existing  
23 pipeline. He noted that he spoke with U.S. Rep. Ryan Costello and that Rep. Costello  
24 seemed receptive to reviewing federal regulations, particularly those governing the  
25 Pipeline and Hazardous Materials Safety Administration, which are very old at this  
26 point.  
27

28 David made a motion to direct the Manager to have Margie Morris, Esq, file a  
29 petition to intervene and seek party status before FERC on Adelphia's application.  
30 Janet seconded. The motion passed 5-0.  
31

32 **Consider Recommendation for Adelphia Gateway Easement**

33 Rick reported that Adelphia had offered the Township \$250 for an easement  
34 running through the Wentworth open space, where a valve is currently located. It is  
35 Rick's understanding that Adelphia would like to install a "blow down" assembly at  
36 this location, although he has some unanswered questions about what this means.  
37 He also observed that there is ambiguous language in the draft easement agreement  
38 that makes reference to pipelines (plural) and may allow for the conveyance of any  
39 kind of natural gas. He recommended that the Board take no action on this matter  
40 right now while he gathers more information. The Board agreed to take no action on  
41 the easement for the time being.  
42

43 **Consider Recommendations for ABC Goals**

44 Janet made a motion to approve the 2018 ABC goals as drafted. Carmen seconded.  
45 The motion passed 5-0.  
46

1 **Consider Recommendation for Escrow Release for Lexington at 1304 Goshen**  
2 **Parkway**

3 Rick explained that this project had been finished for some time, but that due to  
4 BB&T acquiring Susquehanna Bank some years prior, the developer had lost track of  
5 the account and was only now requesting the final release. Mike made a motion to  
6 authorize the final escrow release of \$24,144 for 1304 Goshen Parkway to bring the  
7 remaining balance to \$0. Carmen seconded. The motion passed 5-0.

8  
9 **Approval of Minutes for January 16 and 23, 2018**

10 David made a motion to approve the minutes of January 16 and 23, 2018, as  
11 corrected. Janet seconded. The motion passed 5-0.

12  
13 **Treasurer's Report**

14 Carmen moved to graciously accept the Treasurer's Report and the Expenditure  
15 Register Report as recommended by the Treasurer, to accept the receipts and to  
16 authorize payment of the invoices just reviewed. Janet seconded. The motion  
17 passed 5-0.

18  
19 **Correspondence, Reports of Interest**

20 The Board acknowledged the following correspondence and reports of interest:

- 21 • January 2018 Liquid Fuels Audit. Marty thanked Barbara Phillips and Susan  
22 Smith for their hard work on this.
- 23 • Sunoco Station Remediation Letter
- 24 • 1/22/18 letter from Senator Killion regarding HB 1620
- 25 • 1/25/18 letter from PennDOT regarding the resurfacing of North Chester  
26 Road
- 27 • 1/22/18 SARS Title III Tier II Report from Mars Drinks
- 28 • Letter from the Futurist Committee regarding the Paoli Pike Corridor Master  
29 Plan

30  
31 **Public Comment**

32 Robert Plummer, 1339 Park Ave, raised concerns about a firewood/lumber business  
33 operating on Strasburg Road. Jon took his phone number and said that he'd pass the  
34 matter on to the Codes Department in the morning.

35  
36 **Adjournment**

37 There being no further business, Janet motioned to adjourn the meeting at 9:50 pm.  
38 Carmen seconded the motion. The motion passed 5-0.

39  
40 Respectfully submitted,  
41 *Jon Altshul*  
42 *Recording Secretary*

43  
44 Attachments: February 1, 2018 Treasurer's Report

February 1, 2018

**TREASURER'S REPORT  
2018 RECEIPTS AND BILLS**

**GENERAL FUND**

Real Estate Tax	\$15,561.33
Earned Income Tax	\$64,500.00
Local Service Tax	\$3,400.00
Transfer Tax	\$40,244.68
<i>General Fund Interest Earned</i>	\$0.00
Total Other Revenue	\$25,217.83
<b>Total Receipts:</b>	<b>\$148,923.84</b>

Accounts Payable	\$37,085.57
<u>Electronic Pmts:</u>	
Credit Card	\$2,674.37
Postage	\$0.00
Debt Service	\$0.00
Payroll	\$175,540.51
<b>Total Expenditures:</b>	<b>\$215,300.45</b>

**STATE LIQUID FUELS FUND**

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

Expenditures:	\$0.00
---------------	--------

**SINKING FUND**

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

Accounts Payable	\$1,860.78
Credit Card	\$0.00
<b>Total Expenditures:</b>	<b>\$1,860.78</b>

**TRANSPORTATION FUND**

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

Expenditures:	\$0.00
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**SEWER OPERATING FUND**

Receipts	\$293,612.41
<i>Interest Earned</i>	\$0.00
<b>Total Sewer:</b>	<b>\$293,612.41</b>

Accounts Payable	\$32,621.24
Debt Service	\$0.00
Credit Card	\$0.00
<b>Total Expenditures:</b>	<b>\$32,621.24</b>

**REFUSE FUND**

Receipts	\$74,681.99
<i>Interest Earned</i>	\$0.00
<b>Total Refuse:</b>	<b>\$74,681.99</b>

Expenditures:	\$74,972.10
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**BOND FUND**

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

Expenditures:	\$11,533.26
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**SEWER SINKING FUND**

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

Expenditures:	\$6,832.39
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**OPERATING RESERVE FUND**

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

Expenditures:	\$0.00
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**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
1580 PAOLI PIKE  
TUESDAY, FEBRUARY 20, 2018  
DRAFT MINUTES**

**Present:** Chairman Marty Shane; Vice Chairman Carmen Battavio; Supervisors David Shuey, Janet Emanuel and Mike Lynch; Township Manager Rick Smith; Jon Altshul, Finance Director; and Conservancy Board Chairman Erich Meyer.

**Call to Order & Pledge of Allegiance**

Marty called the meeting to order at 7:00 p.m. and asked Erich Meyer to lead the pledge of allegiance.

**Moment of Silence**

Carmen called for a moment of silence to honor our troops, emergency responders and the victims of the Parkland, Florida school shootings.

**Recording**

Leo Sinclair, 217 Lochwood Lane, recorded the meeting.

**Police Report**

Chief Bernot reported that WEGO has a new Facebook page and that it would be rolling out a new website in March. She reported that graffiti had been written in a Stetson Middle School bathroom earlier today that made reference to the recent Parkland Florida school shooting incident. She also noted that there are five active traffic complaints in East Goshen.

Joe Buonanno, 1606 Herron Lane, asked whether the police would be watching for line-of-site problems caused by Sunoco's trucks around Paoli Pike and Boot Road. Chief Bernot encouraged Joe to notify the police about any issues.

Leo Sinclair asked the Chief to install a speed trap along Paoli Pike just past the eastern entrance to the Park. Chief Bernot noted that WEGO will soon begin using an incognito traffic enforcement vehicle to check speed. The vehicle will be named "Bianca Roberson", in honor of the area teenager who was the victim of a deadly road rage incident last summer.

**Fire Company Reports**

Carmen provided the 2017 annual report for the Goshen Fire Company and the January 2018 monthly report for the Malvern Fire Company. He also announced that his son, Kevin Battavio, had been appointed to the rank of Captain of the Goshen Fire Company.

**Financial Report**

1 Jon reported that the Township had a deficit of \$703,782 through January, but that  
2 this is normal as the Township does not collect any real estate tax or significant  
3 amounts of earned income tax in January. He stated that next month's report would  
4 be more instructive to the Board.

5  
6 **Chairman's Report**

7 Marty made the following announcements:

- 8 • The Board met in Executive Session prior to tonight's meeting to discuss a  
9 personnel matter and a legal matter.
- 10 • Sunoco has announced its intention to commence Horizontal Directional  
11 Drilling along the pipeline route.
- 12 • Giant is circulating a petition to place a referendum for alcohol sales on the  
13 ballot for the primary election.
- 14 • The Township was awarded a DVRPC grant of \$483,000 for Segment A of the  
15 Paoli Pike Trail.

16  
17 Leo Sinclair asked for financial information the trail.

18  
19 Julia Loving, representing Rep. Carolyn Comitta's office, announced that Rep.  
20 Comitta will be holding outreach sessions on the second Tuesday of every month  
21 from 10am-1pm at the Township building. The first session will be on March 8<sup>th</sup>.

22  
23 **Consider Recommendation of Natural Lands Pond Study**

24 Rick provided an overview of the recommendations in his memo: 1) the  
25 Conservancy Board provides recommendations for how to proceed by the end of  
26 June; 2) the Board appoints interested residents to the Pin Oaks and Marydell Pond  
27 Committees; 3) staff sends letters to neighborhoods prior to the Conservancy  
28 Board's meeting about their pond; and 4) Jon provides a financial analysis of the  
29 projects by late June. He noted that seven residents have expressed an interest in  
30 serving on a pond committee, but that they all came from Marydell or Pin Oaks.

31  
32 Janet observed, as a former resident of Marydell, that Marydell residents really only  
33 care about the Marydell Pond and Pin Oak residents really only care about the Pin  
34 Oaks pond, so having one committee for both ponds wouldn't be effective.

35  
36 Mr. Buonanno asked if these proposed improvements were only about aesthetics.  
37 Both Janet and Mike responded that the improvements are aimed at ensuring the  
38 ponds' long-term sustainability and environmental performance.

39  
40 Mike raised concerns about Rick's proposal. Mike stated that the Conservancy Board  
41 needed to develop objective criteria for evaluating and ranking the need for repairs  
42 in coordination with experts. He also stated that having multiple pond committees  
43 functioning without those objective criteria in place would create chaos. He added  
44 that repairing the ponds involves complicated science that may be beyond the  
45 Conservancy Board's expertise.

1  
2 Jon raised concerns about what financial analysis he needed to perform. He noted  
3 that most of the work, including dredging and plantings, could be performed in-  
4 house by Public Works and that therefore the cost of repairing all the ponds could  
5 be considerably less than the figures in the Natural Lands Trust report. He stressed  
6 that Mark Miller needs to be involved in these discussions to better understand  
7 what Public Works is capable of doing in house.

8  
9 David stated that he would like the Conservancy Board to review the options,  
10 provide recommendations and priorities for the Board of Supervisors and to  
11 develop objective methodologies for evaluating the different options. Then, the  
12 Conservancy Board can meet with the various Homeowners Associations and Civic  
13 Associations about the ponds and work with staff to implement the projects.

14  
15 Mr. Buonanno stated that if a pond has benzene in it then that pond takes priority.

16  
17 Marty asked David, Michael and Rick to come up with recommendations for next  
18 steps on this matter for a future meeting.

19  
20 **Consider Request by Futurist Committee to Support Giant Liquor Referendum**

21 Marty stated that the members of the Futurist Committee are free to advocate for  
22 the ballot initiative as individuals, but that they should not do so on behalf of the  
23 Township. This sentiment was also expressed by Janet, David and Carmen.

24  
25 Carmen stressed that residents need to be aware that the proposed ballot measure  
26 would allow for much more than just the sale of beer and wine at supermarkets, but  
27 would also permit the sale of alcohol in restaurants, bars and clubs. He also raised  
28 concerns about the impact of alcohol sales on crime and drunk driving.

29  
30 Mike stated that he supports the process of the referendum and that, unlike his  
31 fellow supervisors, he believes the Futurists should advocate for the referendum  
32 both as individuals and on behalf of the Township. However, he cautioned that West  
33 Chester Borough struggles with all sorts of alcohol-related crimes that have  
34 increased the workload for police.

35  
36 Rod Vaughn, Futurists Committee, stated that liquor licenses are needed to spur  
37 commercial development in the Township. However, he also noted that he was  
38 disappointed by the mailer he received from Giant that suggested, wrongly, that  
39 alcohol sales would be limited to beer and wine in supermarkets. He added that if  
40 we do nothing, we're letting Giant control the message. Jon observed that the  
41 Township had posted neutral, fact-based information about the petition on the  
42 Township's website and had sent out a message via Constant Contact. Mike stated  
43 that if the question gets on the ballot, the Township should put out more  
44 information about the issue.

1 Tom Kilburn, Futurists Committee, asked whether the marketing firm that Giant  
2 hired to coordinate the petition thought Giant could collect enough signatures. Mike  
3 stated that he was not sure.

4  
5 Leo Sinclair indicated that he strongly supports the referendum. He stated that  
6 alcohol has rejuvenated many area communities, including Manayunk and West  
7 Chester Borough. He described West Chester as a “cancer” when he first moved  
8 here, as there was only one liquor license in the Borough, but that the proliferation  
9 of liquor licenses over the past decade or two has vastly improved the quality of life.  
10 He asked for clarification about what types of alcohol sales would be allowed if the  
11 referendum was successful. Carmen explained that it would include all alcohol  
12 licenses including for clubs and hotels. Mr. Sinclair then stated that he was strongly  
13 opposed to the referendum. He also added that he was opposed the Futurist  
14 Committee advocating for the referendum and that alcohol sales are important for  
15 grocers.

16  
17 Brad Giresi, Futurist Committee and Planning Committee, stated that East Goshen’s  
18 demographics are completely different than a college town like West Chester and  
19 that the nuisance problems that West Chester has are unlikely to happen if East  
20 Goshen becomes “wet”. He asked if the Township would send a reminder message  
21 as the petition drive nears its end. Marty, David and Mike were comfortable with  
22 this proposal, but Janet and Carmen were not. Jon indicated that he would send a  
23 neutral message through Constant Contact around March 1<sup>st</sup>.

24  
25 **Consider Recommendation for Branding Plan**

26 Jon provided a draft RFP for a design firm to rebrand the Township, pursuant to the  
27 Tier I recommendation from the Paoli Pike Corridor Master Plan. He recommended  
28 that the Township first select a design firm based primarily on price and past  
29 branding projects. Then, working with staff and the Futurist Committee, the winning  
30 designer would develop 3 designs. The winning design would be determined by a  
31 popular vote of Township residents and be announced, ideally, in late summer at a  
32 public event.

33  
34 Mike asked whether this initiative should be done as a competition, in which we ask  
35 design firms to submit Township branding designs and we only pay the winner. Jon  
36 raised concerns that very few professional design firms would participate in a  
37 competition if they knew there’s a chance they may not be paid and that this  
38 approach would probably only appeal to college graphic design majors. Mr.  
39 Buonanno stated that the University of Pittsburgh successfully used student-  
40 designed brands in a past rebranding effort. Jon stressed that East Goshen is a  
41 premier municipality in Chester County and that hiring interns or college students  
42 to perform mission critical work is inconsistent with the Township’s values. Mr.  
43 Sinclair stated that he is in favor of hiring college students and praised students’  
44 work on a past Philadelphia Eagles campaign.



1 Mr. Giresi noted that college students typically work closely with a professor on  
2 these types projects and that it usually falls on the professor to do the less  
3 glamorous work of actually implementing and modifying designs for different  
4 media. Mr. Kilburn stated that he supported Jon's recommendation.

5  
6 David made a motion to direct staff to issue an RFP for a branding plan as drafted.  
7 Mike seconded the motion. The motion passed 5-0.

8  
9 **Consider Storm Water and Grinder Pump Agreements for Lots 2 and 3 at 1420**  
10 **E. Strasburg Rd**

11 Mike made a motion to authorize the Chairman to execute the storm water  
12 management and grinder pump operation and maintenance agreements for 1420 E.  
13 Strasburg Rd, lots 2 and 3. Carmen seconded the motion. The motion passed 5-0.

14  
15 **Consider Apartment for the Care of a Relative at 1040 King Rd**

16 Carmen asked whether the apartment could be rented to another tenant if it were to  
17 become vacant in the future. Rick confirmed that this would not be permitted. Mike  
18 made a motion to authorize the Chairman to execute the apartment for the care of a  
19 relative agreement for 1040 King Road. Janet seconded. The motion passed 5-0.

20  
21 **Consider Recommendation from the Planning Commission concerning the**  
22 **preparation of a Zoning Agreement for larger undeveloped properties**

23 Janet explained that the Planning Commission recognizes that there's a need for a  
24 wide variety of housing options in the Township, but that the solution is not  
25 necessarily straight-forward. David observed that the Township should try to  
26 attract young families who might not be able to purchase a detached home on a one  
27 acre lot. Marty suggested that this matter be put out to RFP, rather than be awarded  
28 directly to Thomas Comitta and Associates. Carmen stated that if the Zoning  
29 Ordinance is amended, then undevelopable land should not be included in the  
30 density calculations.

31  
32 David made a motion to direct staff to issue an RFP for a qualified planning  
33 consultant to work with the Planning Commission on the development of an open  
34 space development option that includes either semidetached dwellings and/or  
35 townhouse dwellings in the Zoning Ordinance. Carmen seconded. The motion  
36 passed 5-0.

37  
38 **Consider Comp Plan Implementation Matrix**

39 The Board agreed to table this item for now and discuss it at a public meeting on  
40 Tuesday, February 27<sup>th</sup>. Carmen suggested that a new goal be added for the  
41 Planning Commission in the event that the alcohol referendum is successful.

42  
43 **Consider Recommendation from the Planning Commission concerning the**  
44 **preparation of a Zoning Overlay Amendment for the Paoli Pike Corridor**

45 David made a motion to authorize Township staff to solicit a proposal from Thomas  
46 Comitta and Associates to work with the Planning Commission on the development

1 of the Paoli Pike Corridor Master Plan policy recommendation to create a  
2 Goshenville Overlay District.

3  
4 **Any Other Matter**

5 Rick reported that the Commonwealth Court issued its decision today in the West  
6 Goshen matter and that Sunoco would be resuming its drilling operations shortly.

7  
8 Jon stated that he did not expect to receive the Aqua water meter readings needed  
9 to reset sewer rates in time for the April 3<sup>rd</sup> meeting and asked if the Board could  
10 have a short meeting on April 10<sup>th</sup> for the sole purpose of setting 2018 sewer rates.

11  
12 **Approval of Minutes for February 6, 2018**

13 These minutes were tabled until the next meeting.

14  
15 **Treasurer's Report**

16 Carmen moved to graciously accept the Treasurer's Report and the Expenditure  
17 Register Report as recommended by the Treasurer, to accept the receipts and to  
18 authorize payment of the invoices just reviewed. Janet seconded. The motion  
19 passed 5-0.

20  
21 **Correspondence, Reports of Interest**

22 The Board acknowledged the following correspondence and reports of interest:

- 23 • January 30, 2018 Letter from Senator Killion re: SB 656
- 24 • January 30, 2018 Letter from FEMA approving the Township's Hazardous  
25 Mitigation Plan
- 26 • February 15, 2018 Memo from Jason Lang on the 2018 NRPA National  
27 Summer Camp Dance
- 28 • February 15, 2018 Memo from Jason Lang on the Opioid Epidemic

29  
30 **Public Comment**

31 None

32  
33 **Adjournment**

34 There being no further business, Janet motioned to adjourn the meeting at 9:35 pm.  
35 Carmen seconded the motion. The motion passed 5-0.

36  
37 Respectfully submitted,

38 *Jon Altshul*

39 *Recording Secretary*

40  
41 Attachments: February 15, 2018 Treasurer's Report

February 15, 2018

**TREASURER'S REPORT  
2018 RECEIPTS AND BILLS**

**GENERAL FUND**

Real Estate Tax	\$313,719.90
Earned Income Tax	\$715,100.76
Local Service Tax	\$66,554.21
Transfer Tax	\$55,097.10
<i>General Fund Interest Earned</i>	\$6,607.51
Total Other Revenue	\$154,273.15
<b>Total Receipts:</b>	<b>\$1,311,352.63</b>

Accounts Payable	\$596,655.32
<u>Electronic Pmts:</u>	
Credit Card	\$0.00
Postage	\$0.00
Debt Service	\$9,460.82
Payroll	\$127,824.56
<b>Total Expenditures:</b>	<b>\$733,940.70</b>

**STATE LIQUID FUELS FUND**

Receipts	\$0.00
<i>Interest Earned</i>	\$0.58
<b>Total State Liquid Fuels:</b>	<b>\$0.58</b>

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

Receipts	\$0.00
<i>Interest Earned</i>	\$1,740.68
<b>Total Sinking Fund:</b>	<b>\$1,740.68</b>

Accounts Payable	\$19,105.55
<i>Credit Card</i>	\$0.00
<b>Total Expenditures:</b>	<b>\$19,105.55</b>

**TRANSPORTATION FUND**

Receipts	\$0.00
<i>Interest Earned</i>	\$464.97
<b>Total Sinking Fund:</b>	<b>\$464.97</b>

<b>Expenditures:</b>	<b>\$0.00</b>
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**SEWER OPERATING FUND**

Receipts	\$162,037.46
<i>Interest Earned</i>	\$203.49
<b>Total Sewer:</b>	<b>\$162,240.95</b>

Accounts Payable	\$301,398.28
<i>Debt Service</i>	\$28,240.59
<i>Credit Card</i>	\$0.00
<b>Total Expenditures:</b>	<b>\$329,638.87</b>

**REFUSE FUND**

Receipts	\$43,066.55
<i>Interest Earned</i>	\$356.32
<b>Total Refuse:</b>	<b>\$43,422.87</b>

<b>Expenditures:</b>	<b>\$67,810.45</b>
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**BOND FUND**

Receipts	\$0.00
<i>Interest Earned</i>	\$7,969.85
<b>Total Sewer Sinking Fund:</b>	<b>\$7,969.85</b>

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

Receipts	\$0.00
<i>Interest Earned</i>	\$684.84
<b>Total Sewer Sinking Fund:</b>	<b>\$684.84</b>

<b>Expenditures:</b>	<b>\$8,525.48</b>
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**OPERATING RESERVE FUND**

Receipts	\$0.00
<i>Interest Earned</i>	\$604.54
<b>Total Operating Reserve Fund:</b>	<b>\$604.54</b>

<b>Expenditures:</b>	<b>\$0.00</b>
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