

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

Tuesday, October 2, 2018

7:00 PM

6:00 PM Executive Session – Personnel Matter and Police Labor Matter)

1. Call to Order (7:00 PM)
2. Pledge of Allegiance
3. Moment of Silence – Supervisor Carmen Battavio
4. Announce that the meeting is being livestreamed
5. Chairman’s Report
  - a. The Board met in executive session for a personnel matter and a police labor matter and prior to tonight’s meeting.
  - b. [Adam Knox has resigned from the Planning Commission](#)
6. Public Comment on non-agenda items (7:05 PM to 7:35 PM)
7. Emergency Services Reports (7:35 PM to 7:45 PM)
  - a. WEGO – none
  - b. Goshen Fire Co – none
  - c. [Malvern Fire Co – August](#)
  - d. Good Fellowship – none
  - e. Fire Marshal – September 19<sup>th</sup> Incident at Bellingham
8. Financial Report – None
9. Approval of Minutes and Treasurer’s Report (7:45 PM to 7:50 PM)
  - a. [Minutes – September 17, 2018](#)
  - b. Treasurers Report – September 27, 2018
10. Public Hearing – none
11. Old Business - None
12. New Business
  - a. [Consider recommendation for Residential Open Space Development \(7:50 PM to 8:00 PM\)](#)
  - b. [Consider stormwater agreements for 201 Margaret Lane and 1414 Grand Oak Lane \(8:00 PM to 8:05 PM\)](#)
  - c. [Consider Radio Booster Ordinance \(8:05 PM to 8:15 PM\)](#)
  - d. [Consider Appraisal Proposals \(8:15 PM to 8:25 PM\)](#)
  - e. [Consider amendment to the Non-uniformed DC Plan. \(8:25 PM to 8:30 PM\)](#)
  - f. [Consider Cleaning Bid \(8:30 PM to 8:40 PM\)](#)
13. Any Other Matter
14. Liaison Reports - none
15. Correspondence, Reports of Interest (8:40 PM to 8:45 PM)
  - a. [September 10, 2018 - Completion Certification Report acknowledgement for the partial lowering of the spillway at the Milltown Dam](#)
  - b. [September 12, 2018 – Notice from HRG concerning West Goshen intent to file an application for a Water Quality Management Part II Permit](#)
  - c. [September 2018 – 2017 Liquid Fuels Audit](#)

d. September 25, 2018 – Notice of a conditional use hearing on November 13, 2018 for a daycare at 1302 Wilson Drive

16. Adjournment (8:45 PM)

### Meetings & Dates of Importance

Oct 02, 2018	Board of Supervisors	07:00pm
Oct 03, 2018	Planning Commission	07:00pm
Oct 04, 2018	Farmers Market	03:00pm
Oct 04, 2018	Park and Rec Commission	07:00pm
Oct 06, 2018	Township Yard Sale	-----
Oct 08, 2018	Municipal Authority	07:00pm
Oct 10, 2018	Conservancy Board	07:00pm
Oct 11, 2018	Last Farmers Market of Season	03:00pm
Oct 11, 2018	Historical Commission	07:00pm
Oct 15, 2018	Futurist Committee	07:00pm
Oct 16, 2018	Pension Committee INR Advisory Services 115 W. State Street #300, Media, PA 19063	10:00am
Oct 16, 2018	Board of Supervisors	07:00pm

Newsletter Deadlines for Winter of 2019: Nov 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.

F:\Data\Shared Data\Agendas\Board of Supervisors\2018\2018-09-17\_Board of Supervisors Agenda with time.doc

## Rick Smith

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**From:** Adam Knox [REDACTED]  
**Sent:** Thursday, September 27, 2018 10:08 AM  
**To:** Rick Smith  
**Cc:** Mark Gordon; Brad Giresi  
**Subject:** Resignation

Rick,

Effective immediately I am sorry, but I must resign from the planning commission due to personal reasons. I have enjoyed the time on the commission and serving the township and wish the best for those that continue.

Thank you

Adam Knox  
610-761-0385



## **Malvern Fire Company**

424 East King Street  
Malvern, PA 19355

Main 610-647-0693  
Fax 610-647-0249  
[www.malvernfireco.com](http://www.malvernfireco.com)

### **East Goshen Township 2018 EMS Statistics**

**January:**

42 Calls; 3 BLS (3 Transports); 39 ALS (29 Transports)

**February:**

32 Calls; 2 BLS (1 Transport); 30 ALS (28 Transports)

**March:**

32 Calls; 1 BLS (1 Transport); 31 ALS (22 Transports)

**April:**

26 Calls; 2 BLS (2 Transports); 24 ALS (15 Transports)

**May:**

37 Calls; 0 BLS (0 Transports); 37 ALS (25 Transports)

**June:**

38 Calls; 3 BLS (1 Transport); 35 ALS (26 Transports)

**July:**

26 Calls; 5 BLS (4 Transports); 22 ALS (14 Transports)

**August:**

35 Calls; 5 BLS (3 Transports); 30 ALS (18 Transports)

**Malvern Fire Company EMS  
2018 Statistics**

2018		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
<b>Calls</b>		204	197	194	188	198	203	183	226					1593
<b>Call Types</b>	Emer. Transfer	2	1	1	1	0	0	0	2					7
	Event Standby	0	2	0	1	0	0	1	1					5
	Fire	15	6	7	14	14	15	16	13					100
	Medical	179	178	175	160	177	178	159	195					1401
	MVA	7	10	11	12	7	10	7	14					78
	Relocate	0	0	0	0	0	0	0	1					1
	Routine	1	0	0	0	0	0	0	0					1
<b>ALS/BLS</b>	ALS	150	143	147	140	143	144	111	167					1145
	BLS	54	54	47	48	55	59	72	59					448
<b>Municipalities</b>	Charlestown Twp.	3	13	3	5	5	4	5	3					41
	E. Bradford Twp.	0	1	0	0	0	0	0	0					1
	E. Goshen Twp.	42	32	32	26	37	38	26	35					268
	E. Whiteland Twp.	31	38	45	41	25	35	23	45					283
	Easttown Twp.	2	0	0	1	0	0	0	0					3
	Malvern Boro.	17	15	21	18	20	17	19	19					146
	Radnor Twp.	0	0	0	1	0	0	0	0					1
	Tredyffrin Twp.	13	13	21	17	19	11	19	25					138
	U. Uwchlan Twp.	0	0	0	0	0	0	0	1					1
	Uwchlan Twpp.	0	2	1	0	0	0	0	0					3
	W. Chester Boro.	0	0	0	0	1	1	0	0					2
	W. Goshen Twp.	2	0	0	2	0	1	0	1					6
	W. Pikeland Twp.	0	0	0	1	1	0	1	0					3
	W. Vincent Twp.	0	0	0	0	0	0	0	2					2
	W. Whiteland Twp.	0	0	0	0	0	0	0	1					1
	Westtown Twp.	0	0	1	0	0	0	0	0					1
	Willistown Twp.	94	83	70	77	90	96	90	94					694
<b>Hospital - Outcome</b>	BMH	3	3	5	2	0	2	2	3					20
	CCH	18	7	8	13	10	12	9	11					88
	CCMC	0	0	0	1	0	0	0	1					2
	CHOP	1	1	1	0	0	0	0	0					3
	ECF	1	0	0	0	0	0	0	0					1
	LH	0	0	0	0	0	0	0	2					2
	PMH	130	140	129	107	118	126	116	130					996
	PVH	0	0	0	1	0	0	0	0					1
	RMH	1	0	0	1	1	1	1	1					6
	TJH	0	0	0	1	0	0	0	0					1
<b>Assist/Assisted</b>	Berwyn	1	3	0	4	0	1	0	1					10
	E. Whiteland	29	45	42	38	24	32	21	40					271
	GFAC	4	4	0	0	2	7	2	3					22
	Lionville	0	0	0	0	0	0	0	1					1
	Ludwigs Corner	0	0	0	0	0	0	0	2					2
	Goshen	40	30	31	30	38	37	22	28					256
	N. Square	0	1	0	1	1	0	0	1					4
	Paoli	25	26	32	24	41	31	30	32					241
	Radnor	0	0	0	1	0	0	0	0					1
	Western Berks	0	0	0	0	0	0	1	0					1
	West End	0	0	0	1	0	0	0	0					1
	Uwchlan	1	0	2	0	0	0	0	1					4

1 EAST GOSHEN TOWNSHIP  
2 BOARD OF SUPERVISORS MEETING  
3 1580 PAOLI PIKE  
4 MONDAY, SEPTEMBER 17, 2018  
5 DRAFT MINUTES  
6

7 **Present:** Chairman Marty Shane; Vice Chair Carmen Battavio; Members David  
8 Shuey, Janet Emanuel and Mike Lynch; Township Manager Rick Smith; and Assistant  
9 Township Manager and Finance Director Jon Altshul  
10

11 **Call to Order & Pledge of Allegiance**

12 Marty called the meeting to order at 7:00 p.m. and asked one of the assembled Boy  
13 Scouts to lead the pledge of allegiance.  
14

15 **Moment of Silence**

16 Carmen called for a moment of silence to honor our troops and first responders, as  
17 well as the victims of Hurricane Florence.  
18

19 **Recording**

20 The meeting was livestreamed on the Township's YouTube page.  
21

22 **Chairman's Report**

23 Marty made the following announcements:

- 24 • The Board met in Executive Session before tonight's meeting for a police  
25 labor matter and on Wednesday, September 12<sup>th</sup> for a personnel matter  
26 (ABC interviews).
- 27 • Luann Petrellis has resigned from the Futurists Committee.  
28

29 **WEGO Police Report**

30 Chief Bernot encouraged residents to visit WEGO's website, Facebook page and  
31 CRIMEWATCH app to get the latest information on police activity in the Township.  
32 She reported that there are 25 active scams going on in the Township, including  
33 fraudulent IRS scams. She announced that the next Coffee with a Cop event would be  
34 held on October 22<sup>nd</sup> from 11am-2pm at the Giant on West Chester Pike.  
35

36 **Fire Marshal Report**

37 Carmen reported that Good Fellowship responded to 58 ambulance calls in East  
38 Goshen in August. He also reported that he responded to an automatic alarm at  
39 Giant last week. He noted that Giant has had a number of false alarms over the past  
40 12 months and recommended that Codes contact Giant to request that its fire alarm  
41 be inspected.  
42

43 **Public Comment**

44 Members of the Board provided an overview of what a Township does to the  
45 assembled Boy Scouts.

1 Noah Doherty, 1502 Meadowbrook Lane, asked if the Board can create or change  
2 laws. The Board provided several examples of recent laws—or ordinances—that it  
3 had made or amended.

4  
5 Carmen also reported how he and Danny Liecht had attended the Eagle Scout award  
6 ceremony for Township resident Dylan Golden this past weekend.

7  
8 **August Financial Report**

9 Jon reported that the General Fund had a year-to-date surplus of \$1,139,523 and a  
10 positive budget variance of \$348,572 through August. He is projecting that the  
11 General Fund will finish the year with a deficit of \$204,800, although that projection  
12 assumes that the Board will make a decision tonight to replace the front doors with  
13 the cheapest option.

14  
15 **Approval of Minutes and Treasurer's Report**

16 Carmen made a motion to approve the expenditures and graciously accept the  
17 receipts in the September 13, 2018 Treasurer's Report, provided that he receive a  
18 copy of selected invoices from Precision Mechanical Services for the Geothermal  
19 maintenance contract and a copy of the service contract. David seconded the  
20 motion. The motion passed 5-0.

21  
22 Janet made a motion to approve the minutes of September 4, 2018 as amended.  
23 David seconded the motion. The motion passed 5-0.

24  
25 **Consider recommendation for Brandywine Valley SPCA contract**

26 Carmen made a motion to authorize the Chairman to execute the 2019-2023  
27 contract between East Goshen Township and the Brandywine Valley SPCA. Janet  
28 seconded the motion. Mike stated that he had concerns with various provisions in  
29 the contract, including the termination provision and the flat fee structure for  
30 accepting stray animals with no regard for size of the animal or complexity. Rick  
31 explained that the municipal managers in Chester County had meet with SPCA and  
32 negotiated changes to both the termination provision and insurance requirements  
33 that were more favorable to municipalities. The motion passed 5-0.

34  
35 **Consider Stormwater Agreement for 1506 Meadowbrook Lane**

36 Carmen made a motion to authorize the Chairman to execute the stormwater  
37 management operation and maintenance agreement for 1506 Meadowbrook Lane.  
38 Mike seconded. The motion passed 5-0.

39  
40 **Consider in-law suite for 202 Brooke Drive**

41 Janet made a motion to authorize the Chairman to execute the apartment for the  
42 care of a relative agreement for 202 Brooke Drive. David seconded the motion. The  
43 motion passed 5-0.

44  
45 **Consider Entrance Door Bids**



1 Two bids were received for the vestibule modification contract, as summarized  
2 below:

3

	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
Donald E. Reisinger	\$99,700	\$76,400	\$38,000
FW Houder, Inc	\$103,712	\$78,812	\$38,812

4  
5 Mike made a motion to award the vestibule modification contract for Option #2 to  
6 Donald Reisinger for \$76,400. David seconded. Mike stated that this is a more  
7 reasonable cost than Option #1. Carmen stated that he prefers Option #1, as he  
8 doesn't like how the front of the building looks. Janet raised concerns about how  
9 convenient Options #1 and #2 would be for people in wheelchairs. Jon raised  
10 concerns about both Options #1 and #2, as only \$35,000 was budgeted for this  
11 project. He encouraged the Board to consider Option #1 and/or delay the decision  
12 until 2019 when additional funds could be budgeted.

13  
14 The motion did not pass by a vote of 2-3, with Marty, Janet and Carmen opposed.

15  
16 Carmen made a motion to award the vestibule modification contract for Option #3  
17 to Donald Reisinger for \$99,700. Janet seconded. The motion passed 3-2 with David  
18 and Mike opposed.

19  
20 **Any Other Matter**

21 None

22  
23 **Correspondence, Reports of Interest**

24 The Board acknowledged receipt of the August 29, 2018 Remedial Action  
25 Completion Report Approval from PA DEP for the Sunoco station at 142 Paoli Pike.

26  
27 The Board raised concerns about Aqua's proposed 16.13% rate increase. Carmen  
28 made a motion to direct staff to research how the public interest is served by using a  
29 rate increase for water customers of this magnitude to pay for wastewater  
30 improvements and what options are available to the Township to oppose the  
31 increase with the PUC and to write a letter to our legislative delegation asking them  
32 to amend Act 11 to prevent these types of rate increases in the future. Janet  
33 seconded the motion. The motion passed 5-0.

34  
35 **Adjournment**

36 Carmen made a motion to adjourn at 8:40.

37  
38 Respectfully submitted,

39 *Jon Altshul*

40 *Recording Secretary*

41  
42 Attached: September 13, 2018 Treasurer's Report

August 31 - September 13, 2018

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

**GENERAL FUND**

Real Estate Tax	\$3,311.57	Accounts Payable	\$440,851.36
Earned Income Tax	\$104,374.45	Electronic Pmts:	
Local Service Tax	\$6,982.46	<i>Credit Card</i>	\$202.57
Transfer Tax	-	Postage	\$0.00
General Fund Interest Earned	8,430.23	Debt Service	\$0.00
Total Other Revenue	\$27,856.77	Payroll	\$125,447.82
Total Receipts:	<b>\$150,955.48</b>	Total Expenditures:	<b>\$566,501.75</b>

**STATE LIQUID FUELS FUND**

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

**CAPITAL RESERVE FUND**

Receipts	\$256,128.66	Accounts Payable	\$5,915.00
Interest Earned	\$8,633.10	<i>Credit Card</i>	\$0.00
Total Sinking Fund:	<b>\$264,761.76</b>	Total Expenditures:	<b>\$5,915.00</b>

**TRANSPORTATION FUND**

Receipts	\$0.00		
Interest Earned	\$912.76		
Total Sinking Fund:	<b>\$912.76</b>	Expenditures:	<b>\$0.00</b>

**SEWER OPERATING FUND**

Receipts	\$94,302.14	Accounts Payable	\$24,692.62
Interest Earned	\$1,188.78	<i>Debt Service</i>	\$0.00
Total Sewer:	<b>\$95,490.92</b>	<i>Credit Card</i>	\$350.00
		Total Expenditures:	<b>\$25,042.62</b>

**REFUSE FUND**

Receipts	\$32,592.72	Accounts Payable	\$79,252.43
Interest Earned	\$1,956.16	<i>Credit Card</i>	\$350.00
Total Refuse:	<b>\$34,548.88</b>	Total Expenditures:	<b>\$79,602.43</b>

**BOND FUND**

Receipts	\$0.00	Accounts Payable	\$31,842.78
Interest Earned	\$11,056.68	<i>Credit Card</i>	\$0.00
Total Sewer Sinking Fund:	<b>\$11,056.68</b>	Expenditures:	<b>\$31,842.78</b>

**SEWER CAPITAL RESERVE FUND**

Receipts	\$0.00	Accounts Payable	\$2,850.00
Interest Earned	1,078.68	<i>Credit Card</i>	\$0.00
Total Sewer Sinking Fund:	<b>\$1,078.68</b>	Expenditures:	<b>\$2,850.00</b>

**OPERATING RESERVE FUND**

Receipts	\$0.00		
Interest Earned	7,778.62		
Total Operating Reserve Fund:	<b>\$7,778.62</b>	Expenditures:	<b>\$0.00</b>

1

September 14 - September 27, 2018

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

**GENERAL FUND**

Real Estate Tax	\$63.33
Earned Income Tax	\$131,500.00
Local Service Tax	\$1,000.00
Transfer Tax	73,616.13
General Fund Interest Earned	-
Total Other Revenue	\$332,629.97
<b>Total Receipts:</b>	<b>\$538,809.43</b>

Accounts Payable	\$407,253.53
Electronic Pmts:	
Credit Card	\$4,637.67
Postage	\$0.00
Debt Service	\$9,391.49
Payroll	\$118,732.97
<b>Total Expenditures:</b>	<b>\$540,015.66</b>

**STATE LIQUID FUELS FUND**

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

Expenditures:	<b>\$0.00</b>
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**CAPITAL RESERVE FUND**

Receipts	\$0.00
Interest Earned	\$6,486.85
<b>Total Sinking Fund:</b>	<b>\$6,486.85</b>

Accounts Payable	\$18,875.00
Credit Card	\$0.00
<b>Total Expenditures:</b>	<b>\$18,875.00</b>

**TRANSPORTATION FUND**

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

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

Receipts	\$32,395.81
Interest Earned	\$0.00
<b>Total Sewer:</b>	<b>\$32,395.81</b>

Accounts Payable	\$19,115.99
Debt Service	\$27,098.79
Credit Card	\$0.00
<b>Total Expenditures:</b>	<b>\$46,214.78</b>

**REFUSE FUND**

Receipts	\$12,070.09
Interest Earned	(\$91.73)
<b>Total Refuse:</b>	<b>\$11,978.36</b>

Accounts Payable	\$1,599.77
Credit Card	\$0.00
<b>Total Expenditures:</b>	<b>\$1,599.77</b>

**BOND FUND**

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

Accounts Payable	\$0.00
Credit Card	\$0.00
<b>Expenditures:</b>	<b>\$0.00</b>

**SEWER CAPITAL RESERVE FUND**

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

Accounts Payable	\$2,848.00
Credit Card	\$0.00
<b>Expenditures:</b>	<b>\$2,848.00</b>

**OPERATING RESERVE FUND**

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

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

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**TO:** BOARD OF SUPERVISORS  
**FROM:** CHRIS BOYLAN  
**SUBJECT:** PROPOSED PAYMENTS OF BILLS  
**DATE:** SEPTEMBER 27, 2018

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Please accept the attached Treasurer's Report and Expenditure Register Report for consideration by the Board of Supervisors.

The Township received the annual state pension aid contribution of \$184,905 and is proposing to allocate \$81,308 to the firefighters' defined benefit plan and \$103,597 to the non-uniformed defined contribution plan. The Township also received \$103,740 from the Commonwealth for Volunteer Fire Relief Aid, or approximately 25% less than last year. This revenue is allocated 95% to Goshen Fire Relief and 5% to Malvern Fire Relief.

Note also that the Applebrook Golf Event was cancelled last week due to weather. Accordingly, the expenditure register reflects an unusual number of refunds.

**Recommended motion:** Mr. Chairman, I move that we accept the receipts and approve the expenditures as presented in the Expenditure Register and as summarized in the Treasurer's Report.

EAST GOSHEN TOWNSHIP  
MONTHLY DEBT PAYMENT BREAKDOWN  
September 25, 2018

**GENERAL FUND:**

Interest payment	Principal payment	Year of Issuance	Loan Description	Original loan amount	Remaining Principal	Retirement Date
\$7,589.19	\$0	2003	Multi purpose 9 projects	\$5,500,000	\$2,113,000	2023
\$1,563.10	\$0	1999	Applebrook Park	\$3,000,000	\$462,000	2019
\$239.20	\$0	2000	Spray Irrigation	\$287,000	\$69,000	2021

**SEWER FUND:**

Interest payment	Principal payment		Loan Description	Original loan amount	Remaining Principal	Retirement Date
\$21,717.30	\$0.00	2008	RCSTP Expansion	\$9,500,000	\$6,581,000	2032
\$5,381.49	\$0.00	2013	Diversion Projects	\$2,500,000	\$2,118,000	2033

Report Date 09/17/18

Expenditures Register  
GL-1809-64922

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MARP05 run by BARBARA 2 : 07 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01		GENERAL FUND								
67				APPLEBROOK GOLF CLUB						
56243	1	01452	3505	GOLF DAY - APPLEBROOK	091718	09/17/18		09/17/18		5,670.00
				GOLF OUTING 9/18/18 42 W/CADDIES						
56243	2	01452	3505	GOLF DAY - APPLEBROOK	091718	09/17/18		09/17/18		1,995.00
				GOLF OUTING 9/18/18 19 W/O CADDIES						
										7,665.00
3955				BAYARD PRINTING GROUP						
56244	1	01401	3420	NEWSLETTERS	091718	09/17/18		09/17/18		1,892.69
				FALL 2018 NEWSLETTER						
										1,892.69
										9,557.69
										0 Printed, totaling 9,557.69

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	9,557.69	GENERAL FUND
		9,557.69	

PERIOD SUMMARY

Period	Amount	
1809	9,557.69	
		9,557.69

Report Date 09/18/18

Expenditures Register  
GL-1809-64944

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01		GENERAL FUND								
67				APPLEBROOK GOLF CLUB						
	56245	1	01452 3505	GOLF DAY - APPLEBROOK	091718V	09/18/18	09/17/18	09/18/18	16143 p	-7,665.00
				VOID CK. 16143 - EVENT CANCELED						
										-7,665.00
										-7,665.00
										1 Prepays, totaling -7,665.00
										0 Printed, totaling 0.00

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	-7,665.00	GENERAL FUND
		-7,665.00	

PERIOD SUMMARY

Period	Amount
1809	-7,665.00
	-7,665.00

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Vendor	Vendor Name	Budget#	Sub#	Description	Invoice	Due Date	Req #	Check#	Amount
01	GENERAL FUND								
4059	RITE AID CORPORATION	01487	1500	EMPLOYEE FLU SHOT CLINIC - 9/19/18	091818			56246	60.00
									60.00
									60.00
							1	Printed, totaling	60.00

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	60.00	GENERAL FUND
		60.00	



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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01		GENERAL FUND								
2862				CHEST.CNTY CONSERV.DIST-CLEAN WATER FUND						
	56252	1	01454 3717	MARYDELL POND REHAB	092018	09/20/18		09/20/18		250.00
										250.00
3110				COMMONWEALTH OF PENNSYLVANIA						
	56253	1	01454 3711	POND TREATMENT	092018	09/20/18		09/20/18		600.00
				Disturbed Acreage Fee						
										600.00
										850.00
										0 Printed, totaling 850.00

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	850.00	GENERAL FUND
		850.00	

PERIOD SUMMARY

Period	Amount
1809	850.00
	850.00



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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01	GENERAL FUND									
4060				BOLT, MICHAEL						
	56276	1	01367 3504	GOLF APPLEBROOK/HMV	822594	09/26/18		09/26/18		105.00
				REFUND -CANCELATION GOLF EVENT 9/18						
	56276	2	01367 3504	GOLF APPLEBROOK/HMV	822600	09/26/18		09/26/18		315.00
				REFUND -CANCELATION GOLF EVENT 9/18						
-----										420.00
2695				BRICKHOUSE ENVIRONMENTAL						
	56278	1	01454 3100	PROFESSIONAL SERVICES	1655	09/26/18		09/26/18		481.26
				PROF.SERV.- AUG. 2018 EGT PK. WATER						
				FOUNTAIN MONITORING						
-----										481.26
197				BUCKLEY BRION MCGUIRE & MORRIS						
	56279	1	01404 3140	LEGAL - ADMIN	17220	09/26/18		09/26/18		1,235.05
				LEGAL SERVICE - 7/31-8/31/18						
	56279	2	01413 3140	LEGAL - TWP CODE	17220	09/26/18		09/26/18		4,539.00
				LEGAL SERVICE - 7/31-8/31/18						
	56279	3	01414 3110	LEGAL - CODES	17220	09/26/18		09/26/18		60.25
				LEGAL SERVICE - 7/31-8/31/18						
	56279	4	01414 3140	LEGAL - PLANNING COMMISSION	17220	09/26/18		09/26/18		684.75
				LEGAL SERVICE - 7/31-8/31/18						
	56279	5	01414 3142	LEGAL - CONDITIONAL USE	17220	09/26/18		09/26/18		42.50
				LEGAL SERVICE - 7/31-8/31/18						
	56279	6	01414 3143	LEGAL - SUBDIVISION & LAND DEVELOP	17220	09/26/18		09/26/18		430.95
				LEGAL SERVICE - 7/31-8/31/18						
-----										6,992.50
3488				CINTAS CORPORATION #287						
	56281	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS	287242660	09/26/18		09/26/18		131.24
				WEEK END 9/19/18 CLEAN MATS						
	56281	2	01487 1910	UNIFORMS	287242660	09/26/18		09/26/18		429.83
				WEEK END 9/19/18 CLEAN UNIFORMS						
	56282	2	01409 3740	TWP. BLDG. - MAINT & REPAIRS	287235147	09/26/18		09/26/18		131.24
				WEEK END 9/05/18 CLEAN MATS						
	56282	3	01487 1910	UNIFORMS	287235147	09/26/18		09/26/18		585.61
				WEEK END 9/05/18 CLEAN UNIFORMS						
-----										1,277.92

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
2491	56284	1	01401 3210	COMCAST 8499-10-109-0107472 COMMUNICATION EXPENSE 0107472 9/17-10/16/18 PW TV	091018	09/26/18		09/26/18		29.50
										29.50
3250	56283	1	01401 3210	COMCAST 8499-10-109-0107704 COMMUNICATION EXPENSE 0107704 9/23-10/22/18 P&BOOT LED	091518	09/26/18		09/26/18		115.75
										115.75
317	56285	1	01437 2600	CONTRACTOR'S CHOICE SHOP - TOOLS	00227054	09/26/18		09/26/18		367.00
56286	1	01430 2330	VEHICLE MAINT AND REPAIR CHAIN LOOPS	00226910	09/26/18		09/26/18			48.70
										415.70
1556	56287	1	01414 3050	CONVERY, MATTHEW ZONING CONSULTANTS GPS CONSULTING 8/20-8/22/18	091418	09/26/18		09/26/18		375.00
										375.00
2578	56288	1	01367 3504	CULVER, DAVID GOLF APPLEBROOK/HMV REFUND -CANCELLED GOLF EVENT 9/18	822610	09/26/18		09/26/18		540.00
										540.00
3999	56291	1	01452 3210	DBC - DELMARVA BROADCASTING CO. FARMERS MARKET EXPENSE GEO FENCING 7/8-8/30/18	IN-1180856936	09/26/18		09/26/18		900.00
										900.00
3040	56290	1	01367 3240	DEFEO, BARBARA PARK FEES REFUND - PARK RENTAL 8/19/18	091318	09/26/18		09/26/18		100.00
										100.00
4061	56292	1	01367 3504	DIGIULIO, NICK GOLF APPLEBROOK/HMV REFUND -CANCELATION GOLF EVENT 9/18	822601	09/26/18		09/26/18		315.00
										315.00

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01		GENERAL FUND								
3941	56293	1	01487 1500	DISCOVERY BENEFITS INC. MISC. EMPLOYEE BENEFITS AUGUST 2018 - FSA ADM.	0000921617-IN	09/26/18		09/26/18		50.00
										50.00
3872	56296	1	01409 3840	EAGLE TERMITE & PEST CONTROL DISTRICT COURT EXPENSES	198675	09/26/18		09/26/18		50.00
	56297	1	01409 3745	EXTERM. SERVICE - SEPT.2018 DIST.CT PW BUILDING - MAINT REPAIRS	198674	09/26/18		09/26/18		45.00
	56299	1	01409 3740	EXTERM. SERVICE - SEPT.2018 PW TWP. BLDG. - MAINT & REPAIRS	198672	09/26/18		09/26/18		105.00
				EXTERM. SERVICE - SEPT.2018 TWP						200.00
439	56300	1	01430 2330	EDWARDS AUTOMOTIVE REPAIR VEHICLE MAINT AND REPAIR EMISSION INSPECT. 2007 FORD EXPLOR.	6162	09/26/18		09/26/18		50.00
										50.00
3407	56301	1	01430 2330	ETS EQUIPMENT TRADE SERVICE CO. INC. VEHICLE MAINT AND REPAIR JANIT PUMP - 5 PAIL DUAL ACTION	116370	09/26/18		09/26/18		60.49
	56302	1	01430 2330	VEHICLE MAINT AND REPAIR 59 GALLONS PHOTO FINISH	116359	09/26/18		09/26/18		307.98
										368.47
2999	56303	1	01414 3100	FITZPATRICK, CARA M. COURT REPORTERS TRANSCRIPT - AMENDMT CHAP.156 NOISE	090518	09/26/18		09/26/18		160.00
	56304	1	01414 3100	COURT REPORTERS TRANSCRIPT - MALVERN INST. APPLIC.	091418	09/26/18		09/26/18		440.00
										600.00
1876	56305	1	01438 3845	FOLEY INC. EQUIP. RENTAL -RESURFAC. ASPHALT ROLLER RENTAL 8/8-8/22/18	C2792701	09/26/18		09/26/18		3,585.00
	56306	1	01438 3845	EQUIP. RENTAL -RESURFAC. SKID STEER & PLANER RENTAL 7/10 - 8/7/18	F3710301	09/26/18		09/26/18		4,827.00
	56307	1	01438 3845	EQUIP. RENTAL -RESURFAC. SKID STEER & PLANER RENTAL 8/7 - 8/21/18	F3710302	09/26/18		09/26/18		4,799.00
	56308	1	01452 3204	COMMUNITY DAY LIGHT TOWER RENTALS (4) 8/8-8/14/18	F3744102	09/26/18		09/26/18		1,557.00

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01	GENERAL FUND									
1876				FOLEY INC.						
	56309	1	01452 3204	COMMUNITY DAY	F37441011	09/26/18		09/26/18		334.76
				LIGHT TOWER RENTALS (1) 8/8-8/14/18						
	56310	1	01438 3845	EQUIP. RENTAL -RESURFAC.	F3745401	09/26/18		09/26/18		779.00
				SSL ANGLE BROOM RENTAL 8/9-8/21/18						
				WESTTOWN WAY						
	56311	1	01438 3845	EQUIP. RENTAL -RESURFAC.	W2688403	09/26/18		09/26/18		1,529.00
				H65E HAMMER, BUCKET & MISC. RENTAL						
				7/23-8/20/18						
	56312	1	01438 3845	EQUIP. RENTAL -RESURFAC.	W2688404	09/26/18		09/26/18		768.00
				H65E HAMMER, BUCKET & MISC. RENTAL						
				8/20-8/21/18						
										18,178.76
3352				GAP POWER RENTALS PLUS LLC						
	56313	1	01437 2460	GENERAL EXPENSE - SHOP	1425715	09/26/18		09/26/18		110.61
				TAPE MEASURES & MOTOMIX						
										110.61
4062				GOLDEN, DARREN						
	56314	1	01367 3504	GOLF APPLEBROOK/HMV	822611	09/26/18		09/26/18		540.00
				REFUND -CANCELATION GOLF EVENT 9/18						
										540.00
553				GORDON, MARK A.						
	56315	1	01401 3300	AUTO ALLOWANCE	092418	09/26/18		09/26/18		23.98
				9/15 MILEAGE 44 @.545						
	56315	2	01401 3300	AUTO ALLOWANCE	092418	09/26/18		09/26/18		92.65
				9/17 - 9/19 MILEAGE 170 @.545						
	56315	3	01401 3000	GENERAL EXPENSE	092418	09/26/18		09/26/18		235.22
				HOTEL ROOM - PAFPM CONFERENCE						
	56315	4	01401 3000	GENERAL EXPENSE	092418	09/26/18		09/26/18		11.22
				TOLL EXPENSE PAFPM CONFERENCE						
										363.07
558				GOSHEN VOL FIREMAN'S RELIEF ASSOCIATION						
	56316	1	01411 5250	VOL FIRE RELIEF ASSOC.- EXPENSE	090718	09/26/18		09/26/18		98,552.74
				2018 ANNUAL VFRA PASS THRU						
										98,552.74

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2631				GRAPHIC IMPRESSIONS OF AMERICA INC.						
	56317	1	01401 2110	STATIONERY 1000 BOS WINDOW ENVELOPES	18-10419	09/26/18		09/26/18		168.00
										168.00
3131				GREAT AMERICA FINANCIAL SERVICES						
	56318	1	01401 3840	RENTAL OF EQUIP. -OFFICE SEPT.2018 LANIER MP C6004ex COPIER	23351234	09/26/18		09/26/18		160.00
	56318	2	01401 3840	RENTAL OF EQUIP. -OFFICE ORIG.FEE- LANIER MP C6004ex	23351234	09/26/18		09/26/18		89.50
										249.50
4063				GRETO, ALBERT						
	56319	1	01367 3504	GOLF APPLEBROOK/HMV REFUND -CANCELATION GOLF EVENT 9/18	822612	09/26/18		09/26/18		540.00
										540.00
3370				GROFF TRACTOR - CC&T						
	56320	1	01438 3845	EQUIP. RENTAL -RESURFAC. BOMAG MILLING MACHINE 8/29/18	RSA025493-1	09/26/18		09/26/18		2,400.00
										2,400.00
598				HANSON AGGREGATES PENNSYLVANIA LLC						
	56321	1	01454 3717	MARYDELL POND REHAB 19.11 TONS #10 DRY SCREENING - MARY DELL POND	3386241	09/26/18		09/26/18		255.11
										255.11
627				HIGHWAY MATERIALS INC.						
	56322	1	01438 2455	MATER. & SUPPLY-RESURFAC. 99.84 TONS 19mm,0.3<3,B FORREST LN	86016	09/26/18		09/26/18		4,647.57
	56322	2	01438 2455	MATER. & SUPPLY-RESURFAC. 7.03 TONS 9.5mm 0.3<3, H FORREST LN	86016	09/26/18		09/26/18		350.80
	56323	1	01438 2450	MATERIALS & SUPPLIES-HIGHWAYS 1.98 TONS 9.5mm 0.3<3, H	85911	09/26/18		09/26/18		98.90
	56324	1	01438 2455	MATER. & SUPPLY-RESURFAC. 30.00 TONS 19mm 0.3<3, B	85933	09/26/18		09/26/18		1,396.50
										6,493.77

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
2314				HIRO, MICHAEL						
	56325	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS REPAIR WINDOWS - PLANK HOUSE 5/9 - 9/13/18	091318-1	09/26/18		09/26/18		4,715.00
	56326	1	01409 3840	DISTRICT COURT EXPENSES RECAULK & PAINT WINDOWS - DIST.CT.	091318-2	09/26/18		09/26/18		375.00
										5,090.00
638				HOME DEPOT CREDIT SERVICES						
	56327	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS CEILING TILES - MTG.ROOM, MARINDE INSECTORS & RUBBER CASTERS, PARTS FOR HVAC SYSTEM	091318	09/26/18		09/26/18		172.43
	56327	2	01409 3745	PW BUILDING - MAINT REPAIRS JOINT REMOVAL - BIG SHOP	091318	09/26/18		09/26/18		27.97
	56327	3	01437 2460	GENERAL EXPENSE - SHOP TAPES & RULER	091318	09/26/18		09/26/18		45.91
										246.31
65701				HUEBNER, ROBERT W.						
	56328	1	01367 3504	GOLF APPLEBROOK/HMV REFEND -CANCELATION GOLF EVENT 9/18	822613	09/26/18		09/26/18		540.00
										540.00
679				INTERCON TRUCK EQUIPMENT						
	56329	1	01430 2330	VEHICLE MAINT AND REPAIR OMAHA BOLTED ROTARY LATCH	1065400-IN	09/26/18		09/26/18		45.00
										45.00
719				KEEN COMPRESSED GAS COMPANY						
	56330	1	01437 2460	GENERAL EXPENSE - SHOP VARIOUS CYLINDERS OF GASES	83195617	09/26/18		09/26/18		71.72
										71.72
3838				KNIGHT BROS. INC.						
	56331	1	01438 2460	TREE REMOVAL TREE & BRUSH REMOVAL - WYLLPEN 8/23 & MEADOW DRIVE 8/27-8/28	12735	09/26/18		09/26/18		4,250.00
										4,250.00



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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
739				KNOX EQUIPMENT RENTALS INC.						
	56333	1	01454 3717	MARYDELL POND REHAB	31936.1.3	09/26/18		09/26/18		2,666.05
				GENERATOR RENTAL 8/27-9/4/18						
	56334	1	01438 3845	EQUIP. RENTAL -RESURFAC.	31846.1.3	09/26/18		09/26/18		385.00
				ASPHALT ROLLER RENTAL 8/27-8/28/18						
										3,051.05
4064				KNOX, ADAM						
	56332	1	01367 3504	GOLF APPLEBROOK/HMV	822614	09/26/18		09/26/18		270.00
				REFUND -CANCELATION GOLF EVENT 9/18						
										270.00
4065				KOZA, MIKE						
	56335	1	01367 3504	GOLF APPLEBROOK/HMV	822615	09/26/18		09/26/18		540.00
				REFUND -CANCELATION GOLF EVENT 9/18						
										540.00
765				LENNI ELECTRIC CORPORATION						
	56336	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS	180853	09/26/18		09/26/18		217.96
				REPLACE BATHROOM LIGHT BLCKSMTH SHP						
	56337	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS	180840	09/26/18		09/26/18		830.23
				RELOCATE DEDICATED LINE - BRINE						
				STORAGE ROOM						
	56338	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS	180842	09/26/18		09/26/18		359.16
				PULL CAT6 TO PW SECRETARY'S OFFICE						
	56339	1	01454 3717	MARYDELL POND REHAB	180880	09/26/18		09/26/18		87.00
				REMOVE CORD CAP & CONNECT PUMPS						
	56340	1	01454 3717	MARYDELL POND REHAB	180881	09/26/18		09/26/18		145.94
				INSTALL NEW MALE CORD CAPS AT SHOP						
										1,640.29
787				LOW-RISE ELEVATOR CO. INC						
	56341	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS	77326	09/26/18		09/26/18		40.00
				BASIC MAINTANANCE - SEPT.2018						
										40.00
3910				MAGLIO, NICHOLAS						
	56342	1	01367 3504	GOLF APPLEBROOK/HMV	822602	09/26/18		09/26/18		210.00
				REFUND -CANCELATION GOLF EVENT 9/18						
										210.00



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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
3680	56353	1	01401 3210	NETCARRIER TELECOM INC. 67891 COMMUNICATION EXPENSE 9/1/18 - 9/30/18	538175	09/26/18		09/26/18		134.20
										134.20
827	56359	1	01454 3717	NEW ENTERPRISE STONE & LIME INC. MARYDELL POND REHAB 24.44 TONS ASSHTO#1, 3 1/2 STONE	6914276	09/26/18		09/26/18		493.69
	56360	1	01454 3717	MARYDELL POND REHAB 69.30 TONS ASSHTO#1, 3 1/2 STONE	6915676	09/26/18		09/26/18		1,399.85
										1,893.54
1554	56361	1	01401 2100	OFFICE DEPOT MATERIALS & SUPPLIES RED PENS, ADDRESS LABELS & WIPES	198901425001	09/26/18		09/26/18		41.22
	56362	1	01401 2100	MATERIALS & SUPPLIES TAPE, TONER & FOLDERS	195324838001	09/26/18		09/26/18		224.36
										265.58
1002	56383	1	01401 3000	PA MUNICIPAL LEAGUE GENERAL EXPENSE L3P 2018 ANNUAL MEMBERSHIP	42797	09/26/18		09/26/18		65.00
										65.00
4069	56363	1	01367 3504	PARSONS, ANDREW GOLF APPLEBROOK/HMV REFUND -CANCELATION GOLF EVENT 9/18	822606	09/26/18		09/26/18		480.00
										480.00
3153	56370	1	01409 7505	PECO - 01360-05046 BOOT & PAOLI LED SIGN 01360-05046 8/27-9/14/18 BOOT LED	091718	09/26/18		09/26/18		30.82
										30.82
2593	56368	1	01454 3600	PECO - 18510-39089 UTILITIES 18510-39089 8/30-9/14/18 BOW TR.PMP	091818	09/26/18		09/26/18		29.28
										29.28

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
1555				PECO - 45168-01609						
	56364	1	01409 3605	PW BLDG - FUEL,LIGHT,SEWER & WATER 45168-01609 8/22-9/14/18 PW	091918	09/26/18		09/26/18		438.89
										438.89
2592				PECO - 45951-30004						
	56366	1	01454 3600	UTILITIES 45951-30004 8/17-9/14/18 RESTROOMS	091718	09/26/18		09/26/18		42.21
	56367	1	01454 3600	UTILITIES 45951-30004 9/14-9/18/18 RESTROOMS	092018	09/26/18		09/26/18		5.17
										47.38
2591				PECO - 59500-35010						
	56365	1	01454 3600	UTILITIES 59500-35010 8/22-9/14/18 POND PUMP	091718	09/26/18		09/26/18		26.05
										26.05
1052				PENNONI ASSOCIATES INC.						
	56371	1	01408 3130	ENGINEERING SERVICES SERVICE THRU 7/22/18 MALVERN INST.	817905	09/26/18		09/26/18		369.00
	56372	1	01408 3130	ENGINEERING SERVICES SERVICE THRU 7/22/18 GEN. CONSULT.	817902	09/26/18		09/26/18		2,047.50
	56373	1	01408 3131	ENGINEER.& MISC.RECHARGES SERVICE THRU 7/22/18 APPLBRK TEACH.	817904	09/26/18		09/26/18		371.50
	56374	1	01408 3131	ENGINEER.& MISC.RECHARGES SERVICE THRU 7/22/18 APPLBRK MEN'S GRILL	817909	09/26/18		09/26/18		404.25
	56375	1	01408 3131	ENGINEER.& MISC.RECHARGES SERVICE THRU 7/22/18 1666 E.BOOT 2	817916	09/26/18		09/26/18		152.50
	56376	1	01408 3131	ENGINEER.& MISC.RECHARGES SERVICE THRU 7/22/18 1664 E.BOOT 3	817915	09/26/18		09/26/18		152.50
	56377	1	01408 3131	ENGINEER.& MISC.RECHARGES SERVICE THRU 7/22/18 EG ELEM.SCHOOL	817906	09/26/18		09/26/18		30.75
	56378	1	01408 3131	ENGINEER.& MISC.RECHARGES SERVICE THRU 7/22/18 BRANDOLINI	817903	09/26/18		09/26/18		91.00
	56379	1	01408 3131	ENGINEER.& MISC.RECHARGES SERVICE THRU 7/22/18 LEGENSTEIN	817907	09/26/18		09/26/18		115.00
	56380	1	01408 3131	ENGINEER.& MISC.RECHARGES SERVICE THRU 7/22/18 DELANEY	817908	09/26/18		09/26/18		563.25
										4,297.25

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9 : 08 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
1005				PENNSYLVANIA ONE CALL SYSTEM						
	56381	1	01438 3840	EQUIPMENT RENTAL MONTHLY ACTIVITY - AUGUST 2018	0000783272	09/26/18		09/26/18		55.27
										55.27
1082				PIPE DATA VIEW						
	56382	1	01436 2450	STORMWATER MATERIALS & SUPPLIES CLEAN & VACUUM INLETS	17369	09/26/18		09/26/18		1,525.00
										1,525.00
2342				POWERPRO EQUIPMENT						
	56384	1	01436 2450	STORMWATER MATERIALS & SUPPLIES 6 CASES 1/2X4X50 & 2 CASES STUBS	2C112373	09/26/18		09/26/18		116.15
										116.15
2539				PRECISION MECHANICAL SERVICES						
	56385	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS TROUBLESHOOT & REPAIR A/C	SC-17009	09/26/18		09/26/18		320.04
	56386	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS TROUBLESHOOT & REPAIR A/C LUNCHROOM	SC-16855	09/26/18		09/26/18		426.72
										746.76
3181				ROTHWELL DOCUMENT SOLUTIONS						
	56388	1	01401 3840	RENTAL OF EQUIP. -OFFICE LANIER/SP8300DN CONTRACT BASE RATE	124436	09/26/18		09/26/18		79.00
	56388	2	01401 3840	RENTAL OF EQUIP. -OFFICE LANIER/MPC5503 CONTRACT TOTAL CHG. 6/18-9/7/18	124436	09/26/18		09/26/18		977.13
	56388	3	01401 3840	RENTAL OF EQUIP. -OFFICE LANIER/SP8300DN CONTRACT TOTAL CHG. 6/18-9/17/18	124436	09/26/18		09/26/18		21.88
										1,078.01
3233				SENN TRUCKING, RICHARD L.						
	56389	1	01438 3845	EQUIP. RENTAL -RESURFAC. P/U & DELIVERY MILLING MACH. 8/28 & 8/30/18	2208	09/26/18		09/26/18		660.00
										660.00

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
4070	56390	1	01367 3504	SMITH, GEORGE GOLF APPLEBROOK/HMV REFUND -CANCELATION GOLF EVENT 9/18	822607	09/26/18		09/26/18		400.00
										400.00
4071	56391	1	01367 3504	SMYTH, CHRISTOPHER GOLF APPLEBROOK/HMV REFUND -CANCELATION GOLF EVENT 9/18	822617	09/26/18		09/26/18		540.00
										540.00
3120	56392	1	01430 2330	STTC SERVICE TIRE TRUCK CTRS INC. VEHICLE MAINT AND REPAIR 2 TIRE TUBES TR75A	051379-17	09/26/18		09/26/18		88.00
	56393	1	01430 2330	VEHICLE MAINT AND REPAIR 4 TIRES FOR FORD EXPLORER	069577-17	09/26/18		09/26/18		677.32
										765.32
4072	56394	1	01367 3504	TARNOWSKI, JOSEPH GOLF APPLEBROOK/HMV REFUND -CANCELATION GOLF EVENT 9/18	82261	09/26/18		09/26/18		540.00
										540.00
2878	56396	1	01483 5315	TD AMERITRADE FBO 913-022866 PENSION - DC NON-UNIFORM 2018 STATE AID -NON-UNIFORMED DC PLAN	092118	09/26/18		09/26/18		103,597.00
										103,597.00
3659	56395	1	01483 5320	TD AMERITRADE FBO 913074154 FF PENSION - EXPENSE 2018 STATE AID -FIREFIGHTER PENSION	092118	09/26/18		09/26/18		81,308.36
										81,308.36
2257	56397	1	01414 3050	THOMAS COMITTA ASSOCIATES INC. ZONING CONSULTANTS PROF.SERVICE 7/3-8/28/18 PAOLI PIKE CORRIDOR ORDINANCE AMENDMTS	082918	09/26/18		09/26/18		6,761.10
	56398	1	01414 3050	ZONING CONSULTANTS PROF.SERV.THRU 8/24/18 -RESIDENTIAL OPEN SPACE.	082718	09/26/18		09/26/18		5,131.10
										11,892.20



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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
2699				WIGGINS AUTO TAGS INC.						
	56408	1	01430 2330	VEHICLE MAINT AND REPAIR REPLACE MG PLATE - TRUCK 40	091018	09/26/18		09/26/18		14.00
										14.00
2380				WIGGINS SHREDDING						
	56409	1	01401 3000	GENERAL EXPENSE DOCUMENT SHREDDING 9/12/18	37536	09/26/18		09/26/18		400.00
										400.00
2940				WIRELESS ZONE						
	56410	1	01401 3210	COMMUNICATION EXPENSE IPHONES & OTTERBOXES - G.ALTHOUSE & V. DIMARTINI	W1285IN8297	09/26/18		09/26/18		161.00
	56410	2	01407 2130	COMPUTER EXPENSE IPADS - M.GORDON, G.ALTHOUSE & V. DIMARTINI	W1285IN8297	09/26/18		09/26/18		1,751.97
										1,912.97
3981				WORKPLACE CENTRAL						
	56411	1	01401 2100	MATERIALS & SUPPLIES HANGING FOLDERS	661882-01	09/26/18		09/26/18		37.99
										37.99
1983				YALE ELECTRIC SUPPLY CO						
	56412	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS GFCI RECPT & INSERTS BLACKSMTH SHOP	S11371213.001	09/26/18		09/26/18		30.86
										30.86
4074				YUHAS, JAMES						
	56413	1	01367 3504	GOLF APPLEBROOK/HMV REFUND -CANCELATION GOLF EVENT 9/18	822608	09/26/18		09/26/18		210.00
										210.00



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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
03				SINKING FUND						
3470				NASK DOOR INC.						
	56350	1	03409 7400	CAPITAL REPLACEMENT-TWP BLDG NEW GARAGE DOOR - PW ANNEX	58478	09/26/18		09/26/18		7,032.00
										7,032.00
4011				REMINGTON & VERNICK ENGINEERS INC.						
	56387	1	03409 7450	CAPITAL PURCHASE - TWP BLDG PROF.SERV. THRU AUG.2018 - NEW WASH BAY	PCEGT001-5	09/26/18		09/26/18		2,268.00
										2,268.00
1438				WAGNERS FLOORING AMERICA, BOB						
	56406	1	03409 7452	CAP REPLACEMENT SUBSTATION/D.COURT BALANCE DUE - DIST.CT. CARPETING	092618	09/26/18		09/26/18		9,575.00
										9,575.00

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
05				SEWER OPERATING						
151				BLOSENSKI DISPOSAL CO, CHARLES						
56272	1	05422	4502	R.C. SLUDGE-LAND CHESTER SWITCH 20YDS WITH LINER 8/27/18	16848/162877	09/26/18		09/26/18		181.00
56273	1	05422	4502	R.C. SLUDGE-LAND CHESTER SWITCH 20YDS WITH LINER 9/4/18	16849/163299	09/26/18		09/26/18		181.00
56274	1	05422	4502	R.C. SLUDGE-LAND CHESTER SWITCH 20YDS WITH LINER 9/10/18	16850/163242	09/26/18		09/26/18		181.00
56275	1	05422	4502	R.C. SLUDGE-LAND CHESTER SWITCH 20YDS WITH LINER 9/17/18	16851/163263	09/26/18		09/26/18		181.00
										724.00
2695				BRICKHOUSE ENVIRONMENTAL						
56277	1	05422	3701	R.C. COLLEC.-MAINT.& REPR PROF.SERV. AUG.2018 APPLBRK CC/WQM	1653	09/26/18		09/26/18		1,448.72
										1,448.72
197				BUCKLEY BRION MCGUIRE & MORRIS						
56280	1	05429	3140	ADMIN - LEGAL LEGAL SERVICE - 7/19 - 8/21/18	17221	09/26/18		09/26/18		339.28
										339.28
3872				EAGLE TERMITE & PEST CONTROL						
56294	1	05420	3702	C.C. COLLEC.-MAINT.& REPR. EXTERM. SERVICE - SEPT.2018 ASHRDGD	198676	09/26/18		09/26/18		25.00
56295	1	05422	3701	R.C. COLLEC.-MAINT.& REPR EXTERM. SERVICE - SEPT.2018 THRNCFD	198677	09/26/18		09/26/18		25.00
56298	1	05422	3700	R.C. STP-MAINT.& REPAIRS EXTERM. SERVICE - SEPT.2018 RCSTP	198673	09/26/18		09/26/18		45.00
										95.00
3043				MAIN POOL & CHEMICAL COMP. INC.						
56343	1	05422	2440	R.C. STP- CHEMICALS 112 50LB BGS SODIUM CARBONATE DENSE	1870912	09/26/18		09/26/18		1,836.80
										1,836.80
3675				NETCARRIER TELECOM INC. 67889						
56356	1	05420	3602	C.C. COLLECTION -UTILITIES 9/1/18 - 9/30/18	538173	09/26/18		09/26/18		48.64
										48.64

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MARP05 run by BARBARA 9 : 08 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
3676	56354	1 05422	3600	NETCARRIER TELECOM INC. 67890 R.C STP -UTILITIES 9/1/18 - 9/30/18	538174	09/26/18		09/26/18		48.62
										48.62
3677	56357	1 05420	3602	NETCARRIER TELECOM INC. 67887 C.C. COLLECTION -UTILITIES 9/1/18 - 9/30/18	538171	09/26/18		09/26/18		48.75
										48.75
3678	56355	1 05420	3602	NETCARRIER TELECOM INC. 67888 C.C. COLLECTION -UTILITIES 9/1/18 - 9/30/18	538172	09/26/18		09/26/18		49.98
										49.98
3725	56352	1 05420	3702	NETCARRIER TELECOM INC. 68255 C.C. COLLEC.-MAINT.& REPR. 9/1/18 - 9/30/18	538360	09/26/18		09/26/18		50.22
										50.22
2827	56369	1 05420	3602	PECO - 04725-43025 C.C. COLLECTION -UTILITIES 04725-43025 9/5-9/14/18 WYLPN PUMP	091818	09/26/18		09/26/18		127.98
										127.98
1005	56381	2 05420	3701	PENNSYLVANIA ONE CALL SYSTEM C.C. INTERCEPT.-MAINT.&REP MONTHLY ACTIVITY - AUGUST 2018	0000783272	09/26/18		09/26/18		55.27
	56381	3 05420	3702	C.C. COLLEC.-MAINT.& REPR. MONTHLY ACTIVITY - AUGUST 2018	0000783272	09/26/18		09/26/18		55.26
										110.53
2914	56400	1 05422	4500	TOWLER, SCOTT A. R.C. STP-CONTRACTED SERV. SERVICE RELATED TO RCSTP - AUG.2018	18-080131-1	09/26/18		09/26/18		13,882.44
										13,882.44
1393	56404	2 05429	3250	US POSTMASTER ADMIN.- POSTAGE RENEW PERMIT 192 FIRST CLASS	082018	09/26/18		09/26/18		75.00
										75.00

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MARP05 run by BARBARA 9 : 08 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
06				REFUSE						
138	56270	1 06427	4504	BFI-KING OF PRUSSIA RECYCLERY RECYCLING FEES RECYCLING FEE - AUGUST 2018	4586-000057909	09/26/18		09/26/18		1,185.49
										1,185.49
197	56280	2 06427	3140	BUCKLEY BRION MCGUIRE & MORRIS LEGAL SERVICES LEGAL SERVICE - 7/19 - 8/21/18	17221	09/26/18		09/26/18		339.28
										339.28
1393	56404	3 06427	3250	US POSTMASTER POSTAGE RENEW PERMIT 192 FIRST CLASS	082018	09/26/18		09/26/18		75.00
										75.00

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MARF05 run by BARBARA 9 : 08 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
09				Sewer Capital Reserve Fund						
356				DECKMAN ELECTRIC						
	56289	1	09429 7400	MACHINERY/EQUIPMENT - REPLACEMENT GODWIN PUMP NO: GSP20	94477	09/26/18		09/26/18		2,848.00
										2,848.00
										443,284.78
										0 Printed, totaling 443,284.78

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	401,076.05	GENERAL FUND
03	03	18,875.00	SINKING FUND
05	05	18,885.96	SEWER OPERATING
06	06	1,599.77	REFUSE
09	09	2,848.00	Sewer Capital Reserve Fund
		443,284.78	

PERIOD SUMMARY

Period	Amount
1809	443,284.78
	443,284.78

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Procurement Card Entries

PAGE 1

MARP17 run by BARBARA

10 : 40 AM

Per	Budget #	Sub#	Description	Vendr	Vendor Name	Invoice #	Credit	Srce Trx #	#	U
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1809	CREDIT CARD PAYMENTS									
	05422	4500	LAB TESTING RCSTP 8/28/18	2918	ALS ENVIRONMENTAL	40-2279757	12.00	PC 65048	1	
	01433	2500	TRAF.LIGHT MAINT.- PAOLI PK & ELLIS	2717	HIGGINS & SONS INC., CHARLES A.	47754	141.80	PC 65048	2	
	01433	2500	TRAF.LIGHT MAINT. RT.352 & GREENHLL	2717	HIGGINS & SONS INC., CHARLES A.	47747	121.10	PC 65048	3	
	01433	2500	TURN ON SCHOOL FLASHERS	2717	HIGGINS & SONS INC., CHARLES A.	47726	65.00	PC 65048	4	
	01430	2330	PIN SQUARE HANDLES	2442	KENT AUTOMOTIVE	9306099090	114.59	PC 65048	5	
	01430	2320	575.0 GALLONS DIESEL	1161	REILLY & SONS INC	148338	1,411.63	PC 65048	6	
	01430	2320	205.4 GALLONS GASOLINE	1161	REILLY & SONS INC	148716	476.53	PC 65048	7	
	01430	2320	306.7 GALLONS DIESEL	1161	REILLY & SONS INC	148715	754.48	PC 65048	8	
	05422	3601	9/7/18 - 10/6/18	2439	VERIZON -7041	090718-704	218.03	PC 65048	9	
	01409	3605	9/15/18 - 10/4/18	2273	VERIZON - 0527	091518-052	205.04	PC 65048	10	
	01409	3840	9/16/18 - 10/15/18	2868	VERIZON-1420	091618-142	84.62	PC 65048	11	
							3,604.82			
-----										
							3,604.82			

GENERAL LEDGER SUMMARY

GL Account #	Debit	Credit	Description
014XX-XXXX	3,374.79		GENERAL FUND Expense Account
01107-1010		3,374.79	GENERAL FUND Bank Account
054XX-XXXX	230.03		SEWER OPERATING Expense Account
05100-1005		230.03	SEWER OPERATING Bank Account

PLGIT 1107.1010

DATE	DESCRIPTION	TOTAL	1401.2100	1401.3000	1407.2130	1430.2330	1438.2455	1438.3845	1452.3020	1487.1910	1452.3000	1487.4600
<b>RICK SMITH</b>												
8/3/2018	PSATS - HR & Labor Mgmt.course - L.LebLANC	99.00										99.00
8/8/2018	B&H PHOTO - Camera-microphone for Jason	123.75									123.75	
8/9/2018	B&H PHOTO - Mobile Media Case	69.99			69.99							
8/9/2018	B&H PHOTO - Printer for Chas	249.00			249.00							
8/13/2018	PANERA BREAD - Lunch - Labor contract talks	191.80		191.80								
8/14/2018	B&H PHOTO - Print heads and ink	566.20	566.20									
		<b>\$1,299.74</b>										
<b>MARK MILLER</b>												
8/8/2018	ATLAS FLASHER - Rental of 3 Message Boards	2,025.00						2,025.00				
8/8/2018	BON TOOL - Asphalt Lutes	194.93					194.93					
8/11/2018	FIVE BELOW - Glow sticks	16.96					16.96					
8/14/2018	PEPBOYS - Vehicle cleaning supplies	119.10				119.10						
8/21/2018	AT&T - IPAD Steve Walker	30.00			30.00							
8/25/2018	CARHARTT - Thermal Sweats	319.96								319.96		
8/25/2018	LANDS END - Polo Shirts (10)	372.95								372.95		
		<b>\$3,078.90</b>										
<b>JASON LANG</b>												
8/8/2018	HOME DEPOT - Primer, paint & brushes	87.03										87.03
8/17/2018	KLEIN TRANSPORTATION - Deposit for NYC Trip	172.00							172.00			
		<b>\$259.03</b>										
	<b>GRAND TOTAL</b>	<b>4,637.67</b>	<b>566.20</b>	<b>191.80</b>	<b>348.99</b>	<b>119.10</b>	<b>211.89</b>	<b>2,025.00</b>	<b>172.00</b>	<b>692.91</b>	<b>210.78</b>	<b>99.00</b>

4,637.67

J/E's made  
Add to Master Cred.Card List

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>

# Memorandum

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East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380  
Voice: 610-692-7171  
Fax: 610-692-8950  
E-mail: [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org)

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Date: 9/27/2018  
To: Board of Supervisors  
From: Mark Gordon, Township Zoning Officer   
Re: Residential Open Space Development Planning Exercise

Board Members,

The Planning Commission and the Township planning consultant, Thomas Comitta Associates Inc., has concluded the planning exercise and has formulated some recommendations for the Board to consider regarding potential revisions to the Zoning Ordinance, with a focus on revisions to §240-36., Single Family Open Space Development. This planning exercise focused on the largest of the remaining undeveloped or under developed residential parcels in the R-2 zoning district that are 20 acres or larger.

The recommendations propose additional housing types for the Open Space Development option, §240-36. Currently, only single family homes can be considered when planning for this provision of the zoning ordinance. The recommendations being presented for consideration will add Semi-Detached Single Family (Carriage Homes or Twins) and Townhouses (with a maximum of 3 dwellings per building). This is a general summary of the recommendations presented in the TCA memo dated 9/25/2018. The memo also outlines general design standards that should be considered and woven into any future ordinance amendments.

## STAFF RECOMENDATION

Staff supports the recommendations as presented and the Planning Commission recommendation to move forward with implementation of these recommendations. At his time staff believes the Board would be best served to review the recommendations and hold a special meeting to hear the presentation. Staff will notify all appropriate property owners of the meeting date so all can attend the meeting, hear the presentation and recommendations, and participate in the discussion.

## DRAFT MOTION

Mr. Chairman, I move that the Board acknowledge receipt of the Residential Open Space Development Recommendations and table the public presentation and discussion until (date to be determined).



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

September 27, 2018

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

Re: Residential Open Space Development Ordinance Recommendations

Dear Board Members:

At their meeting on September 26, 2018 the Planning Commission voted unanimously in favor of the following motion:

*Mr. Chairman, I move that the Planning Commission recommend the Board of Supervisors consider the recommendations to incorporate additional housing types for Residential properties which are 20 acres or larger, in the R-2 zoning district, in accordance with the TCA Memo dated 9/25/2018.*

Sincerely,

*Mark A. Gordon*

Mark A. Gordon  
Township Zoning Officer



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

MEMORANDUM

TO: East Goshen Township Officials & Staff

FROM: Thomas J. Comitta, AICP, CNU-A, RLA  
Erin L. Gross, RLA, APA, ASLA

DATE: September 25, 2018

SUBJECT: **RESIDENTIAL OPEN SPACE DEVELOPMENT  
RECOMMENDATIONS FOR A PATH FORWARD**

Enclosed are our Recommendations for Open Space Development in East Goshen Township. These Recommendations are based on a review and analysis of:

1. The provisions of the Pennsylvania Municipalities Planning Code;
2. The provisions in the existing East Goshen Township Zoning Ordinance;
3. The tract sizes in the R-2 District;
4. The arrangement, form, and composition of additional dwelling unit types;
5. The existing land uses in the R-2 District;
6. The existing natural features (floodplains, slopes, woodlands) in the R-2 District; and
7. The above considerations, with a view toward a modest expansion of dwelling unit opportunities within the R-2 District.

We will present the enclosed Recommendations at the EGT Planning Commission Workshop Meeting on September 26, 2018, and can answer various questions at that time.



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

## **RESIDENTIAL OPEN SPACE DEVELOPMENT RECOMMENDATIONS FOR A PATH FORWARD**

September 25, 2018

### **1. Overview on Zoning Ordinance Provisions, per the Pennsylvania Municipalities Planning Code**

- 1.1. According to Section 603.(c)(5) of the PA MPC, Zoning Ordinances may contain: “provisions to encourage innovation and to promote flexibility, economy and ingenuity in development, including subdivisions and land developments as defined in this act”.
- 1.2. According to Section 604.(4) of the PA MPC, the provisions of Zoning Ordinances shall be designed: “To provide for the use of land within the municipality for residential housing of various dwelling types encompassing all basic forms of housing, including single-family and two-family dwellings, and a reasonable range of multifamily dwellings in various arrangements...”.
- 1.3. According to Section 604.(5) of the PA MPC, the provisions of Zoning Ordinances shall be designed: “To accommodate reasonable overall community growth, including population and employment growth, and opportunities for development of a variety of residential dwelling types and nonresidential uses.”.

### **2. Overview on Existing EGT Zoning Ordinance Provisions**

- 2.1. The R-1 District in EGT is the Hershey’s Mill community. It has been developed under the PRD – Planned Residential Development provisions of the EGT Zoning Ordinance, and Article VII of the PA MPC. The R-1 District allows in Section 240-8.D.(1)(a)[1]: “Single-family detached dwellings, semidetached dwellings, townhouses or apartment dwellings with a maximum of six total dwelling units attached to each other”.
- 2.2. The R-2 District in EGT currently allows in Section 240-9.C.(1): “Single-family cluster development as a Conditional Use in accordance with §240-28”. This opportunity pertains only to Single-family detached dwellings.

In Section 240-28. Single-family cluster development, the following is required: a minimum tract area of 20 contiguous acres per §240-28.C.(1); one (1) dwelling per acre per §240-28.C.(4), since the base R-2 District requires a minimum lot area of 1 acre; and 40% to 50% minimum Common Open Space depending on lot sizes of 25,000 square feet and 20,000 square feet respectively.

- 2.3. The R-2 District in EGT also currently allows in Section 240-9.C.(11): “Single-family open space development as a Conditional Use in accordance with §240-36”. This opportunity pertains only to Single-family detached dwellings.



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

## **RESIDENTIAL OPEN SPACE DEVELOPMENT RECOMMENDATIONS FOR A PATH FORWARD**

September 25, 2018

In Section 240-36. Single-family open space development, the following is required: a minimum tract area of 8 contiguous acres per §240-36.B.(1); one (1) dwelling per acre per §240-36.B.(4), since the base R-2 District requires a minimum lot area of 1 acre; and 55% minimum Common Open Space.

- 2.4. Currently, there are no opportunities in the R-2 District for attached dwellings, such as a twin or triplex dwelling unit.

### **3. The Tract Sizes in the R-2 District**

- 3.1. Given the current level of development in EGT, and based on existing property boundaries, there are four (4) tracts that total 20 acres and greater. The 20 acre minimum tract size is being considered as a possibility for new residential opportunities in the R-2 District, since that acreage threshold is already recited in the Single-family cluster development provisions.
- 3.2. Other tracts from 8 to 20 acres were also evaluated. However, in order to create a sufficient space within which a small neighborhood would gracefully fit, and in order to have substantial open space, 20 acres is much more plausible.

### **4. The Arrangement, Form, and Composition of Additional Dwelling Unit Types**

- 4.1. The new residential opportunities that could be considered for properties 20 acres and greater, would be for some forms of attached dwellings such as twin dwellings (where 2 homes would share a party wall). Another form of an attached dwelling could be a triplex dwelling (where 3 homes could be attached and could be referential to the look of a typical Chester County/EGT expanded farmhouse, and could have a building frontage width in the range of approximately 60 to 80 feet).

By having increased opportunities with twin dwellings and triplex dwellings, the EGT Zoning Ordinance could be more responsive to items 1.1., 1.2., and 1.3. above, pertaining to the PA MPC.

### **5. The Existing Land Uses in the R-2 District**

- 5.1. The properties that are 20 acres or greater in the R-2 District are developable, in that they do not have an existing land use that already consumes the property such as a school or other institution, and do not have Conservation Easements that would preclude development.



THOMAS COMMITTA ASSOCIATES, INC.  
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## **RESIDENTIAL OPEN SPACE DEVELOPMENT RECOMMENDATIONS FOR A PATH FORWARD**

September 25, 2018

Existing land uses of the properties 20 acres or greater are either large lot residential properties, meadows, farm fields, woodlands, or lawn areas.

### **6. The Existing Natural Features (floodplains, slopes, woodlands) in the R-2 District**

- 6.1. The existing natural features of the properties 20 acres or greater do not include severe constraints that consume the entire properties. There appears to be sufficient land that is not encumbered by steep slopes, and wetlands. Therefore, it appears that there are sufficient upland areas that are developable (above the lowland areas that have streams and floodplains).

### **7. The Above Considerations, with a View Toward a Modest Expansion of Dwelling Unit Opportunities within the R-2 District**

- 7.1. A new set of provisions could be written to complement §240-28. Single-family cluster development, and §240-36. Single-family open space development. New provisions could be titled: "Single-family attached dwelling unit development".

However, because §240-36. has the main ingredients for successful dwelling unit arrangement in the subsections pertaining to Area and bulk regulations, Open space regulations, and Open space plan development, §240-36. could be modified and renamed: "Residential Open Space Development".

- 7.2. Amendments to Section 240-36. could be created whereby existing provisions could pertain to single-family detached dwelling units as a main Subsection "A", and new provisions could be written for single-family attached dwelling units as new main Subsection "B".
- 7.3. A minimum tract size of 20 acres could pertain to single-family attached dwelling units.
- 7.4. An opportunity to have twin dwelling units, and triplex dwelling units could pertain to the 20+ acre tracts.
- 7.5. The minimum open space of 55% could pertain to the single-family attached dwelling unit developments (and remain as 55% for single-family detached developments).
- 7.6. Refined open space design standards could pertain to the single-family attached dwelling unit developments (as well as for the single-family detached dwelling unit developments) to specify minimum parcel widths for open space types. Further, the refined open space design standards could address "more usable" open space for



THOMAS COMITTA ASSOCIATES, INC.  
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**RESIDENTIAL OPEN SPACE DEVELOPMENT**  
**RECOMMENDATIONS FOR A PATH FORWARD**

September 25, 2018

Trails, Walkways, Pedestrian Gathering Areas, Greens, etc. on land with certain slope thresholds.

- 7.7. The requirement for a centralized water supply system and centralized sewage disposal system could pertain to the single-family attached dwelling unit developments.
- 7.8. The maximum density of 1dwelling unit per acre could pertain to the single-family attached dwelling unit developments.
- 7.9. New design standards could pertain to: the arrangement of dwelling unit types; the types of vehicular thoroughfares and streetscapes; the arrangement of usable open space in proximity to dwelling units; building types (including unit widths, heights, roof pitches, fenestration, materials, colors, etc.); and setback and buffer standards.

Based on the above analysis and evaluation, we suggest that the EGT Planning Commission consider making a positive recommendation to the EGT Board of Supervisors to have a draft set of Amendments prepared to enable Single-family attached dwellings (twins and triplex homes) in the R-2 District.

# Memorandum

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East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380  
Voice: 610-692-7171  
Fax: 610-692-8950  
E-mail: [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org)

---

Date: 9/27/2018  
To: Board of Supervisors  
From: Mark Gordon, Township Zoning Officer   
Re: SWM O&M Agreement

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Dear Board Members: The Code Department has received a two building permit applications from the owners of 1414 Grand Oak Ln., and 201 Margaret Ln. Both Projects require SWM permits and SWM O&M Agreements.

**Staff Recommendation:**

Staff recommends that the Board approve the SWM agreements for this projects.

201 Margaret Ln.  
1414 Grand Oak Ln.

**Draft Motion:**

I move that we authorize the Chairman to execute the storm water management operation and maintenance agreements for 201 Margaret Ln and 1414 Grand Oak Ln.

# **Memo**

## **East Goshen Township**

Date: September 28, 2018  
To: Board of Supervisors  
From: Rick Smith, Township Manager  
Re: Radio Booster Ordinance

As I noted in my e-mail about the Police Commission meeting the police officers radios did not work when they were in the basement of Bellingham during the incident on September 19<sup>th</sup>.

The Chief has requested the Board consider adopting the model ordinance developed by the County that that requires the installation of a radio booster (if needed) in new buildings and in existing buildings significant improvements or alterations are made to a building.



\_\_\_\_\_ TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. \_\_\_\_\_ OF 20\_\_

AN ORDINANCE AMENDING CHAPTER \_\_\_\_\_, PART \_\_\_\_\_ OF THE  
TOWNSHIP OF \_\_\_\_\_ CODE OF ORDINANCES, THE  
BUILDING CODE OF THE TOWNSHIP OF \_\_\_\_\_, BY  
ESTABLISHING MINIMUM REGULATIONS APPLICABLE TO  
EMERGENCY COMMUNICATIONS SYSTEMS.

AND NOW, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, the Board of Supervisors of  
\_\_\_\_\_ Township hereby enacts and ordains as follows:

**Section 1.** Preamble. The Board of Supervisors finds that the ability of police, fire, ambulance and other emergency providers and personnel to communicate with each other within buildings and structures, and to communicate from within structures and buildings to personnel and locations outside the building and structure, is of vital public importance. A breakdown in communications among emergency providers and personnel creates a serious risk of harm to and is a serious threat to the safety and welfare of emergency personnel, the citizens of \_\_\_\_\_ Township and the public in general. Therefore, pursuant to the police power, the Board enacts this Ordinance to protect the public health, safety and welfare.

**Section 2.** Chapter \_\_, Part \_\_, Section \_\_ of the Township of \_\_\_\_\_ Code of Ordinances is hereby amended by inserting the following Section \_\_\_\_\_ as follows:

Add a new Section XXXX.0 as follows.

Section XXXX.0 Communications Amplification Systems.

Section XXXX.1 Definitions.

The following words and terms shall, for the purposes of this Section and as used elsewhere in this code, have the meanings shown herein.

APCO – Association of Public Safety Communications Officials International

CCDES – Chester County Department of Emergency Services

FCC – Federal Communications Commission

NPSPAC – National Public Safety Planning Advisory Committee

Section XXXX.2 General Provisions.

Except as otherwise provided, no person shall erect, construct, alter, refit, change the use of, or provide an addition of more than 20% of the existing floor area to, any building or structure or any part thereof, or cause the same to be done which fails to support adequate radio coverage for CCDES, the \_\_\_\_\_ Township Fire Department, and the \_\_\_\_\_ Police Department. As provided for in Chapter 24 (2013 version) of National Fire Protection 72 guidelines and for the purposes of this Section, adequate radio coverage shall include all of the following:

1. A minimum signal strength of –95dBm available in 90% of the area of each floor of the building when transmitted from the closest CCDES radio communications system site;
2. A minimum signal strength of –95dBm received at the closest CCDES radio communications site when transmitted from 90% of the area of each floor of the building;

3. The frequency range which must be supported shall be between 763 MHz and 861 MHz;
4. A 90% reliability factor;
5. Signal strength measurements, for the purpose of measuring the performance of a bi-directional amplifier, shall be based on one input signal adequate to obtain a maximum continuous operating output level.

The provisions of this Section shall become applicable upon notification to the property owner that unacceptable performance levels exist. The property owner shall have ninety (90) days from date of notification, to enhance radio coverage and bring it within the acceptable limits of these provisions.

#### Section XXXX.3 Amplification Systems Allowed.

Buildings and structures which cannot support the required level of radio coverage shall be equipped with either a radiating cable system or an internal multiple antenna system with or without FCC type accepted bi-directional 700/800 MHz amplifiers as needed. If any part of the installed system or systems contains an electrically powered component, the system shall be capable of operating on an independent battery and/or generator system for a period of at least twelve (12) hours without external power input. The battery system shall charge in the presence of an external power input.

#### Section XXXX.4 Testing Procedures.

##### XXXX.4.1 Acceptance Test Procedure.

When an in-building radio system is required, and upon completion of installation, it will be the building owner's responsibility to have the radio system tested to ensure that two-way coverage on each floor of the building is a minimum of 90%. Each floor of the building shall be divided into a grid of approximately twenty (20) equal areas. A maximum of two (2) nonadjacent areas will be allowed to fail the test. In the event that three (3) of the areas fail the test, in order to be more statistically accurate, the floor may be divided in forty (40) equal areas. In such event, a maximum of four (4) nonadjacent areas will be allowed to fail the test. After the forty (40) area test, if the system continues to fail, the building owner shall have the system altered to meet the 90% coverage requirement. The test shall be conducted using the most current portable radio or its equivalent, available to the \_\_\_\_\_ Township Police and/or Fire Department, talking through the CCDES as specified by the authority having jurisdiction. A spot located approximately in the center of a grid area will be selected for the test, then the radio will be keyed to verify two-way communications to and from the outside of the building through the CCDES. Once the spot has been selected, prospecting for a better spot within the grid area will not be permitted.

The gain values of all amplifiers shall be measured and the test measurement results shall be kept on file with the building owner so that the measurements can be verified each year during the annual tests. In the event that the measurements results become lost, the building owner will be required to rerun the acceptance test to reestablish the gain values.

#### XXXX.4.2 Annual Tests.

When an in-building radio system is required, the building owner shall test all active components of the system, including but not limited to amplifiers, power supplies and backup batteries, a minimum of once every twelve (12) months.

Amplifiers shall be tested to ensure that the gain is the same as it was upon initial installation and acceptance. Backup batteries and power supplies shall be tested under load for a period of one (1) hour to verify that they will properly operate during an actual power outage. If within the one (1) hour test period, in the opinion of the testing technician, the battery exhibits symptoms of failure, the test shall be extended for additional one (1) hour periods until the testing technician confirms the integrity of the battery. All other active components shall be checked to determine that they are operating within the manufacturer's specifications for the intended purpose.

#### XXXX.4.3 Five Year Tests.

In addition to the annual test, the building owner shall perform a radio coverage test a minimum of once every five (5) years to insure that the radio system continues to meet the requirements of the original acceptance test. The procedure set forth above shall apply to such tests.

#### XXXX.4.4 Qualifications of Testing Personnel.

All tests shall be conducted, documented and signed by a person in possession of a current FCC technician license or a current technician certification issued by the APCO. All test records shall be retained on the inspected premises by the building owner and a copy submitted to the \_\_\_\_\_ Fire Company and the \_\_\_\_\_ Police Department.

#### Section XXXX.5 Field Testing.

Police and fire personnel, after providing reasonable notice to the owner or his representative, shall have the right to enter onto the property to conduct field testing to be certain the required level of radio coverage is present.

Section XXXX.6 Exemptions.

This section does not apply to: structures in Use Groups R-3 and R-4; any building constructed of wood frame; any building thirty-five (35) feet high or less; as long as none of the aforementioned buildings make use of any metal construction or any underground storage or parking areas. For the purposes of this Section, parking structures and stairwells are included in the definition of “building” and stair shafts are included in the definition of “all parts of a building” but elevators may be excluded.

Section XXXX.7 Existing Buildings and Structures.

Any non-exempt building or structure existing, under construction, or for which a building permit application is pending or has been approved as of the effective date of this Section shall comply with the requirements of this Section if the CCDES, \_\_\_\_\_ Fire Department or \_\_\_\_\_ or Police Department determines that adequate radio coverage as defined in Section XXXX.2 does not exist in the building or structure. The owner of the building or structure shall be notified in writing of the inadequacy of the coverage and shall have a period of ninety (90) consecutive calendar days from the date of notice to comply with this Section, including but not limited to enhancing radio coverage and bringing it within the acceptable limits of this Section.

**Section 3.** Severability. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective.

**Section 4.** Effective Date. This Ordinance shall become effective five (5) days from the date of enactment.

BOARD OF SUPERVISORS

# Memorandum

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East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

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

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Date: 9/27/2018  
To: Board of Supervisors  
From: Mark Gordon, Township Zoning Officer *mlg*  
Re: Paoli Pike Trail Easements / Appraisal Proposals

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Dear Board Members,

As you know the Township Staff and Solicitor are working on the Trail easement acquisitions from the 8 properties along Segments C – E (Reservoir Rd. to N. Chester Rd.). We are required to follow the PennDOT process for obtaining easements along the trail route and have determined that appropriate appraisals will be needed to make fair compensation to the property owners. We have solicited proposals from three local, approved PennDOT appraisal companies and have received the following proposals for the appraisals:

- |                                |          |                       |
|--------------------------------|----------|-----------------------|
| 1. Coyle, Lynch and Co.        | \$29,000 | (45 days to delivery) |
| 2. Indian Valley Appraisal Co. | \$18,650 | (60 days to delivery) |
| 3. William Wood Co.            | \$5,625  | (30 Days to delivery) |

This is a professional service and does not require the Township to formally bid this work however we do need to document a process to select the appraiser.

Please review the attached proposals from the three firms listed above and direct the staff accordingly on the expenditure.

# COYLE, LYNCH & COMPANY

VALUATION ADVISORY SERVICES

112 CHESLEY DRIVE

SUITE 250, HAMPTON BUILDING

MEDIA, PENNSYLVANIA 19063-0040

Vox 610-461-5000

Fax 610-461-7284

WWW.COYLELYNCH.COM

JOHN J. COYLE 3<sup>RD</sup>, MAI, CRE + O ♦ • □ Δ

JOHN ANTHONY EGAN, MAI, SRA +

H. MICHAEL McDEVITT, MAI + O ±

JOHN J. COYLE 4<sup>TH</sup>, JD, MAI + ♦

BRIAN WILBUR COYLE, MAI + O •

MACK E. WELLER +

MICHAEL J. McCLOSKEY, JR., MAI, USMC  
OF COUNSEL  
(1972-2008)

+ PA CERTIFIED GENERAL REAL ESTATE APPRAISER

O NJ CERTIFIED GENERAL REAL ESTATE APPRAISER

♦ DE CERTIFIED GENERAL REAL ESTATE APPRAISER

• NY CERTIFIED GENERAL REAL ESTATE APPRAISER

± MD CERTIFIED GENERAL REAL ESTATE APPRAISER

Δ TX CERTIFIED GENERAL REAL ESTATE APPRAISER

□ VA CERTIFIED GENERAL REAL ESTATE APPRAISER

September 26, 2018

Kristin S. Camp, Esquire  
Buckley Brion McGuire & Morris LLP  
118 W. Market Street  
Suite 300  
West Chester, PA 19382

**RE: PAOLI PIKE ACQUISITIONS LOCATED IN  
EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA  
CLC JOB NO. 18-240**

<u>PARCEL NO.</u>	<u>ADDRESS</u>	<u>OWNER</u>
3	1336 ENTERPRISE DRIVE	PARSONS 1336 LLC
4	1334 ENTERPRISE DRIVE	PARSONS RENTAL IV
6	BOOT ROAD	GOSHEN EXECUTIVE CONDOMINIUM ASSOC.
8	1425 PAOLI PIKE	SUNOCO, LLC
15	1570 PAOLI PIKE	GOSHEN EQUITIES LLC
17	1560 PAOLI PIKE	COMMERCE BANK
28	352 PAOLI PIKE	THORNDALE INVESTMENT GROUP
30	1596 PAOLI PIKE	REDEEMED PROPERTIES L.P.
N/A	UNKNOWN PARCEL IN THE BED OF PAOLI PIKE	N/A

Ms. Camp:

We propose to appraise each of the captioned properties to estimate the amount of damages for each property as a result of the acquisition of portions of each site for the Paoli Trial extending through East Goshen Township in the vicinity of Paoli Pike.

We will inspect each subject property, and gather and evaluate data to process the applicable approaches to value. We will develop a complete analysis of each property, and we will communicate either a strip appraisal report or a "before and after" appraisal report for each



property in accordance with PennDOT appraisal requirements. This proposal expires on November 1, 2018 unless executed and returned to our office by November 1, 2018.

We will exercise independent judgment and will complete the appraisal assignment in accordance with sound appraisal techniques and in conformity with the Uniform Standards of Professional Appraisal Practice. Market value, as defined in the Uniform Standards of Professional Appraisal Practice formulated by the Appraisal Standards Board of The Appraisal Foundation, is:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and acting in what they consider their best interests;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition was developed by the Ad Hoc Committee on Uniform Standards of The Appraisal Foundation on April 27, 1987; and was approved and adopted by the Appraisal Standards Board of The Appraisal Foundation on January 30, 1989.

The definition also appears in Advisory Opinion 22 (AO-22) of the 2018-2019 edition of USPAP on Page 125. This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and the *Interagency Appraisal and Evaluation Guidelines*, dated October 27, 1994.

As indicated on Page 58 of the 14<sup>th</sup> Edition of the *Appraisal of Real Estate* (published in 2013); on Page 24 of the 13<sup>th</sup> Edition of the *Appraisal of Real Estate* (published in 2008) and on Page 24 of the 12<sup>th</sup> Edition of the *Appraisal of Real Estate* (published in 2001), the Appraisal Institute in 1993 adopted the following definition of market value, which was developed by the Appraisal Institute Special Task Force on Value Definitions to clarify

distinctions among market value, disposition value, and liquidation value. Market value, as defined by the Task Force, is:

The most probable price which a specified interest in real property is likely to bring under all the following conditions:

- (1) Consummation of a sale occurs as of a specified date.
- (2) An open and competitive market exists for the property interest appraised.
- (3) The buyer and seller are each acting prudently and knowledgeably.
- (4) The price is not affected by undue stimulus.
- (5) The buyer and seller are typically motivated.
- (6) Both parties are acting in what they consider their best interest.
- (7) Marketing efforts were adequate and a reasonable time was allowed for exposure in the open market.
- (8) Payment was made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.
- (9) The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Page 59 of the 14<sup>th</sup> Edition of the *Appraisal of Real Estate* (published in 2013) cites the following definition of market value:

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

We have utilized the definition of market value contained in the 14<sup>th</sup> Edition of the *Appraisal of Real Estate* as the controlling definition of market value in this assignment, although the other definitions of market value referenced above are consistent with the definition upon which we have placed the greatest emphasis.

Market value is not predicated only on the utility of the property to the current owner and/or occupant, or solely on the nature of the current use or occupancy, but also considers the property viewed with reference to all of the uses and occupancies to which it is reasonably adaptable.

To complete this engagement in a timely fashion, we will require physical access to the property to complete our inspection; the opportunity to speak to someone knowledgeable about the physical and operational characteristics of the property; and copies of the following data:

- Site plan.
- Survey, if available.
- Legal description of each parcel.
- Building floorplans and building elevation plans.
- Factory Mutual or other insurance risk plans, if available.
- Deeds, easement agreements, right of way agreements, and other documents affecting the nature of the title to the property.
- Lease abstracts, if the property is tenant occupied.
- The two most recent years of rental income data for the property, if the property is tenant occupied.
- The two most recent years of expense data associated with occupancy of the real estate whether tenant occupied or owner occupied.
- The two most recent years of capital improvement data.

We propose a total fee of \$29,000 for this assignment as follows:

<u>Parcel No.</u>	<u>Address</u>	<u>Owner</u>	<u>Appraisal Type</u>	<u>Fee</u>
3	1336 Enterprise Drive	Parsons 1336 LLC	Strip Appraisal	\$2,000
4	1334 Enterprise Drive	Parsons Rental IV	Strip Appraisal	\$2,000
6	Boot Road	Goshen Executive Condominium Association	Strip Appraisal	\$2,000
8	1425 Paoli Pike	Sunoco, LLC	Before and After Appraisal	\$5,000
15	1570 Paoli Pike	Goshen Equities LLC	Strip Appraisal	\$2,000
17	1560 Paoli Pike	Commerce Bank	Before and After Appraisal	\$5,000
28	352 Paoli Pike	Thorndale Investment Group	Before and After Appraisal	\$5,000
30	1596 Paoli Pike	Redeemed Properties L.P.	Before and After Appraisal	\$5,000
N/A	Unknown Parcel in the bed of Paoli Pike	Unknown	Strip Appraisal	<u>\$1,000</u>
Total				\$29,000

The assignment will be payable as follows:

- Upon execution of this contract: \$0
- Upon inspection of the premises: \$14,500
- Upon completion of our field work: \$0
- Upon delivery of the completed report: \$14,500

Travel, telephone calls and other out-of-pocket expenses are included in our fee. All meetings and expert court testimony subsequent to delivery of our appraisal report, if applicable, will be invoiced at our prevailing per diem rate plus all associated expenses.

We will provide you with 3 copies of each completed report which will be delivered to you within 45 days of our receipt of your written authorization to proceed and our receipt of the factual information listed above. Payment is due and payable upon delivery of our invoice. In the event payment is not received within 10 days of delivery of our invoice, we will include a service charge compounded at the rate of 1% per month on the unpaid balance. Our tax identification number is # 23-2569022.

The Financial Services Modernization Act of 1999, known as the Gramm-Leach-Bliley Act, has been interpreted to include real estate appraisers as financial institutions in certain instances. Accordingly, it is necessary for us to disclose our policies and practices regarding nonpublic personal and financial information. While we may be provided with or we may collect various personal information or various financial information in the course of providing appraisal services, we treat this information as confidential. We do not share, sell, publish, refer, communicate, transfer or disclose any information about our customers or clients to any related entities of Coyle, Lynch & Company or to any unrelated entities of Coyle, Lynch & Company.

Our report will be completed subject to the general assumptions and limiting conditions to be included in the transmittal of the completed report which will state among other things that:

Plans and specifications for the facility were referenced as a guide for the factual description of the improvements in support of the personal inspection of the premises.

Information, estimates, and data are obtained from sources considered reliable, and will be assumed true and correct.

Possession of the report does not carry with it the right of publication nor will any part of the report be disseminated to the public without our prior approval.

The report is to be used in whole and not in part and no part of it shall be used in conjunction with any other appraisal.

No responsibility is assumed for matters which are of a technical, engineering, or legal nature.

Good title will be assumed, and management are assumed to be competent.

Unless disclosed to us and stated and considered in the body of the report, our value estimate is based on the premise that the subject is free of hazardous or potentially hazardous substances; or if affected by hazardous or potentially hazardous substances those substances have been or will be removed by the current owner, and an approved cleanup plan has resulted or will result in a correction of the deficiencies.

Sketches in the report were included to assist the reader in visualizing the property.

No survey of the property was made by the appraiser.

The report will represent the independent opinion of the appraiser with the sole compensation being a professional fee.

Each appraiser signing the report will certify to the best of his knowledge and belief that:

The statements of fact contained in the report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are the appraiser's professional analyses, opinions, and conclusions.

The appraiser has no present or prospective interest in the subject, and has no personal interest or bias with respect to the parties involved.

Compensation is not contingent upon any action or event resulting from the analyses, opinions, or conclusions in, or use of this report.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice, which include the Uniform Standards of Professional Appraisal Practice.

The use of the report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives if signed by a Member of the Appraisal Institute.

The designated appraiser signing the report is certified under the continuing education program of the Appraisal Institute.

A personal inspection of the subject has been made and the analysis and opinions in the report have been formed by the appraiser signing the report. Anyone other than the appraiser signing the report who assists in the calculation and processing of data used in the report is acknowledged.

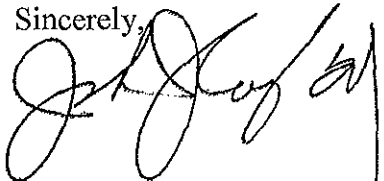
The acceptance of this assignment was not conditioned upon our reporting a specific (dictated) value; nor was the acceptance of the assignment conditioned upon our concluding a requested minimum value or maximum value; nor was the acceptance of the assignment predicated in any way upon the approval, extension, or modification of an existing or pending loan for which the subject real estate is or may be pledged as collateral.

As part of the property inspection it is not possible to personally observe conditions beneath the soil, hidden structural components, and mechanical components within the walls and under the floors of the improvements. Unless specifically identified to the contrary in the body of the report, all mechanical components are assumed to be in operating condition and commensurate with the condition of the balance of the improvements.

Our report will be prepared for your exclusive use, and possession of the report will not obligate us to present testimony concerning the information, analysis, or conclusions contained in the report without our prior consent. The information, analysis, conclusions contained in our report may not be used by or relied upon by any other party in whole or in part without our prior consent, and you are not authorized to provide our original report or copies of our report to any other party in whole or in part without our prior consent.

If this agreement is acceptable, please sign and return one copy to us.

Sincerely,



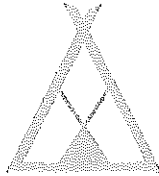
John J. Coyle 3<sup>rd</sup>, MAI, CRE

President

PA Certified General Real Estate Appraiser #GA-397L

Accepted: \_\_\_\_\_

Date: \_\_\_\_\_



## *Indian Valley Appraisal Company*

*Providing All Aspects of Real Estate Valuation*

September 10, 2018

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

Re: East Goshen Township/Paoli Pike  
Trail Property Appraisals – Revised Proposal

Dear Mr. Gordon:

I am in receipt of your request to provide a revised fee proposal on the above-referenced assignment. It is my understanding there are eight parcels that are listed with Appraisal Problem Analysis (APA's) and one that has unknown ownership and appears to have a land area of approximately 506 square feet. Further, I understand that you need a quote for our hourly rate to testify before a Board of View for court.

Our costs are outlined as follows:

1. The cost to perform appraisals as outlined within the eight APA's is \$18,650. We will use the standard PennDot appraisal forms for municipalities. The fee is allocated as follows:
  - a. Strip appraisals: \$5,250.
  - b. Before and After Appraisals – Commerce Bank - \$5,500; Former Swiss Farms – \$3,950. Wawa - \$3,950.
2. The cost to perform an appraisal for the unknown parcel is \$1,000. We assume that this will be a total take. This will be completed on a standard PennDot appraisal form.
3. As described in the APA, our timing to complete these reports would be 45 days for the strip appraisals and 60 days for the before and after appraisals.

Mr. Mark A. Gordon, CFM  
September 10, 2018  
Page 2

4. Our hourly rate for testimony is \$200 per hour. Please keep in mind that the strip appraisals cannot be used before a Board of View. The reports would have to be before and after appraisals. These would be quoted separately on an as needed basis. The quotes provided within this letter are for the current APA description as strip appraisals and three before and after appraisals.

Please note fees do not include update fees. The update fee is dependent upon the time lapse between the initial appraisal and the effective date of the taking.

If you have any questions or concerns, please do not hesitate to contact our office. As I am sure you are aware, we have prepared a number of appraisals for the Pennsylvania Department of Transportation as well as the Pennsylvania Turnpike Commission. Attached to this letter are my qualifications.

Thank you for the opportunity to be of service. We look forward to hearing from you soon.

Sincerely,

**INDIAN VALLEY APPRAISAL COMPANY**



Mark Abissi, MAI, AI-GRS  
President

MA/pll

Attachment



## QUALIFICATIONS

Mark Abissi, MAI, AI-GRS  
Indian Valley Appraisal Company  
120 East Broad Street, Suite 1  
Souderton, PA 18964  
[mark@ivappraisal.com](mailto:mark@ivappraisal.com)

### Education

Appraisal Institute, Chicago, IL  
*AI-GRS (General Review Specialist), 2014*

Appraisal Institute, Chicago, IL  
*MAI Designation, 2001*

Delaware Valley College, Doylestown, PA  
Bachelor of Science in Business Administration (Concentration in Finance), 1984

### Continuing Education Past Five Years

Has completed the necessary requirements for Continuing Education

### Professional Licenses and Certifications

Pennsylvania State Certified General Real Estate Appraiser, Certificate GA-000315L

Appraisal Institute – MAI Member, MAI Certificate Number 11,705; Certificate Date April 24, 2001

Approved Appraiser for the Pennsylvania Department of Transportation

### Professional Experience

**Indian Valley Appraisal Company, Souderton, PA** **1994-Present**

***Owner***

Specializing in real estate valuation of commercial, industrial, institutional and residential properties. Duties include supervision of appraisers, review, coordination of condemnation and eminent domain appraisals

**Appraisal Affiliates, Warminster, PA** **1989-1994**

***Senior Staff Appraiser***

Responsible for appraising commercial, industrial and special purpose properties

**C.L. Orbaker & Associates, Inc., Doylestown, PA** **1985-1989**

***Assistant Appraiser***

Responsible for appraising residential, industrial, and commercial real estate

### Testimony

Appeared before the Board of Assessment Appeals in Bucks, Carbon, Chester, Delaware, and Montgomery Counties, Pennsylvania

Appeared before the Court of Common Pleas in Bucks and Montgomery Counties

Appeared before U.S. Bankruptcy Court in Philadelphia, Pennsylvania and Jacksonville, Florida

### Appraisal Experience

Assisted Care Facilities  
Branch Bank  
Cemetery  
Condominiums (Res, Comm, Indus)  
Country Clubs  
Fast Food Restaurants  
Hotels/Motels  
Manufacturing Facilities  
Skilled Nursing (Nursing Home)  
Residential Subdivisions  
Restaurants  
Service Stations  
Vacant Land (All types)

Automotive Dealership  
Bed & Breakfast  
Churches  
Convenience Stores  
Dairy/Creamery  
Funeral Home  
Life Care Facilities  
Multi-Family  
Office Buildings  
Retail Stores  
Retirement Communities  
Shopping Centers  
Warehouse Distribution Centers

### **Unusual or Large Assignments**

B.F. Goodrich Plant, 1 million square feet, Oaks, Pennsylvania  
Plymouth Meeting Mall, 730,000 Square Foot Shopping Mall and Multi-Story Office Building  
The Arsenal Business Center, 1 million square feet industrial park, Philadelphia, Pennsylvania  
Hillside Cemetery and Ardsley Burial Park, and proposed townhouse community, Abington, Pennsylvania  
Moravian Village, continuous care residential community, Bethlehem, Pennsylvania  
Lower Salford Sewage Treatment Plant, Harleysville, Pennsylvania  
For-profit, privately held, sewage treatment plant, Macungie, Pennsylvania  
Vacant land for the Flight 93 Memorial, Shanksville, Pennsylvania  
Former Souderton High School, Souderton, Pennsylvania  
Lincoln Train Station, Gettysburg, Pennsylvania

## Mark Gordon

---

**From:** John Strickland <jstrickland@wmwoodco.com>  
**Sent:** Tuesday, September 4, 2018 1:10 PM  
**To:** 'Mark Gordon'  
**Subject:** RE: Appraisals for Paoli Pike Trail

Mr. Gordon

Proposal Request Quotes

1. \$5,000.00
2. \$625.00
3. 4 weeks from engagement
4. \$150.00 per hour

Any questions please don't hesitate to call.

Thank You

John Strickland  
William Wood Company  
120 West Market Street  
West Chester, PA 19382  
610-692-3966 ext. 3  
610-692-8325 (fax)  
[jstrickland@wmwoodco.com](mailto:jstrickland@wmwoodco.com)

---

**From:** Mark Gordon [<mailto:mgordon@eastgoshe.org>]  
**Sent:** Friday, August 31, 2018 2:09 PM  
**To:** 'John Strickland'  
**Cc:** 'Wanger, Daniel'; 'Kristin Camp'  
**Subject:** Appraisals for Paoli Pike Trail

Hi John,

We finally have consensus on what appraisals we need for the properties affected by the Paoli Pike Trail project. Please provide a proposal to conduct the appraisals for the properties outlined in the attached APA's. I have also included the Trail ROW plan for your use.

**BACKGROUND:**

East Goshen Township is planning a Multi-Use, Bicycle and Pedestrian trail along Paoli Pike. We have received Federal Funding to construct trail segments C, D, and E and are in the middle of the Engineering and Design Phase of those segments with PennDOT. We have an approved ROW Plan for the projects and are working to secure the required easements for this phase of the project.

We have completed preliminary valuations for the easement areas of all parcels within Segments C,D, and E, however we need additional property appraisal information on 8 of these parcels in order to move forward and finalize the Township's compensation offers to each affected property owner.

The 9<sup>th</sup> parcel we seek an appraisal for was identified during the preparation of the PennDOT ROW plan for the project. We describe this parcel as "Unknown Parcel 506", because the ownership of this parcel is unknown and it has an area of 506 square feet.

I have CC'd our project engineer for, Dan Wanger, P.E., from McMahan and Associates Inc., and our Township Solicitor Kristin Camp, ESQ., should you have any specific questions about the documents provided herein.

**PROPOSAL REQUEST:**

Please see the attached information for your use in preparing a proposal for the 9 property appraisals.

Please include the following information in your proposal:

1. Cost to perform appraisals as outlined within the 8 APA's (Appraisal Problem Analysis's).
2. Cost to perform appraisal for Unknown Parcel 506
3. Time needed to perform the appraisals.
4. Hourly rate to testify before a Board of View or Court (if necessary).

A timely turnaround of these appraisals is critical.

Thank you for your assistance and patience with me on this request.

**Mark A. Gordon, CFM**

Director of Code Enforcement / Zoning Officer

East Goshen Township

1580 Paoli Pike

West Chester, PA 19380

O: 610-692-7171

F: 610-692-8950

[mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org)

[www.eastgoshen.org](http://www.eastgoshen.org)

# Memo

---

To: Board of Supervisors  
From: Jon Altshul  
Re: Consider amendment to Non-uniformed DC Plan for 2018  
Date: September 24, 2018

---

The Township's 2018 Minimum Municipal Obligations (MMO) are \$65,456 for the firefighters' defined benefit pension plan and \$96,984 for the non-uniformed defined contribution plan (which technically consists of \$86,707 for non-uniformed Township employees and \$10,277 for the non-uniformed WEGO employees). In total, these MMOs sum up to \$162,440. We also expect about \$7,500 in administrative expenses to be paid from state aid.

We received \$184,905 in pension aid from the state this year, compared to \$179,470 last year, an increase of about 3%.

Because we are not allowed to overfund the defined contribution plan, we allocate any additional pension aid over and above the MMOs (and the pension consultant's annual costs) to the firefighter's plan.

Given the fact that we received more state aid than our combined MMOs and administrative expenses, we would propose increasing the contribution rate for the DC plan from 5% to 5.5% of compensation for 2018, for the third year in a row. This 0.5% increase would correspond with about \$9,600 more in state aid than would otherwise be available for the non-uniformed plan. Meanwhile, the firefighters' plan would therefore be likely to receive about \$6,500 above its MMO.

I have attached a resolution for your consideration.

Suggested motion: I move that we adopt resolution 2018-61 amending the East Goshen Township Non-Uniformed Defined Contribution Pension Plan for 2018.

**EAST GOSHEN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA  
RESOLUTION NO. 2018-61**

**A RESOLUTION AMENDING THE EAST GOSHEN TOWNSHIP NON-  
UNIFORMED DEFINED CONTRIBUTION PENSION PLAN FOR 2018**

**WHEREAS**, the Township of East Goshen has employees rendering valuable services; and

**WHEREAS**, the benefits provided are contained in the Non-Uniformed Employees' Money Purchase Pension Plan Document, enacted by Resolution No. 10-61 dated December 14, 2010 and amended by resolution No. 14-61 dated October 21, 2014; and

**WHEREAS**, the current percentage rate of contributions required by the Township is set at five percent (5%) of compensation on behalf of each member; and

**WHEREAS**, for 2018, the Township desires to increase the percentage rate by the Township to five and a half percent (5.5%) of compensation on behalf of each member; and

**WHEREAS**, effective January 1, 2019, the rate of contribution by the Township will be reset at five percent (5%) of compensation on behalf of each member;

**NOW, THEREFORE, BE IT RESOLVED**, that the East Goshen Township Board of Supervisors hereby approves the rate of contribution required by the Township on behalf of its members at a rate of five and a half percent (5.5%) to take effect for the 2018 plan year, and five percent (5%) thereafter, effective January 1, 2018. To the extent that state pension aid received in 2018 exceeds the sum of 5.5% of the wages covered under the Non-Uniformed Employees' Money Purchase Pension Plan and the Minimum Municipal Obligation for the Firefighters' Defined Benefit Pension Plan, the remaining balance of that state aid shall be deposited into the Firefighters' Defined Benefit Pension Plan.

**RESOLVED AND ADOPTED**, this \_\_\_ day of \_\_\_\_\_, 2018.

ATTEST:

**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

September 27, 2018

To: Board of Supervisors  
From: Mark Miller  
RE: Cleaning bid results

On September 10, 2018 bids were opened for the cleaning of the Administration, Public Works, Blacksmith Shop, District Court and the Police Sub-Station. We received five bids. (see attached)

The bidders are required to submit six references with their bids. We then contact the references to see if that have or are doing a satisfactory job.

Golden Inc. was low bid and we called six of their references.

Ref. #1 – worked at this reference building 4 years ago, did a good job.

Ref #2 - Left message, did not answer call

Ref #3 – Wrong number

Ref #4 – worked at this reference building 1 year ago – just adequate job

Ref #5 – Can't leave a message, mailbox full

Ref #6 – Can't leave a message, mailbox full

The second low bid is CNS Cleaning Service and that currently have the contract to clean the building.

The Twp. Staff is not been happy with their service. We have had to call them numerous times because the twp. Building was not clean. We had to constantly tell them to clean the Blacksmith shop, the bathroom floor has been dirty for months.

Mark said that their mop water is not changed during the cleaning of the floors, therefore the floor always has a dirty film. Mark has told them to clean the water. The front lobby floor is always dirty.

Spot cleaning has never been done from coffee stains on the carpets

They have switched the crews several times because we are not happy with their cleaning.

District Court said the following:

They don't always clean the whole building

The kitchen is not always clean, they don't move any chairs

They don't vacuum under the desks

Toilets are not clean.

The third lowest bid is Service Master and we called six of their references.

Ref #1 – Happy with their service

Ref #2 – Very Happy with the service

Ref #3 – Cleaned this building for years, Did a great job.

Ref #4 – Had them for many years, Very happy, great service

Ref #5 – Very happy with them, they take care of everything. The level of service is excellent.

Ref #6 – Excellent organization, has recommended them to more School Districts, they take great care of everything.

We recommend that the Board award the contract to the third bidder which is RJC/ Inc. Service Master in the amount of \$1,350.00 a month and \$16,200.00 a year.



## 2018 - 2021 Cleaning/Maintenance Contract Results

Golden Building Maintenance 501 Cambria Ace #172 Bensalem, PA 19020	Admin./Public Works \$800.00	Dist. Court/Police \$230.00	Blacksmith Shop \$40.00	Monthly \$1,070.00	Yearly \$12,840.00
CNS Cleaning Co., Inc. 501 Cambria Ave. - Suite 131 Bensalem, PA 19020-7213 215-985-1830	Admin./Public Works \$820.00	Dist. Court/Police \$255.00	Blacksmith Shop \$50.00	Monthly \$1,125.00	Yearly \$13,500.00
RJC, Inc. Service Master 623 Jeffers Circle Exton, PA 19341 (610) 363-5766	Admin./Public Works \$790.00	Dist. Court/Police \$485.00	Blacksmith Shop \$75.00	Monthly \$1,350.00	Yearly \$16,200.00
MKH Services, Clean Net 234 Mall Blvd. Suite 15 King of Prussia, PA 19406 484-369-9334	Admin./Public Works \$990.00	Dist. Court/Police \$550.00	Blacksmith Shop \$75.00	Monthly \$1,615.00	Yearly \$19,380.00
Jani-King of Philadelphia, Inc. 2500 Eisenhower Avenue Norristown, PA 19403 484-358-6905	Admin./Public Works \$1,335.91	Dist. Court/Police \$765.27	Blacksmith Shop \$100.59	Monthly \$2,201.73	Yearly \$26,420.76

September 10, 2018

Mr. Rick Smith  
East Goshen Township  
1580 Paoli Pike  
West Chester, Pa 19380-6107



Re: Milltown Dam  
DEP File No. D15-146  
East Goshen Township, Chester County

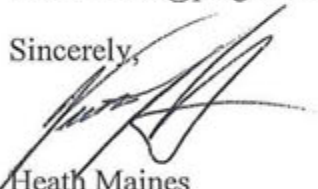
Dear Mr. Smith:

Receipt is acknowledged of the Dam Completion Certification for the modifications to the spillway at Milltown Dam located across the East Branch Chester Creek in East Goshen Township, Chester County. This work was authorized by our letter of authorization dated May 3, 2017.

We have reviewed the Completion Certification, notched spillway sketch, and Color Photographs which document the construction at the dam and ensures the work was completed in conformance with the approved plans and specifications. Based upon this information, the Department considers the construction at the dam to be complete.

Should you have any questions or need assistance regarding this dam, please contact me by email at [hemaines@pa.gov](mailto:hemaines@pa.gov) or by telephone at 717.772.5960.

Sincerely,



Heath Maines  
Project Specialist  
Eastern Section  
Division of Dam Safety

cc: Eric C. Neast, P.E. - Gannett Fleming, Inc.



**Herbert, Rowland & Grubic, Inc.**  
**Engineering & Related Services**

**AN EMPLOYEE-OWNED COMPANY**

369 East Park Drive  
Harrisburg, PA 17111  
717.564.1121  
(FAX) 717.564.1158  
www.hrg-inc.com

**VIA CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**

September 12, 2018



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

Re: West Goshen Sewer Authority  
WGSA WWTP Phase II Improvements  
West Goshen, Chester County

Dear Mr. Smith:

In accordance with Pennsylvania Act 14, this letter serves as your notification that the West Goshen Sewer Authority (Authority) will file an application to the Pennsylvania Department of Environmental Protection (DEP) for a Water Quality Management Part II Permit for their proposed Wastewater Treatment Plant (WWTP) Phase II Improvement Project (Project).

The Project involves the permitting and construction of an upgrade to the Authority's WWTP located at 848 S Concord Rd, West Chester, Pennsylvania, to include the following improvements:

- Installation of a tertiary treatment system for phosphorus removal and the demolition of an existing abandoned trickling filter
- Replacement of the current dewatering process equipment with a volute screw press and polymer feed system

The purpose of these upgrades is to comply with the Goose Creek TMDL agreement with the Environmental Protection Agency (EPA). The upgraded WWTP will continue to serve the existing Authority service areas. All proposed work will take place within the boundary of the existing WWTP in West Goshen Township.

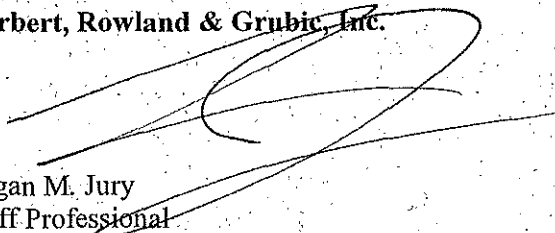
Act 14 requires that every applicant for this type of permit give written notice to each municipality and county in which the activities are located, and that the municipalities must receive the notice at least 30 days before the Department of Environmental Protection (DEP) may issue or deny the permit. We also invite you to submit comments to DEP related to comprehensive plans and zoning ordinances under Acts 67 and 68, which amended the Municipal Planning Code to support sound land use practices and Growing Smarter. The law directs state agencies to consider comprehensive plans and zoning ordinances when reviewing applications for permitting of facilities or infrastructure.

East Goshen Township  
September 12, 2018  
Page 2

If you have any questions or concerns, please contact me.

Very truly yours,

**Herbert, Rowland & Grubic, Inc.**



Logan M. Jury  
Staff Professional

LMJ/JTF/rb

R007608.0447

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c: Mike Moffa, WWTP Superintendent  
File

# ATTESTATION ENGAGEMENT

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Township of East Goshen

Chester County, Pennsylvania

15-208

Liquid Fuels Tax Fund

For the Period

January 1, 2017 to December 31, 2017

---

September 2018



Commonwealth of Pennsylvania  
Department of the Auditor General

Eugene A. DePasquale • Auditor General



Commonwealth of Pennsylvania  
Department of the Auditor General  
Harrisburg, PA 17120-0018  
Facebook: Pennsylvania Auditor General  
Twitter: @PAAuditorGen  
www.PaAuditor.gov

EUGENE A. DePASQUALE  
AUDITOR GENERAL

Independent Auditor's Report

The Honorable Leslie Richards  
Secretary  
Department of Transportation  
Harrisburg, PA 17120

We examined the accompanying Form MS-965 With Adjustments for the Liquid Fuels Tax Fund of the Township of East Goshen, Chester County, for the period January 1, 2017 to December 31, 2017. The municipality's management is responsible for presenting the Form MS-965 in accordance with the criteria set forth in Note 1. Our responsibility is to express an opinion on the Form MS-965 With Adjustments based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Form MS-965 is presented in accordance with the criteria described above, in all material respects. An examination involves performing procedures to obtain evidence about the Form MS-965. The nature, timing and extent of the procedures selected depend on our judgement, including an assessment of the risks of material misstatement of the Form MS-965, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are mandated by Section 403 of *The Fiscal Code*, 72 P.S. § 403, to audit each municipality's Liquid Fuels Tax Fund to ensure that funds received are expended in accordance with applicable laws and regulations. *Government Auditing Standards* issued by the Comptroller General of the United States include attestation engagements as a separate type of audit. An attestation engagement performed pursuant to *Government Auditing Standards* involves additional standards that exceed the standards provided by the American Institute of Certified Public Accountants. Accordingly, this attestation engagement complies with both *Government Auditing Standards* and Section 403 of *The Fiscal Code*.

## Independent Auditor's Report (Continued)

In our opinion, the Form MS-965 With Adjustments presents, in all material respects, the information required by the Pennsylvania Department of Transportation for the Liquid Fuels Tax Fund of the Township of East Goshen, Chester County, for the period January 1, 2017 to December 31, 2017, in accordance with the criteria set forth in Note 1.

In accordance with *Government Auditing Standards*, we are required to report all deficiencies that are considered to be significant deficiencies or material weaknesses in internal control; fraud and noncompliance with provisions of laws or regulations that have a material effect on the Form MS-965; and any other instances that warrant the attention of those charged with governance; noncompliance with provisions of contracts or grant agreements, and abuse that has a material effect on the Form MS-965. We are also required to obtain and report the views of responsible officials concerning the findings, conclusions, and recommendations, as well as any planned corrective actions. We performed our examination to express an opinion on whether the Form MS-965 is presented in accordance with the criteria described above and not for the purpose of expressing an opinion on internal control over reporting on the Form MS-965 or on compliance and other matters; accordingly, we express no such opinions.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the Form MS-965 will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

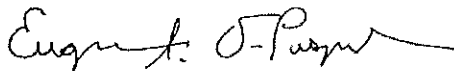
Our consideration of internal control over reporting on the Form MS-965 was for the limited purpose of expressing an opinion on whether the Form MS-965 is presented in accordance with the criteria described above and would not necessarily identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our engagement we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

As part of obtaining reasonable assurance about whether the Form MS-965 is free from material misstatement, we performed tests of the Township of East Goshen, Chester County's compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of amounts on the Form MS-965. However, providing an opinion on compliance with those provisions was not an objective of our engagement, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Independent Auditor's Report (Continued)

The purpose of this report is to determine whether the municipality's Liquid Fuels Tax Fund money is spent in accordance with the laws and regulations identified in the Background section of this report and the Department of Transportation's *Publication 9*. This report is not suitable for any other purpose.

We appreciate the courtesy extended by the Township of East Goshen, Chester County, to us during the course of our examination. If you have any questions, please feel free to contact Michael B. Kashishian, CPA, CGAP, CFE, Director, Bureau of County Audits, at 717-787-1363.



Eugene A. DePasquale  
Auditor General

September 10, 2018



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TOWNSHIP OF EAST GOSHEN  
CHESTER COUNTY  
LIQUID FUELS TAX FUND  
BACKGROUND  
FOR THE PERIOD  
JANUARY 1, 2017 TO DECEMBER 31, 2017

Background

The Liquid Fuels Tax Municipal Allocation Law, Act 655 of 1956, as amended, (72 P.S. § 2615.5 et sec.), provides municipalities other than counties (townships, boroughs, cities, towns, home rule, and optional plan governments) with an annual allocation of liquid fuels taxes from the state's Motor License Fund to be used for the maintenance and repair of streets, roads, and bridges for which the municipality is responsible. The allocation of these funds to municipalities is based: (1) 50 percent on the municipality's proportion of local road mileage to the total local road mileage in the state, and (2) 50 percent on the proportion of a municipality's population to the total population in the state.

*The Vehicle Code*, Title 75 P.S. § 9511, provides municipalities with annual maintenance payments to be received from the Motor License Fund for functionally local highways that were transferred to a municipality from the Commonwealth of Pennsylvania.

Each municipality must deposit the allocation of Liquid Fuels Tax funds and annual maintenance payments that it receives into a special fund called either the Municipal Liquid Fuels Tax Fund or State Fund. A municipality may not deposit any other monies into this fund except when the municipality does not have enough money in the special fund to meet the payments called for by its current annual budget for road and bridge purposes. In such a case, the municipality may borrow money or transfer money from its General Fund to its Liquid Fuels Tax Fund.

The Department of Transportation has been given the regulatory authority for the administration of these funds. Department of Transportation's *Publication 9* includes the policies and procedures for the administration of Act 655, as amended, and the Liquid Fuels Tax Fund money. However, if there is a difference between *Publication 9* and any legislation, the legislation shall govern.

To qualify for the annual allocation of Liquid Fuels Tax funds, *Publication 9* indicates that each municipality shall:

1. Submit annual reports (MS-965, Actual Use Report, MS-965P, Project and Miscellaneous Receipts, and MS-965S, Record of Checks).
2. Make deposits and payments or expenditures in compliance with Act 655 of 1956, as amended. Failure to do so may result in not receiving allocations from PennDOT until all discrepancies are resolved. *Publication 9*, Section 2.6, includes information about investing Liquid Fuels Tax monies, using loan or bond proceeds, and types of receipts into the Liquid Fuels Tax Fund.

TOWNSHIP OF EAST GOSHEN  
CHESTER COUNTY  
LIQUID FUELS TAX FUND  
BACKGROUND  
FOR THE PERIOD  
JANUARY 1, 2017 TO DECEMBER 31, 2017

Background (Continued)

3. Submit the Pennsylvania Department of Community and Economic Development's (DCED) Report of Elected and Appointed Officials by January 31<sup>st</sup> and the Survey of Financial Condition By March 15<sup>th</sup>.
4. Ensure resolution of all Contractor Responsibility Program (CRP) holds and blocks imposed by the Department of Revenue and the Department of Labor and Industry.
5. Ensure resolution of all reimbursements required as a result of audits performed by the Department of the Auditor General or monitoring reviews performed by the Department of Transportation's Financial Consultants.

TOWNSHIP OF EAST GOSHEN  
 CHESTER COUNTY  
 LIQUID FUELS TAX FUND  
 2017 FORM MS-965 – SECTION 1  
 WITH ADJUSTMENTS

<u>Expenditure Summary</u>	<u>Reported</u>	<u>Adjustments</u>	<u>Adjusted Amount</u>
Major equipment purchases	\$ -	\$ -	\$ -
Minor equipment purchases	-	-	-
Computer/Computer related training	-	-	-
Agility projects	-	-	-
Cleaning streets and gutters	-	-	-
Winter maintenance services	23,855.47	-	23,855.47
Traffic control devices	8,319.00	-	8,319.00
Street lighting	-	-	-
Storm sewers and drains	-	-	-
Repairs of tools and machinery	4,240.00	-	4,240.00
Maintenance and repair of roads and bridges	-	-	-
Highway construction and rebuilding projects	494,458.04	-	494,458.04
Miscellaneous	-	-	-
	<hr/>	<hr/>	<hr/>
Total (To Section 2, Line 5)	<u>\$ 530,872.51</u>	<u>\$ -</u>	<u>\$ 530,872.51</u>

Notes to Form MS-965 With Adjustments are an integral part of this report.

TOWNSHIP OF EAST GOSHEN  
 CHESTER COUNTY  
 LIQUID FUELS TAX FUND  
 2017 FORM MS-965 – SECTION 2  
 WITH ADJUSTMENTS

<u>Fund Balance</u>	<u>Reported</u>	<u>Adjustments</u>	<u>Adjusted Amount</u>
1. Balance, January 1, 2017	\$ 301.84	\$ -	\$ 301.84
Receipts:			
2. State allocation	523,190.72	-	523,190.72
2a. Turnback allocation	2,320.00	-	2,320.00
2b. Interest on investments (Note 3)	5,562.29	-	5,562.29
2c. Miscellaneous	-	-	-
3. Total receipts	<u>531,073.01</u>	<u>-</u>	<u>531,073.01</u>
4. Total funds available	<u>531,374.85</u>	<u>-</u>	<u>531,374.85</u>
5. Expenditures (Section 1)	<u>530,872.51</u>	<u>-</u>	<u>530,872.51</u>
6. Balance, December 31, 2017	<u>\$ 502.34</u>	<u>\$ -</u>	<u>\$ 502.34</u>

Notes to Form MS-965 With Adjustments are an integral part of this report.

TOWNSHIP OF EAST GOSHEN  
 CHESTER COUNTY  
 LIQUID FUELS TAX FUND  
 2017 FORM MS-965 – SECTION 3  
 WITH ADJUSTMENTS

<u>Equipment Balance</u>	<u>Reported</u>	<u>Adjustments</u>	<u>Adjusted Amount</u>
1. Prior year equipment balance	\$ 301.84	\$ -	\$ 301.84
2. Add: Current year equipment allocation (20% of Lines 2 + 2a, Section 2)	105,102.14	-	105,102.14
3. PENNDOT approved adjustments	-	-	-
4. Total funds available for equipment acquisition	105,403.98	-	105,403.98
5. Less: Major equipment expenditures	-	-	-
6. Remainder	<u>105,403.98</u>	<u>-</u>	<u>105,403.98</u>
7. Equipment balance available for subsequent year (Lesser of Line 6 or Section 2 balance, but not less than zero)	<u>\$ 502.34</u>	<u>\$ -</u>	<u>\$ 502.34</u>

Notes to Form MS-965 With Adjustments are an integral part of this report.

TOWNSHIP OF EAST GOSHEN  
 CHESTER COUNTY  
 LIQUID FUELS TAX FUND  
 NOTES TO FORM MS-965 WITH ADJUSTMENTS  
 FOR THE PERIOD  
 JANUARY 1, 2017 TO DECEMBER 31, 2017

1. Criteria

Section 1

This section of Form MS-965 With Adjustments provides a summary of Liquid Fuels Tax Fund expenditures by category. Categories requiring explanation include:

- Major equipment purchases are purchases of road machinery and road equipment with varying yearly costs in excess of the amounts indicated below:

2013	2014	2015/2016	2017
\$10,200.00	\$10,300.00	\$10,500.00	\$10,700.00

- Minor equipment purchases are purchases of road machinery and road equipment with varying yearly costs that are less than or equal to the amounts indicated below:

2013	2014	2015/2016	2017
\$10,200.00	\$10,300.00	\$10,500.00	\$10,700.00

- Agility projects are exchanges of services with the Department of Transportation.

Section 2

This section of Form MS-965 With Adjustments provides information on the fund balance. Categories requiring explanation include:

- The state allocation is available from the Department of Transportation in March of each year. The amount the municipality receives is based half on its population and half on its road mileage.
- Municipalities that transferred roads from the Commonwealth of Pennsylvania to the municipality through the Highway Transfer Program receive annual turnback allocations in March of each year from the Department of Transportation. Turnback allocations are based on the mileage of the roads transferred.

TOWNSHIP OF EAST GOSHEN  
CHESTER COUNTY  
LIQUID FUELS TAX FUND  
NOTES TO FORM MS-965 WITH ADJUSTMENTS  
FOR THE PERIOD  
JANUARY 1, 2017 TO DECEMBER 31, 2017

1. Criteria (Continued)

Section 2 (Continued)

- Expenditures include the total transferred from Section 1.

Section 3

This section of Form MS-965 With Adjustments determines if the municipality expended Liquid Fuels Tax Fund money in excess of the permissible amount for equipment and the balance that the municipality may carry forward for the purchase of equipment to the subsequent year.

Department of Transportation *Publication 9* requires that the amount expended for equipment purchases in a given year not exceed the sum of the equipment balance carried forward from the previous year and 20 percent of the current year's Liquid Fuels Tax Fund allocation and, if applicable, 20 percent of the turnback allocation plus other Department of Transportation approved adjustments.

If the municipality spent in excess of the amount listed on Line 4, the excess must be reimbursed to the Liquid Fuels Tax Fund.

The equipment balance to be carried forward for the subsequent year is the lesser of the amount on Line 6 or the ending fund balance on Line 6 of Section 2, but not less than zero.

Basis Of Presentation

The financial activities of the municipality are accounted for in separate funds. The Liquid Fuels Tax Fund is used to account for state aid revenues from the Pennsylvania Department of Transportation used primarily for building and improving local roads and bridges. The Form MS-965 has been prepared in accordance with reporting requirements prescribed by the Pennsylvania Department of Transportation as a result of the Fuels Tax Act 655, dated 1956 and as amended, which does not constitute a complete presentation of the entity's assets, liabilities, expenses, and fund balance. Accordingly, the presentation of Form MS-965 With Adjustments is restricted to the Liquid Fuels Tax Fund, which represents a segment of the entity.



TOWNSHIP OF EAST GOSHEN  
CHESTER COUNTY  
LIQUID FUELS TAX FUND  
NOTES TO FORM MS-965 WITH ADJUSTMENTS  
FOR THE PERIOD  
JANUARY 1, 2017 TO DECEMBER 31, 2017

1. Criteria (Continued)

Basis Of Accounting

The accompanying Form MS-965 With Adjustments is prepared in accordance with reporting requirements prescribed by the Pennsylvania Department of Transportation. Under this method, revenues are recognized when received and expenditures are recorded when paid.

General Fixed Assets

General fixed assets are recognized as expenditures at the time of purchase. No depreciation has been provided on the heavy equipment used to maintain and repair roads and bridges.

2. Deposits

*The Second Class Township Code*, Title 53 P.S. § 68204, authorizes the township to deposit its funds in the following:

- Deposits in savings accounts or time deposits, other than certificates of deposit or share accounts, of institutions having their principal place of business in the Commonwealth of Pennsylvania and insured by the Federal Deposit Insurance Corporation (FDIC) or other like insurance. For any amount above the insured maximum, the depository shall pledge approved collateral.
- Certificates of deposit purchased from institutions insured by the FDIC or other like insurance to the extent that such accounts are so insured. For any amounts in excess of the insured maximum, such deposits shall be collateralized by a pledge or assignment of assets. Certificates of deposit may not exceed 20 percent of a bank's total capital surplus or 20 percent of a savings and loan or savings bank's assets minus liabilities.

Deposits consist of receipts and deposits in a financial institution. Pennsylvania statutes require all deposits to be insured and, for any amount above the insured maximum, to be secured with approved collateral as defined.

TOWNSHIP OF EAST GOSHEN  
CHESTER COUNTY  
LIQUID FUELS TAX FUND  
NOTES TO FORM MS-965 WITH ADJUSTMENTS  
FOR THE PERIOD  
JANUARY 1, 2017 TO DECEMBER 31, 2017

2. Deposits (Continued)

There were no deposits exposed to custodial credit risk as of December 31, 2017. Custodial credit risk, as defined by GASB No. 40, as amended, includes deposits that are not covered by depository insurance and the deposits are uncollateralized, collateralized with securities held by the pledging financial institution, or collateralized with securities held by the pledging financial institution's trust department or agent but not in the municipality's name.

Fund Balance

The fund balance as of December 31, 2017, consists of the following:

Cash	\$502.34
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3. Interest On Investments

Our examination disclosed that the municipality deposited idle liquid fuels tax money in interest-bearing accounts which earned \$5,562.29 during 2017, thus providing additional funds for road maintenance and repairs.

TOWNSHIP OF EAST GOSHEN  
CHESTER COUNTY  
LIQUID FUELS TAX FUND  
SUMMARY OF EXIT CONFERENCE  
FOR THE PERIOD  
JANUARY 1, 2017 TO DECEMBER 31, 2017

An exit conference was held August 2, 2018. Those participating were:

TOWNSHIP OF EAST GOSHEN

Mr. Jon Altshul, Chief Financial Officer/Treasurer

DEPARTMENT OF THE AUDITOR GENERAL

Mr. Vince Gillen, Auditor

The results of the examination were presented and discussed in their entirety.

TOWNSHIP OF EAST GOSHEN  
CHESTER COUNTY  
LIQUID FUELS TAX FUND  
REPORT DISTRIBUTION  
FOR THE PERIOD  
JANUARY 1, 2017 TO DECEMBER 31, 2017

This report was initially distributed to:

**The Honorable Leslie Richards**  
Secretary  
Department of Transportation

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

**The Honorable E. Martin Shane**  
Chairman of the Board of Supervisors

**Mr. Jon Altshul**  
Chief Financial Officer/Treasurer

This report is a matter of public record and is available online at [www.PaAuditor.gov](http://www.PaAuditor.gov). Media questions about the report can be directed to the Pennsylvania Department of the Auditor General, Office of Communications, 229 Finance Building, Harrisburg, PA 17120; via email to: [news@PaAuditor.gov](mailto:news@PaAuditor.gov).

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

**F Y I**

September 25, 2018

Dear Property Owner:

The purpose of this letter is to inform you that East Goshen Township has received a Conditional Use application for 1302 Wilson Dr., West Chester PA 19380. The equitable owner, ESKE Development, LLC, is seeking approval to develop the property as a Child Daycare Center. The property is situated in the I-1, Light Industrial Zoning District of East Goshen Township. Child Daycare Centers are permitted in the I-1 Zoning District as a Conditional Use.

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified when Conditional use applications are received. **The meeting dates for this matter are listed below and subject to change without further written notice:**

**October 3, 2018 – Planning Commission (7:00 PM)**

**October 10, 2017 – Conservancy Board (7:00 PM)**

**November 7, 2018 – Planning Commission (7:00 PM)**


**November 13, 2018 – Board of Supervisors (7:00 PM – Conditional Use Hearing)**

These meetings will be held at the Township Administration Building and will be open to the public. The Application is available for review at the Township building during normal business hours. If any person who wishes to attend the hearing has a disability and/or requires an auxiliary aid, service or other accommodation to observe or participate in the proceedings, he or she should contact East Goshen Township at 610-692-7171 to discuss how those needs may be accommodated.

Sincerely,

*Mark A. Gordon*

Mark A. Gordon  
Township Zoning Officer



*Would you like 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 informed and safe during emergencies. Visit [www.readychesco.org](http://www.readychesco.org) to sign up today!*