

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
1580 PAOLI PIKE
TUESDAY, FEBRUARY 5, 2019
FINAL APPROVED MINUTES**

Present: Chairwoman Janet Emanuel; Vice-Chairman Marty Shane; Members Carmen Battavio; David Shuey, and Mike Lynch; Township Manager Rick Smith; Assistant Township Manager and Finance Director Jon Altshul; Erich Meyer (Conservancy Board)

Call to Order & Pledge of Allegiance

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

Moment of Silence

Carmen called for a moment of silence to honor our troops and first responders.

Recording

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

Chairman's Report

Janet reported that the Board met in Executive Session prior to tonight's meeting to discuss a personnel matter.

Consider Residential Open Space Development Ordinance

Mike made a motion to not move forward with the proposed zoning ordinance amendments. Carmen seconded.

Mike read a prepared statement outlining his rationale for opposing the proposed changes to the zoning ordinance. He also indicated that he was interested in moving the provision limiting the number of homes that can be served by one access road from the zoning ordinance to the subdivision and land development ordinance.

Carmen agreed with Mike's rationale for opposing the proposed changes to the zoning ordinance. He stated that the Township should have formed volunteer committees, similar to what was done with the Milltown and Hershey's Mill Dams, prior to presenting the proposed ordinance in Board of Supervisors meetings.

Marty addressed a concern from residents of the Meadows development that were the Price property to be developed there would be an access road through the Meadow Drive. He explained that the Township owns the open space between the Meadows and the Price Property, and that therefore there's no way to build a road between them. He also outlined his rationale for supporting the amendments to the zoning ordinance and opposing the motion on the floor, although he indicated that he was opposed to triplexes in the R-2. Specifically, he supports the amendments as

the alternative of doing nothing may result in Jackson Lane being opened up and the loss of open space.

Marie Cattie, 630 Meadow Drive, asked for clarification about the motion on the floor.

Janet outlined her reasons for supporting the motion and opposing the proposed amendments, including the impact any changes could have on adjoining property owners. However, she also observed that development will eventually occur on all the undeveloped properties.

David outlined his reasons for opposing the motion and supporting the proposed amendments. He referenced the Comprehensive Plan's goal of promoting diversity of housing stock and the tremendous amount of work that the Planning Commission put into the draft amendments. He observed that townhomes have less impervious coverage and require less infrastructure than single family detached homes, and therefore that allowing townhomes in the R-2 would provide environmental benefits to the Township.

Nick Lebresco, 634 Meadow Drive, asked about the distance between Meadow Drive and the Price property. Rick explained that because Township open space separates the Price property from the Meadows, there was no way to build a road between the two tracts.

Laurence Weinberger, 1414 Morstein Road, stated that he is opposed to the ordinance amendment and noted that he finds the Applebrook townhomes unsightly.

Joanne Weinberger, 1414 Morstein Road, stated that the Township has not evaluated the long-term consequences of property owners combining their properties along Morstein Road and Hershey's Mill Road. She questioned why the Township needs more townhomes when 52% of our existing housing stock is not detached housing. She stated that she found the Applebrook carriage homes unattractive and that townhomes don't appeal to Millennials. She also stated that she was unhappy with the public process for commenting on the proposed amendments.

Kathy Weishair, 12 Anthony Drive (East Whiteland Township), asked whether public sewer would be required at the Lewis property. She also had questions about how any open space would be maintained at the property. She also asked about parking for any trails in the open space. Janet explained that until the Township receives a formal plan from the developer, there's no way to answer many of her questions. Ms. Weishair also asked how many condo units could be created from the existing historic home. Rick explained that the township's historic ordinance requires that any condos converted from a historical home be at least 800 square feet.

Erwin Lutz, 1335 Jackson Lane, stating that allowing townhomes on these parcels would allow residents and the Township to exert more control over what the final development plans might look like.

Christina Morley, 1530 Allison Drive, stated that the Township needs more time to make a decision and that she disagreed that townhomes would appeal to Millennials.

Jim Cuccinotta, 1342 Hollyberry Lane, stated that he likes the Township as it is now and that he is opposed to any amendments to the zoning ordinance.

Joanne Tillis, 1398 Morstein Road, stated that as a former realtor, she never sold a townhome to a Millennial and that East Goshen already has many townhomes. She also asked if the motion passed whether it would be resurrected again. Carmen stated that it is possible that it could be resurrected in the future, but if that happens he would advocate that the subject be presented differently to the public.

Michelle Truitt, 1430 Grand Oak Lane, noted that it is illegal for Pennsylvania state laws to benefit individual properties. Carmen explained that this principle does not apply to municipal zoning ordinance or decisions. She asked for clarification about the ordinance amendments, which Kristin responded to.

Jane Wagner, 990 Hershey's Mill Road, asked about the revenue generated by any development. Jon provided rough figures, but stressed that there no way to know how much Township revenue would be generated until we had land development plans. She asked whether the Township had hired a Director of Open Space yesterday, to which Rick answered that we had not. She raised concern about the impact of new infrastructure on her property. She noted that her property had sinkholes. She also raised concerns about traffic in her neighborhood. Finally, she asked Marty to clarify a statement he had made about the Township "competing" for new home buyers, which he responded to.

Allison Oshop, 1330 Jackson Lane, asked about the adverse possession clause with respect to using an unused Township road off Jackson Lane. Rick indicated that she may be able to file an adverse possession claim in the court if the road has not been used for an extended period of time.

Rob Knight, 1013 Millstream Drive, read a section of the Comp Plan stating that the Township would endeavor not to disturb unsewered sections of the Township.

David respectfully asked that Mike withdraw his motion. Both Mike and Carmen respectfully stated that they would not withdraw the motion or the second.

The motion passed 3-2, with David and Marty opposed.

Approval of Minutes and Treasurer's Report

Carmen made a motion to approve the minutes of January 15th, January 22nd and January 29th as corrected. Mike seconded. The motion passed 4-0 (Marty was otherwise occupied during the vote).

Carmen made a motion to approve the Treasurer's Report of January 31, 2019. Mike seconded. The motion passed 4-0 (Marty was otherwise occupied during the vote).

Continuation of Public Hearing on Ordinance Allowing for the Keeping of Domesticated Chickens

Janet announced that the public hearing on an ordinance allowing for the keeping of domesticated chickens would be continued until the next Board of Supervisors meeting on February 19, 2019, at 7:00pm.

Consider Stormwater Operation & Maintenance Agreement for 1422 Ardleigh Circle

Mike made a motion to authorize the Chair to execute the stormwater operation and maintenance agreement for 1422 Ardleigh Circle. David seconded. The motion passed 5-0.

Consider Bid for All-Terrain Crawler Carrier Utility Machine

The following bid was received for all-terrain crawler carrier vehicle rental:

Groff Tractor New Jersey, LLC \$3,500/week and \$10,500/month

Jon explained that this bid was for a tracked vehicle for dredging Marydell Pond. He explained that it would be able to move in and out of the pond more easily than the articulated truck with regular tires. Marty asked why we only received one bid. Rick noted that it's a specialty piece of equipment that might not be carried by multiple vendors and, further, that in the current economic climate, many vendors are not responding to bids. Jon noted that the cost is only \$100 per week more than renting an articulated truck with regular tires through our existing vehicle rental bid. Jon stated that all total, he believes that the Township will incur \$60,000 for vehicle rental to dredge Marydell in 2019. When the \$40,000 landscaping plan and the engineering costs already incurred are factored in, we should be right at the \$120,000 figure in the 2019 budget for pond rehabilitation. Carmen made a motion to award the all-terrain crawler carrier utility machine rental bid to Groff Tractor New Jersey, LLC in the amount of \$3,500 per week and \$10,500 per month. David seconded. The motion passed 5-0.

Any Other Matter

David made a motion to appoint Gerry Sexton to the Pipeline Task Force. Mike seconded. The motion passed 5-0.

Carmen made a motion to appoint Walter Wujcik to the Municipal Authority. David seconded. The motion passed 5-0.

Correspondence, Reports of Interest

Janet acknowledged receipt of the following correspondence and reports:

- January 10, 2019, Notice of Intent to Apply for PA DEP General Permits for a Daycare at 1302 Wilson Drive.
- Fourth Quarter 2018 Right-to-Know Report
- January 29, 2019, 1,000' letter for a Daycare at 1302 Wilson Drive

Adjournment

Mike made a motion to adjourn at 9:05. Carmen seconded. The motion passed 5-0.

Respectfully submitted,

Jon Altshul

Recording Secretary

Attached: January 31, 2019 Treasurer's Report

TREASURER'S REPORT January 11 - January 31, 2019

RECEIPTS AND BILLS (ALL 2019 UNLESS OTHERWISE NOTED)

GENERAL FUND			
Real Estate Tax	\$25.00	Accounts Payable	\$174,577.23
Earned Income Tax	\$71,500.00	Electronic Pmts:	
Local Service Tax	\$7,600.00	Credit Card	\$1,082.49
Transfer Tax	\$60,016.96	Postage	
General Fund Interest Earned	\$0.00	Debt Service	\$7,484.50
Total Other Revenue	\$49,728.42	Payroll	\$200,887.29
Total General Fund Receipts:	\$188,870.38	Total Expenditures:	\$384,031.51

STATE LIQUID FUELS FUND			
Receipts	\$0.00	Accounts Payable	\$0.00
Interest Earned	\$0.00		
Total State Liquid Fuels Receipts:	\$0.00	Total Expenditures:	\$0.00

CAPITAL RESERVE FUND			
Receipts	\$0.00	Accounts Payable	
Interest Earned	\$0.00	Credit Card	\$0.00
Total Capital Reserve Fund Receipts:	\$0.00	Total Expenditures:	\$0.00

TRANSPORTATION FUND			
Receipts	\$0.00	Accounts Payable	\$0.00
Interest Earned	\$0.00		
Total Transportation Fund Receipts:	\$0.00	Total Expenditures:	\$0.00

SEWER OPERATING FUND			
Receipts	\$252,717.68	Accounts Payable	\$139,261.33
Interest Earned	\$0.00	Debt Service	\$26,837.08
Total Sewer Operating Fund Receipts:	\$252,717.68	Total Expenditures:	\$166,098.41

REFUSE FUND			
Receipts	\$90,622.82	Accounts Payable	\$20,603.09
Interest Earned	-		
Total Refuse Fund Receipts:	\$90,622.82	Total Expenditures:	\$20,603.09

BOND FUND			
Receipts	\$0.00	Accounts Payable	\$9,090.00
Interest Earned	\$0.00		
Total Bond Fund Receipts:	\$0.00	Total Expenditures:	\$9,090.00

SEWER CAPITAL RESERVE FUND			
Receipts	\$0.00	Accounts Payable	\$0.00
Interest Earned	\$0.00		
Total Sewer Capital Reserve Fund Receipts:	\$0.00	Total Expenditures:	\$0.00

OPERATING RESERVE FUND			
Receipts	\$0.00	Accounts Payable	\$0.00
Interest Earned	-		
Total Operating Reserve Fund Receipts:	\$0.00	Total Expenditures:	\$0.00