

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

Tuesday, September 3, 2019  
7:00 PM

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 recorded and livestreamed.
5. Chairman's Report (7:00 PM to 7:10 PM)
  - a. The Conditional Use Hearing for CZ Woodworking has been continued until September 5<sup>th</sup> at 6:00 PM.
  - b. The Board will hold a public meeting on September 19<sup>th</sup> at 7:00 PM at Fugett Middle School to accept public comments on Energy Transfer's request to work 24/7 during pullback operations.
  - c. The following are the Minimum Municipal Obligations for the Township Pension Plans

Goshen Fire Pension Plan	\$161,056
Township Non-Uniformed Defined Benefit Pension Plan	\$0
Township Non-Uniformed Defined Contribution Pension Plan	\$97,327
Police Admin Non-Uniformed Defined Contribution Pension Plan	\$11,057
6. Public Comment on non-agenda items – 30 minutes (7:10 PM to 7:40 PM)
7. Emergency Services Reports
  - a. WEGO – none
  - b. Goshen Fire Co – none
  - c. Malvern Fire Co – none
  - d. Good Fellowship – none
  - e. Fire Marshal – none
8. Financial Report – July 2019 (7:40 PM to 7:45 PM)
9. Approval of Minutes and Treasurer's Report (7:45 PM to 7:50 PM)
  - a. Minutes – August 20, 2019
  - b. Treasurers Report – August 29, 2019
10. Public Hearings - none
11. Old Business
  - a. Consider recommendation for Business Incubator Ordinance (7:50 PM to 7:55 PM)
  - b. Consider recommendation for Paoli Pike TND Ordinance public meeting date. (7:55 PM to 8:00 PM)
12. New Business
  - a. Consider recommendation for execution of a stormwater agreement for 1506 E. Grand Oak Lane. (8:00 PM to 8:05 PM)
  - b. Consider recommendation for execution of a stormwater agreement for 1422 Ardleigh Circle.(8:05 PM to 8:10 PM)
  - c. Consider recommendation to replace mower. (8:10 PM to 8:25 PM)

- d. Consider recommendation for execution of a stormwater agreement for 927 Linda Vista Drive. (8:15 PM to 8:20 PM)
- e. Consider recommendation for amendment to the Stormwater Ordinance (8:15 PM to 8:20 PM)
- 13. Any Other Matter
- 14. Public Comment on non-agenda items – if necessary
- 15. Liaison Reports - none
- 16. Correspondence, Reports of Interest (8:20 to 8:25 PM)
  - a. August 12, 2019 Letter from Chester County Water Resources Authority concerning “high tunnels”.
  - b. August 19, 2019 Letter from DL Howell concerning their intent to apply for a General Permit No. 11 to replace the existing driveway bridge at 1325 Paoli Pike.
- 17. Adjournment (8:25 PM)

### Meetings & Dates of Importance

Sep 04, 2019	Planning Commission	07:00pm
Sep 04, 2019	WEGO Police (Rescheduled from 8/28)	04:00pm
Sep 05, 2019	BOS Mtg – CZ Wood Shop Conditional Use Hearing	06:00pm
Sep 05, 2019	Park & Rec Commission	07:00pm
Sep 09, 2019	Municipal Authority	07:00pm
Sep 11, 2019	Conservancy Board	07:00pm
Sep 12, 2019	Historical Commission	07:00pm
Sep 17, 2019	Board of Supervisors	07:00pm
Sep 19, 2019	Board of Supervisors (Pipeline) Fugett Middle School Auditorium	07:00pm
Sep 19, 2019	Futurist Committee	07:00pm
Sep 23, 2019	Sustainability Advisory Committee	07:00pm
Sep 25, 2019	WEGO Polic Mtg @ WEGO Station	04:00pm
Sep 26, 2019	Pipeline Task Force	05:00pm

Newsletter Deadline for Winter of 2020: November 1<sup>st</sup>

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. The Board of Supervisors will allocate a maximum of

30 minutes for public comment at the beginning of each meeting. If necessary, there will be a second period for public comment prior to the end of the 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.

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

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**RYAN M. JENNINGS**  
p: 610.436.4400 Ext# 1440  
f: 610.436.8305  
e: [rjennings@buckleyllp.com](mailto:rjennings@buckleyllp.com)  
118 W. Market Street, Suite 300  
West Chester, PA 19382-2928

August 14, 2019

Via E-mail: [mthompson@lambmcerlane.com](mailto:mthompson@lambmcerlane.com)

Mark P. Thompson, Esquire  
Lamb McErlane  
24 E. Market Street  
P.O. Box 565  
West Chester, PA 19381

**Re: Conditional Use Application & Hearing - CZ Woodworking, LLC**

Dear Mark:

Last evening, at the East Goshen Township Board of Supervisors public hearing, the Parties agreed that the above-referenced Conditional Use Hearing will reconvene on Thursday, September 5, 2019 at 6 p.m. The September 5<sup>th</sup> Hearing will not and need not be re-advertised and, is again, expected to be the only agenda item before the Board that evening.

Thank you for your attention to this matter.

Very truly yours,

*Ryan M. Jennings*

Ryan M. Jennings

RMJ/akf

cc: Holly L. Setzler, Esquire (via e-mail only - [hlsetzler@landissetzler.com](mailto:hlsetzler@landissetzler.com))  
Susan Line Boswell, Esquire (via e-mail only - [susanlineboswell@aol.com](mailto:susanlineboswell@aol.com))  
Rick Smith, Township Manager (via e-mail only - [rsmith@eastgoshen.org](mailto:rsmith@eastgoshen.org))  
Justin Meillier (via mail only - 1414 Bramble Lane, West Chester, PA 19380)

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

COPY

August 14, 2019

Dear Resident:

As you are aware, Sunoco/Energy Transfer is undertaking a project to install two pipelines through East Goshen Township. The pipelines will run from the intersection of Boot Road & Greenhill Road, south along Boot Road to its intersection with North Chester Road, then south along North Chester Road to the township boundary at Manley Road.

The two pipelines are being installed by a process known as horizontal directional drilling (HDD). Under this process, a pilot bore hole is drilled through the ground from one location to another. The pilot bore hole is then reamed out to the appropriate size. Once this is completed, the actual pipeline is pulled through the bore hole. This is called the "pullback" phase.

East Goshen Township has a noise ordinance which limits construction from 7 am to 10 pm. Energy Transfer is requesting a permit to have their contractor work around the clock during the pullback phase. The pullbacks are expected to last for one to two days depending on the length of the pipeline being installed.

I have enclosed a copy of the request from Energy Transfer which details the technical and safety needs for a continuous pullback for your review.

The Board of Supervisors will hold a public meeting on September 19, 2019, at 7 pm at Fugett Middle School Auditorium to receive public comment on this request.

Sincerely,



Louis F. Smith, Jr.  
Township Manager



Rick Smith  
Township Manager  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

July 19, 2019

Dear Rick,

In relation to the Mariner East 2 project within East Goshen Township, ETC would like to begin planning for our pipeline pullback activities in East Goshen for the five horizontal directional drills (HDDs) currently underway. For the pullback phase only, we are requesting a waiver from East Goshen Township's Ordinance 156-5, Limitation on Hours of Construction Activities for the horizontal directional drills discussed below.

The pullback stage of the pipe installation consists of pulling the prefabricated pipe sections through the drilled borehole from the exit point back to the drill rig entry point.

To increase the chances for a successful installation, a continuous pullback operation is industry standard practice. A continuous pullback provides the highest likelihood for a success, and limits the factors that could lead to a pullback failure and possible requirement to re-drill. Due to limited workspace for pipeline pull section layout on the exit side, the pull section cannot be fabricated in one long continuous segment, but rather will require numerous mid-welds during pullback. Pullback operations are further complicated by the restrictive work hours under the township's ordinance. Any time pullback operations are stopped for extended periods, there is a risk that it will not be possible to get the pipe moving again due to unstable materials collecting around the wall of the pull section.

Since pullback activities for the drills detailed below will require East Goshen Township to grant waivers to the townships' noise ordinances, there are several factors that will determine the duration of the continuous pullback activities. Please note that the schedule and duration may change due to outside factors, including but not limited to the condition of the bore-hole or weather.

The details of the HDD segments that require continuous pullback are listed in order of anticipated pullback date:

**HDD 460** (16-inch and 20-inch pipelines)

- **Location:** Drill staged at Goshen Fire Company in West Goshen Township to the pipe work space at Wellington/ Giant Shopping Center on Boot Rd.
- **Description and length:** This segment is a candidate for dual pipe pull, which allows for both the 16-inch and 20-inch pipelines to be installed simultaneously. If for any reason we are unable to perform a dual pipe pull, the contractor will install the 16-inch only and then begin the HDD for the 20-inch pipeline at a later date. This HDD segment has 6 mid- welds for both the 16-inch and 20-inch sections with an approximate length of 3391 feet.
- **Approximate date for pullback:** Targeting early October 2019
- **Approximate pullback duration:** It is estimated that the duration for pullback with 24/7 continuous work hours will be 40-44 hours. Without continuous pullback, the process will take 5-6 days, barring loss of bore hole integrity or changes in weather conditions. In the case where we are unable to complete a successful pullback due to non-continuous pull and/or loss of the borehole, we must restart the HDD process all over again, which is estimated to take 174 days for the dual pull of the 16-inch and 20-inch pipelines for this section.



**HDD 490 (16-inch and 20-inch pipelines)**

- **Location:** Drill staged at New Kent Apartments to pipe work space at Goshen Executive
- **Description and Length:** This segment is a candidate for dual pipe pull, which allows for both the 16-inch and 20-inch pipelines to be installed simultaneously. If for any reason we are unable to perform a dual pipe pull, the contractor will install the 16-inch only and then begin the HDD for the 20-inch pipeline at a later date. This HDD segment has 5 mid-welds for both the 16-inch and 20-inch sections with an approximate length of 2970 feet.
- **Approximate date for pullback:** Targeting mid-December 2019
- **Timeline for pullback:** It is estimated that the duration for pullback with 24/7 continuous work will be 32-36 hours. Without continuous pullback, the process will take 4-5 days, barring loss of bore hole integrity or changes in weather conditions. In the case where we are unable to complete a successful pullback due to non-continuous pull and/or loss of the borehole, we must restart the HDD process all over again, which is estimated to take 157 days for the dual pull of the 16-inch and 20-inch pipelines for this section.

**HDD 521 (16-inch and 20-inch pipelines)**

- **Location:** Drill staged at West Chester Pike/ St. Simon and Jude Parish in Westtown Township to the pipe work space at Bow Tree Dr.
- **Description and length:** This drill segment is a combination of HDD 520 and HDD 530. This segment is a candidate for dual pipe pull, which allows for both the 16-inch and 20-inch pipelines to be installed simultaneously. If for any reason we are unable to perform a dual pipe pull, the contractor will install the 16-inch only and then begin the HDD for the 20-inch pipeline at a later date. This HDD segment has 4 mid-welds for both the 16-inch and 20-inch sections with an approximate length of 6943 feet.
- **Approximate date for pullback:** Targeting December 2019
- **Approximate pullback duration:** It is estimated that the duration for pullback with 24/7 continuous work will be 33-37 hours. Without continuous pullback, the process will take 5 to 6 days, barring loss of bore hole integrity or changes in weather conditions. In the case where we are unable to complete a successful pullback due to non-continuous pull and/or loss of the borehole, we must restart the HDD process all over again, which is estimated to take 198 days for the dual pull of the 16-inch and 20-inch pipelines for this section.

**HDD 471 (20 -inch pipeline only; 16-inch pipeline has been installed)**

- **Location:** Drill staged at Village Square Dr. to pipe work space at Goshen Executive
- **Description and Length:** This HDD segment is 3730 feet in length.
- **Approximate date for pullback:** Targeting mid-April 2020
- **Timeline for pullback:** This HDD segment is currently under review from the PA DEP. We will provide a timeline when DEP approval is received. This HDD segment is estimated to take 145 days to complete.

**HDD 461 (20 -inch pipeline only; 16-inch pipeline has been installed)**

- **Location:** Drill staged at Village Square Dr. to pipe work space at Carriage Dr.
- **Description and length:** This HDD segment is 882 feet in length.
- **Approximate date for pullback:** June 2020
- **Timeline for pullback:** This HDD segment is estimated to take 42 days to complete.

**HDD 500 (20-inch pipeline only; 16-inch pipeline has been installed)**

- **Location:** Drill staged at New Kent Apartments to pipe work space near Bow Tree Rd.
- **Description and length:** 2140 feet in length
- **Approximate date for pullback:** TBD
- **Timeline for pullback:** This HDD segment is currently under review from the PA DEP. We will provide a timeline when DEP approval is received. This HDD segment is estimated to take 94 days to complete.



In anticipation of continuous pullback activities, we will work with the township to identify, notify and offer temporary lodging to neighbors close to the entry and exit points where the work will take place for the duration of the overnight work. All Occupational Safety and Health Administration must be followed; however, we can take certain measures to mitigate noise. Additionally, lighting will be directed away from residences in all drill entry and exit locations during non-daylight work.

I have attached the letter written by Professor Samuel T. Ariaratnam, Ph.D., P. E., P.Eng., F.ASCE., an independent expert on horizontal directional drills, on the need for uninterrupted pullback activities during this critical stage of pipeline installation.

I thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ronald Cummings', written over a horizontal line.

Ronald Cummings  
Project Manager, Energy Transfer  
3807 West Chester Pike  
Newtown Square, PA 19073



# **Ariaratnam Enterprises, Inc.**

13663 E. Geronimo Road  
Scottsdale, AZ 85259  
480-236-5085

July 19, 2019

Rick Smith  
Township Manager  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

**Subject:** Request for Ordinance Variance during Pipeline Pullback Operations for the Sunoco Pipeline, L.P. Mariner East 2 Project in East Goshen Township, Chester County.

Dear Mr. Smith:

I was asked to write this letter on behalf of Sunoco Pipeline, L.P. (SPLP) regarding a request for ordinance variation to facilitate continuous construction activity during the pullback segments installed by Horizontal Directional Drilling (HDD).

My name is Dr. Samuel T. Ariaratnam. I am a Professor and Construction Engineering Program Chair in the Ira A. Fulton Schools of Engineering at Arizona State University. For the past twenty-two (22) years, I have been involved in education and research in HDD. I am currently assisting SPLP in various technical aspects regarding HDD operations on the Mariner East 2 pipeline projects. I regularly deliver industry courses on “HDD Good Practices” and am active in numerous industry professional associations serving in leadership positions with the American Society of Civil Engineers Pipelines Division (Chairman); International Society for Trenchless Technology (Past Chairman); and Distribution Contractors Association (HDD Committee). I am a co-author of the “Horizontal Directional Drilling Good Practices Guidelines”, which had its 4<sup>th</sup> Edition released in March 2017.

HDD is a trenchless construction method capable of installing a wide range of underground utilities including water, wastewater, telecommunication, electrical, natural gas, and petroleum products with minimal disruption to surface activities. Installation of product pipe using HDD is performed in two or three stages. The main two stages are the “pilot bore” and the “pullback”. A middle stage, called the pre-ream, involves pullback of a reamer (without product pipe) to gradually enlarge the pilot bore in several passes. Pre-reaming is typically performed for installations involving installation of larger pipes, generally 12-inch (300mm) or larger. The HDD rig provides the torque, thrust, and pullback force required to drive the drill string. The drill drive assembly resides on a carriage that travels under hydraulic power along the frame of the drill rig. During the pilot bore, the drill string is launched from the surface and the pilot bore proceeds downward at an angle until the required depth is reached. Then, the path of the bore is gradually brought to the horizontal and the bore head is steered to the designated exit point where it is brought to the surface along a curved bore path. A directional monitoring device, located near the head of the drill string, is used to track the position of the drill head.

After the pilot string breaks the surface at the exit location, the bit is removed from the drill string and replaced with a reamer. As a rule of thumb, the final reamer is sized at 1.5 times the outside diameter of the product pipe up to 24-inch (600mm) as is followed by SPLP. For product pipe larger than 24-inch (600mm), the reamer would be the outside diameter plus 12-inch (300mm). The pilot hole is then reamed, enlarging the hole to the desired diameter while simultaneously pulling back the product pipe behind the reamer. During the boring process, drilling fluid is injected under pressure ahead of the advancing bit. Drilling fluid is composed of a carrier fluid (typically water) and solids (clay or polymer). On the Mariner East 2 project, SPLP is using water, non-toxic bentonite clay and PADEP-approved additives. The carrier fluid carries the solids down the borehole creating a "mud cake" along the perimeter of the borehole, thereby stabilizing the borehole and reducing friction during the pullback operation. Drilling fluids also function as coolant for the electronics at the drill head, suspension and transport of drill cuttings to the surface, and to reduce the shear strength of the soil to enable easier displacement during the pullback operation. During the drilling process, the bore path is tracked by interpreting signals sent by electronic sensors located near the drill head. At any stage along the drilling path, the operator may obtain information regarding the position, depth, and orientation of the drilling tool, therefore allowing the navigation of the drill head to its target. SPLP follows these best industry practices in the HDD installation process for the Mariner East 2 project, by using these electronic sensors in tracking the drilling head using this equipment.

Longer pipeline installations and/or those requiring pre-welding of smaller pipe sections due to space restrictions, generally require pullback times that exceed normal working hours. It is not prudent industry practice to cease a pullback operation once it has commenced. As outlined in relevant industry literature including the "Horizontal Directional Drilling Good Practices Guidelines, 4<sup>th</sup> Edition", *"pullback should be completed without interruption, to reduce the risk of bore collapse and becoming stuck in the bore"* (Bennett and Ariaratnam, 2017). The HDD Guidelines further state that, *"delays in pullback can result in over-stressing the pipe, or a failed pullback attempt."* Failure to complete pullback in a continuous operation results in a high risk to the completion of a pipeline. Drilling fluid used in the HDD operations has thixotropic properties, which means that it begins to solidify once it stops moving (i.e. flowing) through the borehole (Ariaratnam and Beljan, 2005). If pullback is stopped mid-installation, the drilling fluid set up (or solidifies) around the pipeline and increases in shear strength over time. Therefore, continuous operation is of utmost importance when pullback is performed.

I hope that this letter provides you with pertinent information to grant ordinance variance during pipeline pullback operations for SPLP. If you have any questions, please do not hesitate to contact me at (480) 236-5085 (M) or sariaratnam@yahoo.com.

Cordially yours,



Samuel T. Ariaratnam, Ph.D., P. E., P.Eng., F.ASCE  
President, Ariaratnam Enterprises, Inc.

## REFERENCES

Ariaratnam, S.T. and I.J. Beljan (2005), "Post-Construction Evaluation of HDD Installations", Practice Periodical on Structural Design and Construction, ASCE, May, Vol. 10, No. 2, pp. 115-126.

Bennett, R.D., and S.T. Ariaratnam (2017), Horizontal Directional Drilling Good Practices Guidelines 4<sup>th</sup> Edition, NASTT, Cleveland, OH, ISBN 1-928984-17-7, 300 pp.

**FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL  
OBLIGATION BUDGET FOR 2020**

NAME OF MUNICIPALITY:  
COUNTY:

EAST GOSHEN TOWNSHIP  
CHESTER

FIRE  
PENSION PLAN

1	TOTAL ANNUAL PAYROLL	\$1,040,000
	Estimated Payroll	
2	NORMAL COST AS A PERCENTAGE OF PAYROLL	12.26%
	( Derived from latest actuarial valuation )	1/1/19
3	TOTAL NORMAL COST	\$127,504
	( Item 1 x Item 2 )	
4	AMORTIZATION REQUIREMENT	\$64,022
	( Derived from latest actuarial valuation )	
5	TOTAL ADMINISTRATIVE EXPENSES	\$6,050
	(Based on Estimate)	
6	FINANCIAL REQUIREMENT	\$197,576
	( + Item 3 + Item 4 + Item 5 )	
7	TOTAL MEMBERS CONTRIBUTIONS	\$36,520
8	FUNDING ADJUSTMENT	\$0
	( Derived from latest actuarial valuation )	
9	MINIMUM MUNICIPAL OBLIGATION	\$161,056
	( + Item 6 - Item 7 - Item 8 )	

\_\_\_\_\_  
Signature of Chief Administrative Officer

\_\_\_\_\_  
Date Certified to Governing Body

**FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL  
OBLIGATION BUDGET FOR 2020**

NAME OF MUNICIPALITY:  
COUNTY:

EAST GOSHEN TOWNSHIP  
CHESTER

NON-UNIFORMED  
PENSION PLAN

1	TOTAL ANNUAL PAYROLL	\$0
	Estimated Payroll	
2	NORMAL COST AS A PERCENTAGE OF PAYROLL	0.00%
	( Derived from latest actuarial valuation )	1/1/19
3	TOTAL NORMAL COST	\$0
	( Item 1 x Item 2 )	
4	AMORTIZATION REQUIREMENT	\$0
	( Derived from latest actuarial valuation )	
5	TOTAL ADMINISTRATIVE EXPENSES	\$7,050
	(Based on Estimate)	
6	FINANCIAL REQUIREMENT	\$7,050
	( + Item 3 + Item 4 + Item 5 )	
7	TOTAL MEMBERS CONTRIBUTIONS	\$0
8	FUNDING ADJUSTMENT	\$38,682
	( Derived from latest actuarial valuation )	
9	MINIMUM MUNICIPAL OBLIGATION	\$0
	( + Item 6 - Item 7 - Item 8 )	

NOTE: Since the actuarial value of assets exceeds the actuarial present value of future benefits,  
there is no financial requirement or municipal obligation required for the year 2020

\_\_\_\_\_  
Signature of Chief Administrative Officer

\_\_\_\_\_  
Date Certified to Governing Body

**FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL  
OBLIGATION BUDGET FOR 2020**

NAME OF MUNICIPALITY:  
COUNTY:

EAST GOSHEN TOWNSHIP  
CHESTER

NON-UNIFORMED  
DEF. CONT.

1. TOTAL ANNUAL PAYROLL ( Estimated payroll)	1,852,536
2. RATE OF CONTRIBUTION AS A % OF PAYROLL (Derived from latest actuarial valuation) 1/1/19	5.00%
3. TOTAL CONTRIBUTION COST (Item 1 times Item 2)	92,627
4. TOTAL ADMINISTRATIVE EXPENSES	4,700
5. TOTAL FINANCIAL REQUIREMENT (+Item 3 +Item 4 )	97,327
6. MINIMUM MUNICIPAL OBLIGATION	97,327

\_\_\_\_\_  
Signature of Chief Administrative Officer

\_\_\_\_\_  
Date Certified to Governing Body

**FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL  
OBLIGATION BUDGET FOR 2020**

NAME OF MUNICIPALITY:

EAST GOSHEN TOWNSHIP

COUNTY:

CHESTER

NON-UNIFORMED(COMM)  
DEF. CONT.

1. TOTAL ANNUAL PAYROLL ( Estimated payroll)	221,134
2. RATE OF CONTRIBUTION AS A % OF PAYROLL (Derived from latest actuarial valuation) 1/1/19	5.00%
3. TOTAL CONTRIBUTION COST (Item 1 times Item 2)	11,057
4. TOTAL ADMINISTRATIVE EXPENSES	0
5. TOTAL FINANCIAL REQUIREMENT (+Item 3 +Item 4 )	11,057
6. MINIMUM MUNICIPAL OBLIGATION	11,057

\_\_\_\_\_  
Signature of Chief Administrative Officer

\_\_\_\_\_  
Date Certified to Governing Body

# Memo

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To: Board of Supervisors  
From: Jon Altshul  
Re: July 2019 Financial Report  
Date: August 20, 2019

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As of July 31<sup>st</sup>, net of pass throughs, the general fund had revenues of \$6,611,926 and expenses of \$6,054,947 for a year-to-date surplus of \$556,979. Compared to the year-to-date budget, revenues were \$138,091 over budget, and expenses were \$76,724 under budget for a positive budget variance of \$214,815. As of July 31<sup>st</sup>, the general fund balance was \$6,060,345.

On the expense side, all operating departments were under-budget, except for Parks and Recreation, which was \$29,309 over budget due to the Marydell Pond project. Year to date, this project has cost \$117,450, or \$356,866 including 2018 expenses. Landscaping should cost about \$40,000, bringing total projected expenses to around \$400,000.

On the revenue side, Earned Income tax continues to under-perform (-\$113,624, -3.8%). Real Estate Transfer Tax is well over budget (+\$132,763; +38.9%) due to the sale of a large apartment building in March and continued strong residential sales activity. Other Income (Interest) is performing well and is now \$44,381 over-budget (+88.4%).

## Other funds

- The **State Liquid Fuels Fund** had \$565,259 in revenues and \$0 in expenses. The fund balance is \$567,030.
- The **Capital Reserve Fund** had \$78,611 in revenues and \$672,490 in expenses. The fund balance was \$5,365,979.
- The **Transportation Fund** had \$6,292 in revenues and \$7,764 in expenses. The fund balance was \$1,086,974.
- The **Sewer Operating Fund** had \$2,068,695 in revenues and \$2,052,508 in expenses. The fund balance was \$965,131.
- The **Refuse Fund** had \$604,743 in revenues and \$625,327 in expenses. The fund balance was \$646,565.
- The **Bond Fund** had \$82,601 in revenues and \$937,906 in expenses. The fund balance was \$5,513,003.
- The **Sewer Capital Reserve Fund** had \$28,853 in revenues and \$64,745 in expenses. The fund balance is \$2,217,701.
- The **Operating Reserve Fund** had \$12,050 in revenues and no expenses. The fund balance is \$2,557,454.

## Year End Projections

Given that there has been no decision on the Police arbitration, I cannot update year-end projections at this time and will stick with the estimates provided last month of a year-end deficit of \$220,720 to \$470,720.

Projections for Other Funds are unchanged from last month and are summarized below:

- The **State Liquid Fuels Fund** is forecast to have \$574,000 in revenues and expenses, or \$11,786 more than budget due to a higher than anticipated SLF allocation in 2019.



- The **Capital Reserve Fund** is forecast to have \$875,575 in revenues (compared to a budget of \$753,575) and \$1,281,631 in expenses (compared to \$1,014,500 budgeted) for a negative budget variance of \$267,131. The drivers of this overage were the deferral and higher-than-expected costs of the vestibule and wash bay projects, which are being partially offset by the likely deferral of the Hershey Mill Dam breaching until 2020.
- The **Transportation Fund** is forecast to have a negative budget variance of \$262,992 due to our share of the Boot Road restriping project (which was not budgeted) and higher than expected costs for the Hibberd Lane/Paoli Pike traffic signal.
- The **Sewer Operating Fund** is forecast to have a negative budget variance of \$48,530, due to higher than expected costs for flow meters, although depending on the timing of some projects, this fund could come in well under budget.
- The **Refuse Fund** is forecast to finish the year with a positive budget variance of \$1,000, but still run a deficit of \$144,578.
- The **Sewer Capital Reserve Fund** is forecast to have a positive budget variance of \$44,000 due to lower than expected costs for the Ridley Creek Treatment Plant replacement generator.
- The **Operating Reserve Fund** is forecast to have a positive budget variance of \$3,000 due to interest income.

**EAST GOSHEN TOWNSHIP**  
**GENERAL FUND SUMMARY**  
As of July 31, 2019

Account Title	2019 Annual Budget	2019 YTD Budget	2019 YTD Actual	\$ Variance	% Variance
EMERGENCY SERVICES EXPENSES	4,290,164	3,002,634	2,946,932	(55,702)	-1.9%
PUBLIC WORKS EXPENSES	2,633,542	1,176,904	1,162,189	(14,715)	-1.3%
ADMINISTRATION EXPENSES	1,834,626	1,011,040	1,015,087	4,047	0.4%
CODES EXPENSES	584,909	338,695	298,324	(40,371)	-11.9%
PARK AND RECREATION EXPENSES	782,875	480,554	510,573	30,019	6.2%
<b>TOTAL CORE FUNCTION EXPENSES</b>	<b>10,126,116</b>	<b>6,009,827</b>	<b>5,933,105</b>	<b>(76,722)</b>	<b>-1.3%</b>
EMERGENCY SERVICES REVENUES	81,901	60,435	53,454	(6,981)	-11.6%
PUBLIC WORKS REVENUES	1,003,167	234,411	250,180	15,769	6.7%
ADMINISTRATION REVENUES	314,323	133,611	176,042	42,431	31.8%
CODES REVENUES	258,770	147,034	174,104	27,070	18.4%
PARK AND RECREATION REVENUES	134,735	67,686	68,397	711	1.1%
<b>TOTAL CORE FUNCTION REVENUES</b>	<b>1,792,896</b>	<b>643,177</b>	<b>722,176</b>	<b>78,999</b>	<b>12.3%</b>
<b>NET EMERGENCY SERVICES</b>	<b>4,208,263</b>	<b>2,942,199</b>	<b>2,893,478</b>	<b>(48,721)</b>	<b>-1.7%</b>
<b>NET PUBLIC WORKS</b>	<b>1,630,375</b>	<b>942,493</b>	<b>912,009</b>	<b>(30,484)</b>	<b>-3.2%</b>
<b>NET ADMINISTRATION</b>	<b>1,520,303</b>	<b>877,429</b>	<b>839,044</b>	<b>(38,385)</b>	<b>-4.4%</b>
<b>NET CODES</b>	<b>326,139</b>	<b>191,661</b>	<b>124,220</b>	<b>(67,441)</b>	<b>-35.2%</b>
<b>NET PARK AND RECREATION</b>	<b>648,140</b>	<b>412,868</b>	<b>442,177</b>	<b>29,309</b>	<b>7.1%</b>
<b>CORE FUNCTION NET SUBTOTAL</b>	<b>8,333,220</b>	<b>5,366,650</b>	<b>5,210,929</b>	<b>(155,721)</b>	<b>-2.9%</b>
DEBT - PRINCIPAL	574,000	-	-	0	0.0%
DEBT - INTEREST	226,399	121,844	121,842	(2)	0.0%
<b>TOTAL DEBT</b>	<b>800,399</b>	<b>121,844</b>	<b>121,842</b>	<b>(2)</b>	<b>0.0%</b>
<b>TOTAL CORE FUNCTION NET</b>	<b>9,133,619</b>	<b>5,488,494</b>	<b>5,332,771</b>	<b>(155,723)</b>	<b>-2.8%</b>
<b>NON-CORE FUNCTION REVENUE</b>					
EARNED INCOME TAX	5,191,400	3,016,309	2,902,685	(113,624)	-3.8%
REAL ESTATE PROPERTY TAX	2,039,429	2,010,731	2,014,959	4,228	0.2%
REAL ESTATE TRANSFER TAX	585,000	341,250	474,013	132,763	38.9%
CABLE TELEVIS.FRANCHISE	450,000	225,000	224,381	(619)	-0.3%
LOCAL SERVICES TAX	348,000	187,137	179,099	(8,038)	-4.3%
OTHER INCOME	519,790	50,231	94,612	44,381	88.4%
<b>TOTAL NON CORE FUNCTION REVENUE</b>	<b>9,133,619</b>	<b>5,830,658</b>	<b>5,889,750</b>	<b>59,092</b>	<b>1.0%</b>
<b>NET RESULT</b>	<b>0</b>	<b>342,164</b>	<b>556,979</b>	<b>214,815</b>	

SUMMARY OF FUNDS REPORT (AKA "JOE REPORT")  
ALL FUNDS JULY 31, 2019  
\* NOTE: GENERAL FUND INCLUDES PASS-THROUGH ACCOUNTS

	GENERAL FUND*	LIQUID FUELS STATE FUND	CAP RESV FUND	TRANSPORT FUND	SEWER OP. FUND	REFUSE FUND	SEWER CAP RESV FUND	OPERATING RESERVE	TOWNSHIP FUNDS	MUNICIPAL AUTHORITY	BOND FUND
01/01/19 BEGINNING BALANCE	\$5,689,163	\$1,771	\$5,959,859	\$1,088,446	\$948,943	\$667,149	\$2,253,592	\$2,545,404	\$19,154,328	\$25,923	\$6,368,308
RECEIPTS											
310 TAXES	\$5,633,079	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,633,079	\$0	\$0
320 LICENSES & PERMITS	\$230,760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$230,760	\$0	\$0
330 FINES & FORFEITS	\$38,248	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,248	\$0	\$0
340 INTERESTS & RENTS	\$145,521	\$252	\$78,261	\$6,292	\$9,981	\$6,218	\$28,853	\$12,050	\$287,428	(\$100)	\$82,601
350 INTERGOVERNMENTAL	\$3,046	\$565,007	\$0	\$0	\$0	\$0	\$0	\$0	\$568,053	\$0	\$0
360 CHARGES FOR SERVICES	\$246,774	\$0	\$0	\$0	\$2,058,222	\$598,525	\$0	\$0	\$2,903,522	\$846	\$0
380 MISCELLANEOUS REVENUES	\$1,067,793	\$0	\$350	\$0	\$492	\$0	\$0	\$0	\$1,068,635	\$424	\$0
390 OTHER FINANCING SOURCES	\$217,526	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$217,526	\$232,194	\$0
	\$7,582,749	\$565,259	\$78,611	\$6,292	\$2,068,695	\$604,743	\$28,853	\$12,050	\$10,947,251	\$233,364	\$82,601
EXPENDITURES											
400 GENERAL GOVERNMENT	\$793,894	\$0	\$537,516	\$0	\$0	\$0	\$0	\$0	\$1,331,409	\$0	\$0
410 PUBLIC SAFETY	\$4,142,996	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,142,996	\$0	\$0
420 HEALTH & WELFARE	\$81,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81,600	\$0	\$0
426 SANITATION & REFUSE	\$0	\$0	\$0	\$0	\$1,251,423	\$625,327	\$0	\$0	\$1,876,749	\$241,419	\$0
430 HIGHWAYS,ROADS & STREETS	\$913,651	\$0	\$115,279	\$7,764	\$0	\$0	\$47,044	\$0	\$1,083,738	\$0	\$247,702
450 CULTURE-RECREATION	\$461,422	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$461,422	\$0	\$690,204
460 CONSERVATION & DEVELOPMENT	\$1,142	\$0	\$19,696	\$0	\$0	\$0	\$0	\$0	\$20,838	\$0	\$0
470 DEBT SERVICE	\$145,288	\$0	\$0	\$0	\$586,591	\$0	\$0	\$0	\$731,879	\$0	\$0
480 MISCELLANEOUS EXPENDITURES	\$663,559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$663,559	\$0	\$0
490 OTHER FINANCING USES	\$0	\$0	\$0	\$0	\$214,494	\$0	\$17,700	\$0	\$232,194	\$0	\$0
	\$7,203,551	\$0	\$672,490	\$7,764	\$2,052,508	\$625,327	\$64,745	\$0	\$10,626,383	\$241,419	\$937,906
2019 SURPLUS/(DEFICIT)*	\$379,198	\$565,259	(\$593,880)	(\$1,472)	\$16,187	(\$20,584)	(\$35,891)	\$12,050	\$320,868	(\$8,054)	(\$855,305)
CLEARING ACCOUNT ADJUSTMENTS	(\$8,016)										
07/31/2019 ENDING BALANCE	\$6,060,345	\$567,030	\$5,365,979	\$1,086,974	\$965,131	\$646,565	\$2,217,701	\$2,557,454	\$19,467,179	\$17,869	\$5,513,003

**EAST GOSHEN TOWNSHIP**  
**2019 BUDGET SUMMARY YEAR-END PROJECTION**  
**AS OF JULY 31, 2019**

Account Title	2019 Proposed	2019 Year-End Projection	\$ Variance	% Variance
EMERGENCY SERVICES EXPENSES	4,290,164	4,525,665	235,501	5.5%
PUBLIC WORKS EXPENSES	2,633,542	2,646,301	12,759	0.5%
ADMINISTRATION EXPENSES	1,828,626	1,873,409	44,783	2.4%
CODES EXPENSES	584,909	511,450	(73,459)	-12.6%
PARK AND RECREATION EXPENSES	772,875	758,206	(14,669)	-1.9%
<b>TOTAL CORE FUNCTION EXPENSES</b>	<b>10,110,116</b>	<b>10,315,031</b>	<b>204,915</b>	<b>2.0%</b>
EMERGENCY SERVICES REVENUES	81,901	75,405	(6,496)	-7.9%
PUBLIC WORKS REVENUES	1,003,167	1,017,167	14,000	1.4%
ADMINISTRATION REVENUES	314,323	354,033	39,710	12.6%
CODES REVENUES	258,770	263,475	4,705	1.8%
PARK AND RECREATION REVENUES	134,735	110,814	(23,921)	-17.8%
<b>TOTAL CORE FUNCTION REVENUES</b>	<b>1,792,896</b>	<b>1,820,894</b>	<b>27,998</b>	<b>1.6%</b>
<b>NET EMERGENCY SERVICES</b>	<b>4,208,263</b>	<b>4,450,260</b>	<b>241,997</b>	<b>5.8%</b>
<b>NET PUBLIC WORKS</b>	<b>1,630,375</b>	<b>1,629,134</b>	<b>(1,241)</b>	<b>-0.1%</b>
<b>NET ADMINISTRATION</b>	<b>1,514,303</b>	<b>1,519,376</b>	<b>5,073</b>	<b>0.3%</b>
<b>NET CODES</b>	<b>326,139</b>	<b>247,975</b>	<b>(78,164)</b>	<b>-24.0%</b>
<b>NET PARK AND RECREATION</b>	<b>638,140</b>	<b>647,392</b>	<b>9,252</b>	<b>1.4%</b>
<b>CORE FUNCTION NET SUBTOTAL</b>	<b>8,317,220</b>	<b>8,494,137</b>	<b>176,917</b>	<b>2.1%</b>
DEBT - PRINCIPAL	574,000	574,000	0	0.0%
DEBT - INTEREST	226,399	226,399	0	0.0%
<b>TOTAL DEBT</b>	<b>800,399</b>	<b>800,399</b>	<b>0</b>	<b>0.0%</b>

<b>TOTAL CORE FUNCTION NET</b>	<b>9,117,619</b>	<b>9,294,536</b>	<b>176,917</b>	<b>1.9%</b>
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**NON-CORE FUNCTION REVENUE**

EARNED INCOME TAX	5,275,285	5,175,000	(100,285)	-1.9%
REAL ESTATE PROPERTY TAX	2,039,429	2,039,429	0	0.0%
REAL ESTATE TRANSFER TAX	585,000	700,000	115,000	19.7%
CABLE TELEVIS.FRANCHISE	450,000	450,000	0	0.0%
LOCAL SERVICES TAX	348,000	330,000	(18,000)	-5.2%
OTHER INCOME	419,905	129,387	(290,518)	-69.2%
<b>TOTAL NON CORE FUNCTION REVENUE</b>	<b>9,117,619</b>	<b>8,823,816</b>	<b>(293,803)</b>	<b>-3.2%</b>

<b>NET RESULT</b>	<b>0</b>	<b>(470,720)</b>	<b>Worst case</b>	
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## SUMMARY OF FUNDS REPORT (AKA "JOE REPORT")

## 2019 YEAR-END PROJECTION ALL FUNDS

As of July 31, 2019

	GENERAL FUND	LIQUID FUELS STATE FUND	CAP RESV FUND	TRANSPORT. FUND	SEWER OP. FUND	REFUSE FUND	SEWER CAP RESV FUND	OPERATING RESERVE	TOWNSHIP FUNDS	MUNICIPAL AUTHORITY	BOND FUND
01/01/19 BEGINNING BALANCE	\$5,689,163	\$1,771	\$5,959,859	\$1,088,446	\$948,943	\$667,149	\$2,253,592	\$2,545,404	\$19,154,328	\$25,923	\$6,368,308
<b>RECEIPTS</b>											
310 TAXES	8,241,629.00								\$8,241,629	\$0	\$0
320 LICENSES & PERMITS	457,000.00								\$457,000	\$0	\$0
330 FINES & FORFEITS	62,500.00								\$62,500	\$0	\$0
340 INTERESTS & RENTS	208,910.00	\$10,000	\$125,000	\$5,500	\$16,000	\$9,000	\$212,000	\$45,000	\$631,410	\$0	\$110,000
350 INTERGOVERNMENTAL	303,197.00	\$564,000	\$253,400	\$257,500	\$3,585,121	\$987,121			\$5,950,339	\$32,307	\$0
360 CHARGES FOR SERVICES	402,526.00								\$402,526	\$0	\$0
380 MISCELLANEOUS REVENUES	1,952,284.20								\$1,952,284	\$0	\$0
390 OTHER FINANCING SOURCES	980,472.00		\$497,175				\$84,000		\$1,561,647	\$688,118	\$0
	\$12,608,518	\$574,000	\$875,575	\$263,000	\$3,601,121	\$996,121	\$296,000	\$45,000	\$19,259,335	\$720,425	\$110,000
<b>EXPENDITURES</b>											
400 GENERAL GOVERNMENT	\$1,427,055		\$893,345						\$2,320,400	\$0	\$0
410 PUBLIC SAFETY	\$6,666,266								\$6,666,266	\$0	\$0
420 HEALTH & WELFARE	\$149,899								\$149,899	\$0	\$0
426 SANITATION & REFUSE	\$0				\$2,181,777	\$1,140,699	\$100,000		\$3,422,476	\$742,085	\$2,407,612
430 HIGHWAYS,ROADS & STREETS	\$2,246,731	\$574,000	\$184,779	\$837,992					\$3,843,502	\$0	\$0
450 CULTURE-RECREATION	\$709,823								\$709,823	\$0	\$1,602,428
460 CONSERVATION & DEVELOPMENT	\$7,321		\$119,507						\$126,828	\$0	\$0
470 DEBT SERVICE	\$824,659								\$824,659	\$0	\$0
480 MISCELLANEOUS EXPENDITURES	\$1,047,484				\$976,756				\$2,024,240	\$0	\$0
490 OTHER FINANCING USES	\$0		\$84,000		\$491,118		\$307,000		\$882,118	\$0	\$0
	\$13,079,238	\$574,000	\$1,281,631	\$837,992	\$3,649,651	\$1,140,699	\$407,000	\$0	\$20,970,211	\$742,085	\$4,010,040
2019 SURPLUS/(DEFICIT)*	(\$470,720)	\$0	(\$406,056)	(\$574,992)	(\$48,530)	(\$144,578)	(\$111,000)	\$45,000	(\$1,710,876)	(\$21,660)	(\$3,900,040)
12/31/2019 PROJ ENDING BALANCE	<u>\$5,218,443</u>	<u>\$1,771</u>	<u>\$5,553,803</u>	<u>\$513,454</u>	<u>\$900,413</u>	<u>\$522,571</u>	<u>\$2,142,592</u>	<u>\$2,590,404</u>	<u>\$17,443,452</u>	<u>\$4,263</u>	<u>\$2,468,268</u>

**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
1580 PAOLI PIKE  
TUESDAY, AUGUST 20, 2019  
DRAFT MINUTES**

**Present:** Chairwoman Janet Emanuel; Vice-Chair Marty Shane; Members David Shuey, Carmen Battavio and Mike Lynch; Township Manager Rick Smith; Township Solicitor Kristin Camp; Director of Finance and Assistant Township Manager Jon Altshul

**Call to Order & Pledge of Allegiance**

Janet called the meeting to order at 7:00 p.m. and asked Kelly Brophy, the Township's new Staff Accountant, to lead the pledge of allegiance.

**Moment of Silence**

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

**Recording**

Janet announced that the meeting was being livestreamed on our YouTube Channel. [*Ed. note: the video recording stopped around the 10-minute mark*]

**Chairman's Report**

Janet reported that the Board met in Executive Session on August 13, 2019, to discuss a pending legal matter. She then introduced Scott Nelson from U.S. Representative Chrissy Houahan's office. Mr. Nelson gave a short presentation about the services that Rep. Houlahan's office can provide to her constituents.

**Emergency Service Report**

Chief Bernot reported that there had been a recent spike in DUI arrests, scams and solicitation calls. Paul Broderick, 613 Beaumont Circle, asked about whether solicitors require background checks.

**Presentation by the Hankin Group for Apartments at 1351 Paoli Pike**

Neil Fisher, Vice President for Business Development for the Hankin Group, provided an overview of the proposed apartment building development at 1351 Paoli Pike. He explained that Hankin's development philosophy is help build healthy, sustainable communities for the long-term and not simply to flip properties. He added that what works in the modern real estate market is mixing uses to allow residents to live and work in more or less the same location. He explained that the plans called for a 170-unit apartment building, with about 10% of the units reserved for short-term rentals to serve the businesses in the Goshen Corporate Park. He noted that the height of the building plans had been reduced to 35 feet since the project was originally proposed, and that the historic structure would be retained and renovated for a possible restaurant space, which would add value for both corporate park employees and Township residents. He added that Hankin had proposed road improvements to Paoli Pike to mitigate traffic problems,

1 including adding a center left turn lane, and applying to PennDOT for a new traffic signal  
2 at Meadow Drive. Finally, he added that Hankin would extend the Paoli Pike Trail in  
3 front of this location.

4  
5 Carmen asked whether the building could be built without street access from Paoli Pike.  
6 Mr. Fisher responded that apartment developments with entrances and egresses through  
7 corporate parks do not do as well as those that don't. He noted that across the country,  
8 apartment vacancy rates are very low; however, apartments that aren't well situated  
9 would be the first to be impacted if and when the market turns.

10  
11 Marty asked whether Hankin would need a Highway Occupancy Permit from PennDOT  
12 in order to have access to Paoli Pike. Mr. Fisher replied that they would; however, he  
13 does not anticipate this being an issue, given the traffic mitigation plans Hankin has  
14 proposed. Mr. Fisher did observe that getting a traffic signal at Meadow Drive may be a  
15 challenge due to the difficulty in meeting the warrant requirements. Marty inquired about  
16 whether there is any restrictive covenant in the business park that would complicate  
17 development. Rick and Kristin explained that the restrictive covenant expired some time  
18 ago. Marty also asked whether Hankin would purchase the property even without an  
19 amendment to the Township's zoning ordinance. Mr. Fisher stated that Hankin intended  
20 to purchase the property on Monday regardless of the Board of Supervisors' decision.  
21 Mr. Fisher noted that in response to concerns expressed by the Township's Planning  
22 Commission, Hankin had revised the original plans to reduce the building height and add  
23 underground parking under the larger of the two proposed buildings. Marty asked  
24 whether Hankin would operate the restaurant, to which Mr. Fisher stated that Hankin  
25 would renovate the space to allow for a restaurant, but that it is not a restaurant operator.

26  
27 Carmen reiterated that he was interested in retaining the existing view on Paoli Pike as  
28 much as possible.

29  
30 Mike stated that he does not see a positive benefit of this development.

31  
32 Jim Douglas, 1405 Grand Oak Lane, raised concerns about flooding from the creek that  
33 runs past his property as a result of building in the flood plain. Rick explained that the  
34 federal government prohibits building in any floodplain.

35  
36 Dan Turley, 636 Meadow Drive, stated that Hankin is only interested in money.

37  
38 Frank Morgan, 1704 Clocktower Drive, stated that the intent of the Business Park section  
39 of the Township code is that there not be residential development in the corporate parks.  
40 He added that the plan calls for much less parking than would otherwise be required by  
41 the Township code.

42  
43 Kevin Perrot, 1416 Grand Oak Lane, asked for clarification about the number of  
44 proposed units in the development. He also expressed concern about impervious coverage  
45 and changes in the floodplain, and the attendant impact on homeowner's insurance



1 premiums. Rick and Kristin explained that building in the floodplain is not permitted,  
2 pursuant to federal regulations.

3  
4 Karen Martynick, 702 Sycamore Drive, noted that one must drive through corporate  
5 centers in Eagleview in order to get to apartment buildings. She also raised concerns  
6 about the impact that this ordinance change could have on the larger farm parcels that are  
7 also in the BP district.

8  
9 Michelle Truitt, 1430 Grand Oak Lane, asked whether there would be an additional trail  
10 crossing across any road that Hankin constructs, to which Rick responded that there  
11 would be. She also asked about the number of levels of underground parking, to which  
12 Mr. Fisher responded that there would be only one level. She also asked if the old farm  
13 house is an historical structure. Rick affirmed that it is. She also asked if any construction  
14 would need to be ADA-compliant, to which Rick responded that it would.

15  
16 Bryan Pariseault, 928 Monte Vista Drive, raised a number of concerns regarding  
17 Hankin's assumptions about traffic, sanitary sewer, storm water, open space and parking.  
18 He also had a number of suggestions about how the proposed ordinance could be  
19 improved, including allowing residential in the BP District by Conditional Use.

20  
21 Brian Sweet, 646 Meadow Drive, raised concerns about adding an additional traffic light  
22 along Paoli Pike. He also observed that East Goshen has more cars per acre and  
23 apartment units than any other municipality in the region.

24  
25 Bill Egan, 1422 Mill Creek Drive, asked a number of questions regarding chemicals in  
26 the floodplain, other undeveloped parcels in the BP District, the grading of the  
27 underground parking lot, LEED certification and arterial roads.

28  
29 Ron Cocco, 633 N. Speakman Lane, noted that to get into the successful Arbours  
30 development, one needs to drive past the airport, a UPS distribution center and a  
31 corporate park. He raised concerns that, unlike corporate parks, there is no break in traffic  
32 volumes throughout the day and week with apartment developments.

33  
34 Armarildo Capuni, 1723 Towne Drive, noted some pros and cons of the project. First, it  
35 will result in more traffic on Enterprise Drive, which is not good for the business park.  
36 On the other hand, short-term rentals will enhance the business environment in the  
37 corporate park. He also observed that the trail will enhance the quality of life in the  
38 Township and expressed enthusiasm for Hankin extending the trail beyond Reservoir  
39 Road. At the same time, he expressed concern about the impact of the new development  
40 and related traffic on the school district and school bus routes.

41  
42 Janet thanked the attendees for their comments.

43  
44 Carmen made a motion have the Township staff and solicitor review and modify the draft  
45 ordinance as needed and send it to the Township Land Planner, Engineer, Planning

Commission, and County Planning Commission for their review and comment. David seconded.

Mike asked Mr. Fisher if the motion would impact his proposed plans. Mr. Fisher indicated that Hankin intended to purchase the property regardless of the Board's ultimate decision.

The motion passed 5-0.

#### **Fire Company Report**

Rick reported the fire and EMS statistics for the month of July.

#### **Approval of Minutes of August 6 and August 13, 2019**

Marty made a motion to approve the minutes of August 6<sup>th</sup> and 13<sup>th</sup>, as corrected. David seconded. The motion passed 4-0 (Carmen had stepped out temporarily).

#### **Approval of Treasurer's Report of August 15, 2019**

Marty made a motion to approve the Treasurer's Report of August 15, 2019. Mike seconded. The motion passed 4-0.

#### **Consider Recommendation from Pipeline Task Force**

Rick explained that the Pipeline Task Force had recommended that the Board of Supervisors write a letter in support of the Chester County Commissioners' letter to the PUC and, further, that the Task Force's comments in support of the Advanced Notice of Proposed Rulemaking be sent to the PUC.

David made a motion to send a letter of support for the Chester County Commissioners' letter to the PUC and that the Task Force's comments in support of the Advanced Notice of Proposed Rulemaking, Docket Number L-2019-3010267, be sent to the PUC. Marty seconded. The motion passed 5-0.

#### **Correspondence, Reports of Interest**

The Board acknowledged receipt of the following letters:

- August 7, 2019 letter from Wolf BioServices regarding a PA DEP General Permit Number 5 for a sewer line installation at 245 Line Road
- August 5, 2019 letter from Mr. and Mrs. Gerry regarding tree removal on Hunters Circle.

#### **Adjournment**

There being no further business, Mike made a motion to adjourn at 9:00pm. Marty seconded. The motion passed 5-0.

Respectfully submitted,

*Jon Altshul*

*Record Secretary*

*Attached: Treasurer's Report of August 15, 2019*

# TREASURER'S REPORT

August 2 - August 15, 2019

## RECEIPTS AND BILLS

### GENERAL FUND

Real Estate Tax	\$4,799.98	Accounts Payable	\$206,470.14
Earned Income Tax	\$751,214.68	Electronic Pmts:	
Local Service Tax	\$59,079.54	Credit Card	\$6,511.92
Transfer Tax	\$0.00	Postage	\$0.00
General Fund Interest Earned	\$8,741.13	Debt Service	\$0.00
Total Other Revenue	\$117,272.72	Payroll	\$133,571.91
<b>Total General Fund Receipts:</b>	<b>\$941,108.05</b>	<b>Total Expenditures:</b>	<b>\$346,553.97</b>

### STATE LIQUID FUELS FUND

Receipts	\$0.00	Accounts Payable	\$0.00
Interest Earned	\$157.66		
<b>Total State Liquid Fuels Receipts:</b>	<b>\$157.66</b>	<b>Total Expenditures:</b>	<b>\$0.00</b>

### CAPITAL RESERVE FUND

Receipts	\$259.30	Accounts Payable	\$7,814.56
Interest Earned	\$5,993.86	Credit Card	\$0.00
<b>Total Capital Reserve Fund Receipts:</b>	<b>\$6,253.16</b>	<b>Total Expenditures:</b>	<b>\$7,814.56</b>

### TRANSPORTATION FUND

Receipts	\$0.00	Accounts Payable	\$0.00
Interest Earned	\$936.05		
<b>Total Transportation Fund Receipts:</b>	<b>\$936.05</b>	<b>Total Expenditures:</b>	<b>\$0.00</b>

### SEWER OPERATING FUND

Receipts	\$202,523.79	Accounts Payable	\$186,108.64
Interest Earned	\$1,247.28	Credit Card	\$4,026.45
<b>Total Sewer Operating Fund Receipts:</b>	<b>\$203,771.07</b>	Debt Service	\$0.00
		<b>Total Expenditures:</b>	<b>\$190,135.09</b>

### REFUSE FUND

Receipts	\$46,296.81	Accounts Payable	\$3,609.75
Interest Earned	\$624.89	Credit Card	\$85,952.56
<b>Total Refuse Fund Receipts:</b>	<b>\$46,921.70</b>	<b>Total Expenditures:</b>	<b>\$89,562.31</b>

### BOND FUND

Receipts	\$0.00	Accounts Payable	\$48,658.27
Interest Earned	\$10,810.48		
<b>Total Bond Fund Receipts:</b>	<b>\$10,810.48</b>	<b>Total Expenditures:</b>	<b>\$48,658.27</b>

### SEWER CAPITAL RESERVE FUND

Receipts	\$0.00	Accounts Payable	\$0.00
Interest Earned	\$1,554.33		
<b>Total Sewer Capital Reserve Fund Receipts:</b>	<b>\$1,554.33</b>	<b>Total Expenditures:</b>	<b>\$0.00</b>

### OPERATING RESERVE FUND

Receipts	\$0.00	Accounts Payable	\$0.00
Interest Earned	\$544.18		
<b>Total Operating Reserve Fund Receipts:</b>	<b>\$544.18</b>	<b>Total Expenditures:</b>	<b>\$0.00</b>

**TREASURER'S REPORT  
RECEIPTS AND BILLS**

**August 16 - August 29, 2019**

**GENERAL FUND**

Real Estate Tax	\$1,114.68
Earned Income Tax	\$67,500.00
Local Service Tax	\$16,200.00
Transfer Tax	\$80,507.98
<i>General Fund Interest Earned</i>	\$0.00
Total Other Revenue	\$110,574.98

**Total General Fund Receipts: \$275,897.64**

Accounts Payable	\$238,296.51
<u>Electronic Pmts:</u>	
Credit Card	\$8,053.38
Postage	\$2,717.21
Debt Service	\$7,408.23
Payroll	\$128,169.24

**Total Expenditures: \$384,644.57**

**STATE LIQUID FUELS FUND**

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

Accounts Payable	\$0.00
<b>Total Expenditures:</b>	<b><u>\$0.00</u></b>

**CAPITAL RESERVE FUND**

Receipts	\$6,232.60
<i>Interest Earned</i>	\$0.00
<b>Total Capital Reserve Fund Receipts:</b>	<b><u>\$6,232.60</u></b>

Accounts Payable	\$118,620.75
Credit Card	\$0.00
<b>Total Expenditures:</b>	<b><u>\$118,620.75</u></b>

**TRANSPORTATION FUND**

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

Accounts Payable	\$2,021.25
<b>Total Expenditures:</b>	<b><u>\$2,021.25</u></b>

**SEWER OPERATING FUND**

Receipts	\$250,112.72
<i>Interest Earned</i>	\$0.00
<b>Total Sewer Operating Fund Receipts:</b>	<b><u>\$250,112.72</u></b>

Accounts Payable	\$20,667.69
Credit Card	\$1,051.08
<i>Debt Service</i>	\$25,649.08
<b>Total Expenditures:</b>	<b><u>\$47,367.85</u></b>

**REFUSE FUND**

Receipts	\$73,042.93
<i>Interest Earned</i>	\$0.00
<b>Total Refuse Fund Receipts:</b>	<b><u>\$73,042.93</u></b>

Accounts Payable	\$12,573.79
Credit Card	\$0.00
<b>Total Expenditures:</b>	<b><u>\$12,573.79</u></b>

**BOND FUND**

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

Accounts Payable	\$2,937.35
<b>Total Expenditures:</b>	<b><u>\$2,937.35</u></b>

**SEWER CAPITAL RESERVE FUND**

Receipts	\$112,050.00
<i>Interest Earned</i>	\$0.00
<b>Total Sewer Capital Reserve Fund Receipts:</b>	<b><u>\$112,050.00</u></b>

Accounts Payable	\$140,062.00
<b>Total Expenditures:</b>	<b><u>\$140,062.00</u></b>

**OPERATING RESERVE FUND**

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

Accounts Payable	\$0.00
<b>Total Expenditures:</b>	<b><u>\$0.00</u></b>

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**EAST GOSHEN TOWNSHIP  
MEMORANDUM**

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**TO:** BOARD OF SUPERVISORS  
**FROM:** JON ALTSHUL  
**SUBJECT:** PROPOSED PAYMENTS OF BILLS  
**DATE:** AUGUST 29, 2019

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Attached please find the Treasurer's Report for the weeks of August 16 – August 29, 2019.

As you'll see, there are a number of paving-related invoices from Highway Materials and Allen Myers, collectively totaling \$170,376 in this week's report. There will be additional blacktop expenses, as well as some paving-equipment rental expenses, in the report for the next meeting, at which point most of the paving expenses will have been accounted for. I would anticipate that paving expenses will therefore finish the year under-budget.

Also, please note that \$140,062 is reflected for the cost of the replacement sewer camera. Per the 2019 Adopted Budget, this expense is borne by the Sewer Capital Reserve Fund. However, because the replaced asset had been depreciated in the regular Capital Reserve Fund and because we estimate that approximately 20% of the hours the camera will be in use will be for storm sewer work, we will transfer 80% of the cost of the camera from the regular Capital Reserve Fund to the Sewer Capital Reserve Fund to reimburse the Sewer Capital Reserve Fund for this expense. This transfer is reflected on the Treasurer's Report as a payable of the Capital Reserve Fund and a receipt of the Sewer Capital Reserve Fund.

Moving forward 80% of the camera will be depreciated in the Sewer Capital Reserve Fund and the remaining 20% will be depreciated in the regular Capital Reserve Fund. In addition, revenue generated from the sale of the old camera on Municibid will be allocated 80%/20% between the two funds.

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

Report Date 08/27/19

Expenditures Register  
GL-1908-69874

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01		GENERAL FUND								
4161				ASAP MAILING & MARKETING						
	59556	1	01401	3420 NEWSLETTERS	11813	08/27/19	08/27/19	08/27/19	18030	2,255.10
				ADDRESS, SORT & MAIL FALL NEWSLETTER						
										2,255.10
										2,255.10
										2,255.10
										1 Printed, totaling 2,255.10

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	2,255.10	GENERAL FUND
		2,255.10	

PERIOD SUMMARY

Period	Amount
1908	2,255.10
	2,255.10

Report Date 08/29/19

Expenditures Register  
GL-1908-69939

PAGE 1

MARPO5 run by BARBARA

5 : 27 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01				GENERAL FUND						
6	59562	1	01454 3740	ABC PAPER & CHEMICAL INC EQUIPMENT MAINT. & REPAIR BLEACH, RAGS, TRASH CAN LINERS & PAPER TOWELS	099972	08/29/19		08/29/19		727.71
										727.71
4161	59565	1	01401 3250	ASAP MAILING & MARKETING POSTAGE PRINTING & MAILING SERVICE - SUNOCO 4 PAGE LETTER - TO BE REIMBURSED	11795	08/29/19		08/29/19		3,509.00
										3,509.00
119	59567	1	01401 3210	BEE.NET INTERNET SERVICES COMMUNICATION EXPENSE SEPTEMBER 2019 BEE MAIL ACCOUNTS	201909008	08/29/19		08/29/19		550.00
										550.00
197	59571	1	01404 3140	BUCKLEY BRION MCGUIRE & MORRIS LEGAL - ADMIN	20076	08/29/19		08/29/19		853.50
	59571	2	01414 3110	LEGAL SERVICE 7/1-7/31/19 LEGAL - CODES	20076	08/29/19		08/29/19		436.00
	59571	3	01414 3141	LEGAL SERVICE 7/1-7/31/19 LEGAL - ZONING HEARING BOARD	20076	08/29/19		08/29/19		514.45
	59571	4	01414 3142	LEGAL SERVICE 7/1-7/31/19 LEGAL - CONDITIONAL USE	20076	08/29/19		08/29/19		2,849.60
	59571	5	01414 3143	LEGAL SERVICE 7/1-7/31/19 LEGAL - SUBDIVISION & LAND DEVELOP	20076	08/29/19		08/29/19		456.00
				LEGAL SERVICE 7/1-7/31/19						5,109.55
3488	59572	1	01409 3740	CINTAS CORPORATION #287 TWP. BLDG. - MAINT & REPAIRS	287416326	08/29/19		08/29/19		155.90
	59572	2	01487 1910	WEEK END 8/7/19 CLEAN MATS UNIFORMS	287416326	08/29/19		08/29/19		459.85
	59573	1	01409 3740	WEEK END 8/7/19 CLEAN UNIFORMS TWP. BLDG. - MAINT & REPAIRS	287420134	08/29/19		08/29/19		155.90
	59573	2	01487 1910	WEEK END 8/14/19 CLEAN MATS UNIFORMS	287420134	08/29/19		08/29/19		459.85
				WEEK END 8/14/19 CLEAN UNIFORMS						1,231.50



Report Date 08/29/19

**Expenditures Register**  
**GL-1908-69939**

PAGE 2

MARP05 run by BARBARA

5 : 27 PM

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Report Date 08/29/19

Expenditures Register  
GL-1908-69939

**PAGE**            **3**

MARP05 run by BARBARA

5 : 27 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
3370	59584	1	01438 3845	GROFF TRACTOR MID-ATLANTIC EQUIP. RENTAL -RESURFAC. MILLING MACHINE RENTAL 7/29-8/4/19	RSA031382-1	08/29/19		08/29/19		9,000.00
										9,000.00
627	59585	1	01438 2455	HIGHWAY MATERIALS INC. MATER. & SUPPLY-RESURFAC. 485.50 TONS 9.5mm, 0.3<3,H TULIP & BARRWAY	133277	08/29/19		08/29/19		24,347.83
	59586	1	01438 2455	MATER. & SUPPLY-RESURFAC. 611.77 TONS 9.5mm, 0.3<3,H ROSSMORE & TRAMORE	133722	08/29/19		08/29/19		30,680.26
	59587	1	01438 2455	MATER. & SUPPLY-RESURFAC. 38.01 TONS 19 mm, 0.3<3,B	132176	08/29/19		08/29/19		1,738.96
	59588	1	01438 2455	MATER. & SUPPLY-RESURFAC. 136.0 TONS 19 mm, 0.3<3,B	133127	08/29/19		08/29/19		6,222.01
	59589	1	01438 2455	MATER. & SUPPLY-RESURFAC. 50.02 TONS 9.5mm, 0.3<3,H BRAMBLE	135391	08/29/19		08/29/19		2,508.50
	59590	1	01438 2455	MATER. & SUPPLY-RESURFAC. 735.12 TONS 9.5mm, 0.3<3,H LINDA VISTA	134691	08/29/19		08/29/19		36,866.28
	59591	1	01438 2455	MATER. & SUPPLY-RESURFAC. 411.08 TONS 9.5mm, 0.3<3,H VISTA	134126	08/29/19		08/29/19		20,615.65
	59592	1	01438 2455	MATER. & SUPPLY-RESURFAC. 1.12 TONS 19mm, 0.3<3,B	132156	08/29/19		08/29/19		51.24
										123,030.73
638	59593	1	01437 2460	HOME DEPOT CREDIT SERVICES GENERAL EXPENSE - SHOP STEEL TINE RAKES	081319	08/29/19		08/29/19		99.90
	59593	2	01438 2450	MATERIALS & SUPPLIES-HIGHWAYS MAIL BOX REPLACEMENT - TREE DAMAGE MANLEY RD.	081319	08/29/19		08/29/19		60.65
										160.55
679	59594	1	01430 2330	INTERCON TRUCK EQUIPMENT VEHICLE MAINT AND REPAIR REPAIR - REPLACE HYDRAULIC SYSTEM	1073115-IN	08/29/19		08/29/19		1,192.00
										1,192.00
719	59595	1	01437 2460	KEEN COMPRESSED GAS COMPANY GENERAL EXPENSE - SHOP 7" SAW BLADE	30629857	08/29/19		08/29/19		42.50
										42.50

Report Date 08/29/19

Expenditures Register  
GL-1908-69939

PAGE 4

MARP05 run by BARBARA

5 : 27 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01	GENERAL FUND									
765	LEC - LENNI ELECTRIC CORPORATION									
59597	1	01409	3745	PW BUILDING - MAINT REPAIRS	1907105	08/29/19		08/29/19		789.13
	HOOK UP WOODWORKING EQUIPMENT									
59598	1	01454	3740	EQUIPMENT MAINT. & REPAIR	1907103	08/29/19		08/29/19		420.16
	CHANGE OUT TUBES - PARK RESTROOMS									
	LED Conversion									
										1,209.29
2861	LITTLE INC., ROBERT E.									
59599	1	01430	2330	VEHICLE MAINT AND REPAIR	03-667917	08/29/19		08/29/19		74.25
	GALLON JUG - SYN MIX OIL									
59600	1	01430	2330	VEHICLE MAINT AND REPAIR	03-667918	08/29/19		08/29/19		667.00
	45 GAL.GATOR DELUXE SPRAYER									
										741.25
787	LOW-RISE ELEVATOR CO. INC									
59601	1	01409	3740	TWP. BLDG. - MAINT & REPAIRS	81833	08/29/19		08/29/19		40.00
	BASIC MAINTENANCE - AUGUST 2019									
										40.00
1817	LOWES BUSINESS ACCOUNT/GECE									
59602	1	01409	3740	TWP. BLDG. - MAINT & REPAIRS	081719	08/29/19		08/29/19		300.17
	48" GEARTRACK, WIRE & WIRE SHELL									
59602	2	01436	2450	STORMWATER MATERIALS & SUPPLIES	081719	08/29/19		08/29/19		151.88
	G/W RED CONCRETE - INLET REPAIR									
59602	3	01438	2450	MATERIALS & SUPPLIES-HIGHWAYS	081719	08/29/19		08/29/19		428.90
	CONCRETE & MORTAR									
										880.95
808	MAILLIE FALCONIERO & CO.									
59603	1	01402	3110	AUDITING EXPENSE	1000093228	08/29/19		08/29/19		7,426.00
	BAL.DUE - EXAMINATION 2018 E.GOSHEN									
	TWP. FINANCIAL STMTS. & AUDIT									
										7,426.00
36	MYERS INC., ALLAN A.									
59604	1	01438	2455	MATER. & SUPPLY-RESURFAC.	30-00156252	08/29/19		08/29/19		47,345.08
	857.08 TONS 19-H95222H5 SHANDON PL.									
										47,345.08

Report Date 08/29/19

Expenditures Register  
GL-1908-69939

PAGE 5

MARF05 run by BARBARA

5 : 27 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
1641				NAPA AUTO PARTS						
	59605	1	01430 2330	VEHICLE MAINT AND REPAIR 10 5 GAL.CONTAINERS SM. ENGINE OIL	2-787485	08/29/19		08/29/19		799.90
	59606	1	01430 2330	VEHICLE MAINT AND REPAIR 50/50 ANTIFREEZE	2-787707	08/29/19		08/29/19		59.94
	59607	1	01430 2330	VEHICLE MAINT AND REPAIR 15W40 MOTOR OIL	2-787583	08/29/19		08/29/19		38.40
										898.24
1554				OFFICE DEPOT						
	59609	1	01401 2100	MATERIALS & SUPPLIES PKG.TAPE, DISINF.WIPES & FILE PKCTS	362859399001	08/29/19		08/29/19		40.82
	59610	1	01401 2100	MATERIALS & SUPPLIES PLANNER 2020	362859385001	08/29/19		08/29/19		25.99
	59611	1	01401 2100	MATERIALS & SUPPLIES HP TONER	353219776001	08/29/19		08/29/19		340.81
	59612	1	01401 2100	MATERIALS & SUPPLIES ADDRESS LABELS	360175672001	08/29/19		08/29/19		17.65
										425.27
1555				PECO - 45168-01609						
	59614	1	01409 3840	DISTRICT COURT EXPENSES 45168-01609 7/19-8/19/19 GAS	082019	08/29/19		08/29/19		29.52
	59614	2	01409 3605	PW BLDG - FUEL,LIGHT,SEWER & WATER 45168-01609 7/19-8/19/19 ELEC.	082019	08/29/19		08/29/19		568.50
										598.02
2592				PECO - 45951-30004						
	59613	1	01454 3600	UTILITIES 45951-30004 7/19-8/19/19 RESTROOMS	082019	08/29/19		08/29/19		38.07
										38.07
1052				PENNONI ASSOCIATES INC.						
	59615	1	01408 3130	ENGINEERING SERVICES SERVICES THRU 6/23/19 GOSHEN PKWY SIDEWALK	874269	08/29/19		08/29/19		127.00
	59616	1	01408 3130	ENGINEERING SERVICES SERVICES THRU 6/23/19 GEN.CONSULT.	874256	08/29/19		08/29/19		310.25
	59617	1	01408 3130	ENGINEERING SERVICES SERVICES THRU 6/23/19 ELLIS LN.BRG.	874263	08/29/19		08/29/19		31.75
	59618	1	01408 3130	ENGINEERING SERVICES SERVICES THRU 6/23/19 APLBRK PK. ACCESS BRDG.	874267	08/29/19		08/29/19		8,641.75
	59619	1	01408 3130	ENGINEERING SERVICES SERVICES THRU 6/23/19 SUNOCO PIPELN NOISE	874259	08/29/19		08/29/19		2,214.86

Report Date 08/29/19

**Expenditures Register**  
**GL-1908-69939**

PAGE 6

MARP05 run by BARBARA

5 : 27 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01	GENERAL FUND									
1052				PENNONI ASSOCIATES INC.						
	59620	1	01454	3707 BOW TREE POND 1 SERVICES THRU 6/23/19 BOW TREE PD 1	874266	08/29/19		08/29/19		1,883.00
	59621	1	01454	3717 MARYDELL POND REHAB SERVICES THRU 6/23/19 MARY DELL	874265	08/29/19		08/29/19		155.75
	59623	1	01408	3131 ENGINEER.& MISC.RECHARGES SERV. THRU 6/23/19 FERRY PROPERTIES 938A CORNWALLIS	874272	08/29/19		08/29/19		31.75
	59624	1	01408	3131 ENGINEER.& MISC.RECHARGES SERV. THRU 6/23/19 1662 E.BOOT #3	874270	08/29/19		08/29/19		141.00
	59625	1	01408	3131 ENGINEER.& MISC.RECHARGES SERV. THRU 6/23/19 DUCKLINGS - 1302 WILSON	874268	08/29/19		08/29/19		2,252.00
	59626	1	01408	3131 ENGINEER.& MISC.RECHARGES SERV. THRU 6/23/19 SUNOCO PIPE E&S	874264	08/29/19		08/29/19		78.75
	59627	1	01408	3131 ENGINEER.& MISC.RECHARGES SERV. THRU 6/23/19 MOLLICHELLA	874273	08/29/19		08/29/19		349.75
										16,217.61
4189				PERROT, ALEXANDRA						
	59628	1	01367	3712 YOGA CLASSES REFUND RE: OVERPAYMENT YOGA CLASS	1606402	08/29/19		08/29/19		30.00
										30.00
1087				PIPE XPRESS INC.						
	59629	1	01437	2460 GENERAL EXPENSE - SHOP GREEN & PINK MARKING PAINT	99893	08/29/19		08/29/19		125.28
										125.28
2417				PPC LUBRICANTS EAST						
	59630	1	01430	2330 VEHICLE MAINT AND REPAIR 55 GALS SHELL ROTELLA & BLUE DEF, & DRYDENE RETRAPLEX	1698641	08/29/19		08/29/19		1,422.70
										1,422.70
3731				RINEHART'S SANITATION SERVICES INC.						
	59631	1	01454	3000 GENERAL EXPENSE COMFORT STATIONS - WHEELCHAIR & REG ACCESS	114-88776086	08/29/19		08/29/19		157.30
										157.30

Report Date '08/29/19

Expenditures Register  
GL-1908-69939

**PAGE 7**

MARP05 run by BARBARA

5 : 27 PM

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PAGE 8

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
03		SINKING FUND								
1052		PENNONI ASSOCIATES INC.								
59622	1	03409	7450	CAPITAL PURCHASE - TWP BLDG SERV. THRU 6/23/19 TWP.VESTIBULE MODIFICATION	874258	08/29/19		08/29/19		6,570.75
										6,570.75



Report Date 08/29/19

Expenditures Register  
GL-1908-69939

PAGE 9

MARPO5 run by BARBARA

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
05				SEWER OPERATING						
68	59564	1	05429 3100	AMS APPLIED MICRO SYSTEMS LTD. ADMIN. - PROFESSIONAL SERV SOFTWARE CUSTOMIZATION - PAYMENTUS	65914	08/29/19		08/29/19		717.50
										717.50
139	59568	1	05429 3400	BFMC INC. ADMIN. - PRINTING V FOLDED UTILITY BILLS	20986	08/29/19		08/29/19		779.00
										779.00
151	59569	1	05422 4502	BLOENSKI DISPOSAL CO, CHARLES R.C. SLUDGE-LAND CHESTER SWITCH 20 YDS W/LINER 8/5/19	168897	08/29/19		08/29/19		181.00
	59570	1	05422 4502	R.C. SLUDGE-LAND CHESTER SWITCH 20 YDS W/LINER 8/12/19	168940	08/29/19		08/29/19		181.00
										362.00
317	59577	1	05422 3700	CONTRACTOR'S CHOICE R.C. STP-MAINT.& REPAIRS CORDLESS GRINDER KIT & FAST CUT 10 PACK	00238472	08/29/19		08/29/19		483.70
										483.70
4187	59596	1	05364 1000	KORB, KEVIN REVENUE - SEWER FEES REFUND RE: OVERPAYMENT UTILITY FEE	082819	08/29/19		08/29/19		198.75
										198.75
2099	59638	1	05422 3701	SUBURBAN PROPANE R.C. COLLEC.-MAINT.& REPR PROPANE 103.7 GALLONS	157903	08/29/19		08/29/19		491.43
										491.43
2914	59639	1	05422 4500	TOWLER, SCOTT A. R.C. STP-CONTRACTED SERV. SERVICE RE: RCSTP - JULY 2019	19-070131-1	08/29/19		08/29/19		14,529.50
										14,529.50

Hershey Mill P/S

PAGE 10

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PAGE 11

5 : 27 PM

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Report Date 03/29/19

Expenditures Register  
GL-1908-69939

MARP05 run by BARBARA 5 : 27 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
09				Sewer Capital Reserve Fund						
1720				DEHART & SON						
	59578	1	09429 7400	MACHINERY/EQUIPMENT - REPLACEMENT	M101000084	08/29/19		08/29/19		140,062.00
				SEWER CAMERA & TRAILER						
										140,062.00
										404,523.41
										0 Printed, totaling 404,523.41

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	234,282.78	GENERAL FUND
03	03	6,570.75	SINKING FUND
05	05	18,569.34	SEWER OPERATING
06	06	2,101.19	REFUSE
08	08	2,937.35	BOND FUNDS (CAPITAL PROJECTS)
09	09	140,062.00	Sewer Capital Reserve Fund
		404,523.41	

PERIOD SUMMARY

Period	Amount
1908	404,523.41
	404,523.41

MARF17 run by BARBARA 9 : 46 AM

Per	Budget #	Sub#	Description	Vendr	Vendor Name	Invoice #	Inv Date	Credit	Srce	Trx #	#	U
1908			CREDIT CARD PAYMENT									
	01401	3400	NOTICE - E.G. PIPELINE	2226	21ST CENT.MEDIA NEWS #884433	1848595	08/02/19	71.08	PC	69947	1	
	05422	3701	STAND BY TIME 7/2-7/30/19	4045	ACE DISPOSAL CORPORATION	152818	08/01/19	187.50	PC	69947	2	
	01438	2455	PORTABLE TOILETS-CONSTRUC. 8/31/19	3140	ACE PORTABLES INC.	152633	08/01/19	33.87	PC	69947	3	
	05422	4500	LAB TESTING RCSTP - 8/6-8/12/19	2918	ALS ENVIRONMENTAL	40-2352727	08/23/19	171.00	PC	69947	4	
	05422	4500	LAB TESTING RCSTP - 8/5-8/6/19	2918	ALS ENVIRONMENTAL	40-2351426	08/19/19	18.00	PC	69947	5	
	06427	4502	WEEK 8/8/19 - 8/15/19	241	C.C. SOLID WASTE AUTHORITY	54703-R	08/15/19	4,610.52	PC	69947	6	
	05422	4502	WEEK 8/8/19 - 8/15/19	241	C.C. SOLID WASTE AUTHORITY	54703-S	08/15/19	605.82	PC	69947	7	
	06427	4502	WEEK 8/16/19 - 8/22/19	241	C.C. SOLID WASTE AUTHORITY	54773-R	08/22/19	5,512.08	PC	69947	8	
	05422	4502	WEEK 8/16/19 - 8/22/19	241	C.C. SOLID WASTE AUTHORITY	54773-S	08/22/19	535.44	PC	69947	9	
	01430	2330	NYLON CABLE & BLACK WIRE TIES	2442	KENT AUTOMOTIVE	9306917478	08/05/19	500.98	PC	69947	10	
	01430	2330	VALVE BRASS FITTINGS	2442	KENT AUTOMOTIVE	9306901004	07/29/19	170.17	PC	69947	11	
	05422	3601	8/7/19 - 9/6/19	2439	VERIZON -7041	6524805-080619	08/06/19	230.59	PC	69947	12	
	01409	3605	8/15/19 - 9/14/19	2273	VERIZON - 0527	7504491-081419	08/14/19	215.43	PC	69947	13	
	01409	3840	8/16/19 - 9/15/19	2868	VERIZON-1420	7504490-081519	08/15/19	88.02	PC	69947	14	
								12,950.50				
								12,950.50				

GENERAL LEDGER SUMMARY

GL Account #	Debit	Credit	Description
014XX-XXXX	1,079.55		GENERAL FUND Expense Account
01107-1010		1,079.55	GENERAL FUND Bank Account
054XX-XXXX	1,748.35		SEWER OPERATING Expense Account
05100-1005		1,748.35	SEWER OPERATING Bank Account
064XX-XXXX	10,122.60		REFUSE Expense Account
06100-1005		10,122.60	REFUSE Bank Account

Report Date 08/30/19

Expenditures Register  
GL-1908-69946

PAGE 1

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01		GENERAL FUND								
68				AMS APPLIED MICRO SYSTEMS LTD.						
	59644	1	01401 3120	CONSULTING SERVICES	65919	08/30/19	08/30/19	08/30/19	18075	425.00
				CONVERT DRAWINGS TO PDG						
										425.00
04		ROAD IMPROVEMENTS								
3551				MCMAHON ASSOCIATES INC.						
	59645	1	04439 6040	TRAFFIC STUDY	153963&154172	08/30/19	08/30/19	08/30/19	1015 p	386.25
				PROF.SERVICE RT.352 & KING RD.4/29-6/6/19						
	59645	2	04439 6040	TRAFFIC STUDY	153963&154172	08/30/19	08/30/19	08/30/19	1015 p	1,635.00
				PROF.SERVICE RT.352 & KING RD.6/3-6/30/19						
										2,021.25
										2,446.25
										1 Prepaids, totaling 2,021.25
										1 Printed, totaling 425.00

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	425.00	GENERAL FUND
04	04	2,021.25	ROAD IMPROVEMENTS
		2,446.25	

PERIOD SUMMARY

Period	Amount
1908	2,446.25
	2,446.25

PLGIT 1107.1010

05 to reimburse 01 for 05 Credit Card Expense



Meeting Date

9/3/2019

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7/1/19 - 7/31/19

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01 TRX#	Amount Charged	Date	Name	Description
69569	\$31.40	8/6/2019	AUTHNET FEES	July 2019 CRED.CARD BANK CHARGES
69570	\$222.68	8/6/2019	BANKCARD FEES	July 2019 CRED.CARD BANK CHARGES
	<b>254.08</b>			
05 TRX#				
69520	\$350.00	8/2/2019	REIMBURSEMENT BANK FEE	July 2019 LOCK BOX FEE
	<b>350.00</b>			
06 TRX#				
69521	\$350.00	8/2/2019	REIMBURSEMENT BANK FEE	July 2019 LOCK BOX FEE
	<b>350.00</b>			

# Memo

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To: Board of Supervisors  
From: Jon Altshul  
Re: Consider Business Incubator Ordinance  
Date: August 23, 2019

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At its August 7, 2019 meeting, the Planning Commission approved the following motion: *I recommend that the Board of Supervisors amend the Zoning Ordinance to allow for Business Incubators in the I-1, I-2 & BP Districts.*

The Township has been discussing a Business Incubator ordinance since April 2018. A first draft of a proposed ordinance was sent to the Chester County Planning Commission in January 2019. That draft generated a number of comments, which in turn led to a handful of minor revisions to the ordinance, including a streamlined definition of “Light Industry”. Both the Planning Commission and the Board of Supervisors directed staff to resubmit the revised ordinance to the Chester County Planning Commission in April. The second round of comments from the Chester County Planning Commission was received on May 21, 2019. This second letter recommended adoption of the ordinance.

One source of concern raised by the Board of Supervisors was Section 5, paragraph ww, subparagraph 3 regarding off-street parking, which reads: *No use shall be permitted in a Business Incubator that would cause the building to exceed the minimum off-street parking requirements pursuant to § 240-33.*

In layman’s terms, the ordinance would treat incubators the same as any other businesses with respect to off-street parking. Staff was asked to reach out to other municipalities that allow incubators to determine whether they provide any flexibility to the parking requirements for incubators. The results of my informal survey are summarized below:

Municipality	Incubators	How is off-street parking handled?
West Goshen	Artisan Exchange	Same as for any other use
Uwchlan	Innovation Center at Eagleview	Same as for any other use
Tredyffrin	Evolve IP	4 spaces per 1,000 square feet; Zoning Officer notes that off-street parking enforcement can get difficult for incubators, as it’s very difficult to keep track of the business uses that may come and go, so the default requirement is the simplest option.
West Chester	F&M Building; Walnut Street Labs (former)	West Chester adopted a height overlay in its Town Center in 2018 that materially impacted parking requirements for all downtown commercial space, including the F&M Building. In short, the off-street parking requirement was eliminated in the Town Center for any change of use unless 5 or more residential units were being added.

In summary, none of these municipalities treats incubators differently than non-incubators with respect to off-street parking.

**Recommended motion:** I move that we schedule a hearing on an amendment to the Zoning Ordinance to allow for Business Incubators in the I-1, I-2 and BP districts.



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

Government Services Center, Suite 270  
601 Westtown Road  
P. O. Box 2747  
West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

May 21, 2019

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

Re: Zoning Ordinance Amendment – Business Incubator, Industrial and Business Park Districts  
# East Goshen Township – ZA-05-19-15895

Dear Mr. Smith:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 6, 2019. We offer the following comments to assist in your review of the proposed amendment.

### DESCRIPTION:

1. East Goshen Township proposes the following amendments to its Zoning Ordinance:
  - A. Add definitions for the following terms to Section 240-6: Business Incubator, and Light Industry.
  - B. Add business incubator with uses and services that are permitted by-right or by conditional use in the I-1 Light Industrial district to the list of uses permitted by conditional use in the I-1 district;
  - C. Add business incubator with uses and services that are permitted by-right or by conditional use in the I-2 Planned Business, Research and Limited industrial District to the list of uses permitted by conditional use in the I-2 district;
  - D. Add business incubator with uses and services that are permitted by-right or by conditional use in the BP Business Park District to the list of uses permitted by conditional use in the BP district; and
  - E. Add standards for a Business Incubator in Section 240-31.C.3(w).

### COMMENTS:

2. The County Planning Commission reviewed an earlier version of this amendment on February 8, 2019 (CCPC# ZA-01-19-15734). We acknowledge that the proposed revisions to the draft ordinance language include a revised definition for the term Light Industry. We have no additional comments on the proposed amendment.

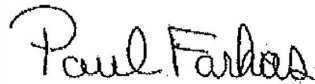
Page: 2

Re: Zoning Ordinance Amendment – Business Incubator, Industrial and Business Park Districts  
# East Goshen Township – ZA-05-19-15895

**RECOMMENDATION:** The County Planning Commission supports the adoption of the proposed zoning ordinance amendment.

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

A handwritten signature in cursive script that reads "Paul Farkas".

Paul Farkas  
Senior Review Planner

TOWNSHIP OF EAST GOSHEN  
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE EAST GOSHEN TOWNSHIP ZONING ORDINANCE OF 1997, AS AMENDED, SECTION 240-6 TO ADD DEFINITIONS OF "BUSINESS INCUBATOR" AND "LIGHT INDUSTRY"; PROVIDE FOR BUSINESS INCUBATOR BY CONDITIONAL USE IN THE I-1 LIGHT INDUSTRIAL DISTRICT (SECTION 240-19), IN THE I-2 PLANNING BUSINESS, RESEARCH, LIMITED INDUSTRIAL USE DISTRICT (SECTION 240-20) AND IN THE BP BUSINESS PARK DISTRICT (SECTION 240-21); AND PROVISIONS IN SECTION 240-31.C.3 (CONDITIONAL USES) TO PROVIDE CRITERIA FOR A BUSINESS INCUBATOR.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Goshen Township, that the East Goshen Township Zoning Ordinance of 1997, as amended, which is codified in Chapter 240 of the East Goshen Township Code, titled, "Zoning", shall be amended as follows:

**SECTION 1.** Section 240-6, titled, "Definitions", shall be amended to include the following definitions:

BUSINESS INCUBATOR—A building or portion thereof that offers shared or partially shared office, light industry and manufacturing and/or laboratory space, common facilities and shared support services to multiple entrepreneurial companies, the purpose of which is to nurture and develop start-up businesses into profitable enterprises.

LIGHT INDUSTRY—Manufacturing and production establishments with no outside storage of materials, equipment or products.

**SECTION 2.** Section 240-19.C of the East Goshen Township Zoning Ordinance of 1997, as amended, shall be amended by adding a new subparagraph (33) as follows:

(33) Business Incubator with uses and services that are permitted in this section by right or by conditional use and when specifically approved pursuant to §240-31.C.3.ww.

**SECTION 3.** Section 240.20.D of the East Goshen Township Zoning Ordinance of 1997, as amended, shall be amended by adding a new subparagraph (29) as follows:

(29) Business Incubator with uses and services that are permitted in this section by right or by conditional use and when specifically approved pursuant to §240-31.C.3.ww.

**SECTION 4.** Section 240.21.C of the East Goshen Township Zoning Ordinance of 1997, as amended, shall be amended by adding a new subparagraph (27) as follows:

(27) Business Incubator with uses and services that are permitted in this section by right or by conditional use and when specifically approved pursuant to §240-31.C.3.ww.

**SECTION 5.** Section 240.31.C.3 of the East Goshen Township Zoning Ordinance of 1997, as amended, shall be amended by adding a new subparagraph (ww) as follows:

(ww) Business Incubator in the I-1 District pursuant to § 240-19.C(33), in the I-2 District pursuant to § 240-20.D(29) and in the BP District pursuant to § 240-21.C(27). The following shall apply if an existing building, or a portion thereof, is to be converted or if a new building, or portion thereof, is built for a Business Incubator:

[1] The applicant shall list all anticipated future uses as part of its conditional use application.

[2] Each tenant of a Business Incubator shall be required to have a Use and Occupancy permit prior to leasing space in the Business Incubator, but no separate conditional use application shall be required for any tenant, provided that any proposed use is consistent with the uses outlined in the original conditional use application.

[3] No use shall be permitted in a Business Incubator that would cause the building to exceed the minimum off-street parking requirements pursuant to § 240-33.

**SECTION 6. Severability.** If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

**SECTION 7. Repealer.** All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

**SECTION 8. Effective Date.** This Ordinance shall become effective in five days from the date of adoption.

**ENACTED AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

ATTEST:

**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Louis F. Smith, Secretary

\_\_\_\_\_  
Janet L. Emanuel, Chair

\_\_\_\_\_  
E. Martin Shane, Vice-Chair

\_\_\_\_\_  
Carmen R. Battavio, Member

\_\_\_\_\_  
Michael P. Lynch, Member

\_\_\_\_\_  
David E. Shuey, Member



# Memo

## East Goshen Township

Date: August 19, 2019  
To: Board of Supervisors  
From: Rick Smith, Township Manager  
Re: Paoli Pike TND Ordinance.

On July 30<sup>th</sup> the Board met with the Planning Commission to discuss the Paoli Pike TND Ordinance. While the proposed ordinance has been discussed numerous Planning Commission and Board Meetings it would seem that the next step in the process would be to solicit comments from the public.

To that end I would suggest that the Board schedule a special meeting to solicit public comment on the Paoli Pike TND Ordinance. This would be the only item on the agenda.

I have sent the draft ordinance to the Chester County Planning Commission and our Planning Commission for their review and comment. We will have their reviews in September, and I would post the proposed ordinance and the reviews on the website prior to the meeting.

**Motion** – I move that staff advertise a special public meeting on October 22, 2019 to solicit public comments in the Paoli Pike TND Ordinance, and that we send out letters to all property owners within 1,000 feet of those properties who would be subject to the ordinance.


# 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: 8/14/2019  
To: Board of Supervisors  
From: Mark Gordon, Township Zoning Officer   
Re: SWM O&M Agreement / 1506 E. Grand Oak Ln.

---

Dear Board Members:

The Code Department has received a Storm Water Management Operation and Maintenance agreement from the Doherty's, owners of 1506 E. Grand Oak Ln.

The owners are planning an addition to their home which requires Stormwater management. We have received the SWM O&M Agreement for the project and request authorization by the Board of Supervisors.

**Staff Recommendation:**

Staff recommends that the Board authorize the Chairman to sign the SWM O&M Agreement.

**Draft Motion:**

Madame Chairman, I move that the Board authorize the Chairman to execute the storm water management operation and maintenance agreement for 1506 E. Grand Oak Ln.

# 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: 8/13/2019

To: Board of Supervisors

From: Mark Gordon, Township Zoning Officer *mlb*

Re: SWM O&M Agreement

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Dear Board Members:

The Code Department has received a Storm Water Management Operation and Maintenance agreement from the Zumpano's, owners of 1422 Ardleigh Cir.

As you know the Zumpano's are planning an addition to their home which requires Stormwater management. We have received the SWM O&M Agreement for the project and request authorization by the Board of Supervisors.

**Staff Recommendation:**

Staff recommends that the Board authorize the Chairman to sign the SWM O&M Agreement.

**Draft Motion:**

Madame Chairman, I move that the Board authorize the Chairman to execute the storm water management operation and maintenance agreement for 1422 Ardleigh Cir.

# Memo

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To: Board of Supervisors  
From: Jon Altshul & Mark Miller  
Re: Replacement mower  
Date: August 23, 2019

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On June 26<sup>th</sup>, a Public Works laborer struck a manhole with the 2012 John Deere mower, damaging the mower beyond repair. We received an insurance payment of \$6,233 for the old mower. We have been using a rented Mott mower from Cherry Valley Tractor Sales in the John Deere's place.

Mark received COSTARS quotes for a number of replacement mowers, as summarized below:

Make	Vendor	Price
Bumford Turbo Elite Mott	AG-Industrial	\$9,781
Alamo 8'8" heavy duty service flail mower	Cherry Valley Tractor	\$8,095
Tiger 90"	Stephenson Equipment	\$12,479
Diamond 90"	Stephenson Equipment	\$14,402

However, Cherry Valley Tractor Sales has agreed to sell us the Mott mower we've been renting for \$5,900 and waive the accumulated rental fees (about \$3,000). We would therefore recommend purchasing this mower.

**Recommended motion:** Madam Chair, I moved that we purchase the Mott mower from Cherry Valley Tractor Sales for \$5,900.


# 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@eastgoshe.org](mailto:mgordon@eastgoshe.org)

---

Date: 8/27/2019  
To: Board of Supervisors  
From: Mark Gordon, Township Zoning Officer   
Re: SWM O&M Agreement / 927 Linda Vista Drive

---

Dear Board Members:

The Code Department has received a Storm Water Management Operation and Maintenance agreement from the Gohean's, owners of 927 Linda Vista Drive.

The owners are planning to build a new deck which requires Stormwater management. We have received the SWM O&M Agreement for the project and request authorization by the Board of Supervisors.

**Staff Recommendation:**

Staff recommends that the Board authorize the Chairman to sign the SWM O&M Agreement.

**Draft Motion:**

Madame Chairman, I move that the Board authorize the Chairman to execute the storm water management operation and maintenance agreement for 927 Linda Vista Drive.

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

Date: August 28, 2019  
To: Board of Supervisors  
From: Rick Smith, Township Manager  
Re: Stormwater Ordinance Amendment

Last April the state approved Act 15 of 2018. This Act requires us to amend our stormwater ordinance to exempt "high tunnels" from the stormwater management requirements.

A "high tunnel" is a structure that is used for the raising of poultry or livestock; or the storage of agriculture products and equipment.

Attached is the proposed ordinance.

**Recommendation Motion:** I move that we schedule a public hearing to consider adoption of the amendment to the Stormwater Ordinance.

**TOWNSHIP OF EAST GOSHEN**  
**CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE EAST GOSHEN TOWNSHIP  
STORMWATER MANAGEMENT ORDINANCE, WHICH IS  
CODIFIED IN CHAPTER 195 OF THE EAST GOSHEN  
TOWNSHIP CODE; SECTION 195-14 TO DEFINE A "HIGH  
TUNNEL" AND SECTION 195-6.C TO EXEMPT CERTAIN HIGH  
TUNNEL FACILITIES FROM THE REQUIREMENTS OF THE  
ORDINANCE.**

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Goshen Township, that the East Goshen Township Stormwater Management Ordinance, which is codified in Chapter 195 of the East Goshen Township Code, shall be amended as follows:

**SECTION 1.** Section 195-14, titled, "Definitions", shall be amended to include the following definition:

**High Tunnel** – A structure which meets the following:

1. is used for the production, processing, keeping, storing, sale or shelter of an agricultural commodity as defined in section 2 of the Act of December 19, 1974 (P.L. 973, No. 319), known as the "Pennsylvania Farmland and Forest Land Assessment Act of 1974," or for the storage of agricultural equipment or supplies; and
2. is constructed with all the following:
  - a. has a metal, wood or plastic frame;
  - b. when covered, has a plastic, woven textile or other flexible covering; and
  - c. has a floor made of soil, crushed stone, matting, pavers or a floating concrete slab.

**SECTION 2.** Section 195-6.C(5) shall be amended by adding a new subparagraph (c) as follows:

**C. Exemptions for Specific Activities**

**5. Agricultural Related Activities –**

- c. High Tunnels (as defined in §195-14), if:
  - i. the High Tunnel or its flooring does not result in an impervious area exceeding 25% of all structures located on the owner's total contiguous land area; and

- ii. the High Tunnel meets one of the following:
- (1) the High Tunnel is located at least 100 feet from any perennial stream or watercourse, public road or neighboring property line;
  - (2) the High Tunnel is located at least 35 feet from any perennial stream or watercourse, public road, or neighboring property line and located on land with a slope not greater than 7%; or
  - (3) the High Tunnel is supported with a buffer or diversion system that does not directly drain into a stream or other watercourse by managing stormwater runoff in a manner consistent with the requirements of this Ordinance."

**SECTION 3. Severability.** If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

**SECTION 4. Repealer.** All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

**SECTION 5. Effective Date.** This Ordinance shall become effective in five days from the date of adoption.

ENACTED AND ORDAINED this \_\_\_\_ day of \_\_\_\_\_, 2019.

ATTEST:

**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Louis F. Smith, Secretary

\_\_\_\_\_  
Janet L. Emanuel, Chair

\_\_\_\_\_  
E. Martin Shane, Vice-Chair

\_\_\_\_\_  
Carmen R. Battavio, Member

\_\_\_\_\_  
Michael P. Lynch, Member



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David E. Shuey, Member

# THE COUNTY OF CHESTER

CHESTER COUNTY  
WATER RESOURCES AUTHORITY  
Government Services Center  
601 Westtown Road, Suite 260  
P.O. Box 2747  
West Chester, PA 19380-0990



CHESTER COUNTY BOARD  
OF COMMISSIONERS  
Michelle Kichline  
Kathi Cozzone  
Terence Farrell

*A. Sidney Brookes, Jr., Chairman*  
*Janet L. Bowers, P.G., Executive Director*

*Telephone: (610) 344-5400*  
*Fax: (610) 344-5401*

August 12, 2019

Ms. Janet Emanuel, Board of Supervisors Chairman  
1580 Paoli Pike  
West Chester, PA 19380

AUG 15 2019

RE: PA Act 15 (2018) Amendment to Chester County Act 167 Stormwater Plan Model Ordinance

Dear Ms. Emanuel,

In 2013, the "County-Wide Act 167 Stormwater Management Plan for Chester County" was completed by Chester County Water Resources Authority (CCWRA). It was adopted by the Chester County Board of Commissioners, and approved by PA Department of Environmental Protection (PADEP), as required under PA Act 167 (1978), also known as the Stormwater Management Act. Subsequently, as required by Act 167, all municipalities within Chester County adopted the model stormwater ordinance that was included in the Plan. The model ordinance also addressed the ordinance requirements of PADEP's municipal separate storm sewer system (MS4) permits.

In April 2018, the Pennsylvania General Assembly passed Act 15 of 2018, which amended Act 167 to require all municipalities which have adopted Act 167 ordinances to amend their ordinances to provide exemption for "high tunnels" (under certain conditions) used in agricultural applications from ordinance regulations. The term "high tunnels" will be exempt if they meet certain criteria set forth in the Act 167 (as amended by Act 15). Specifically, Act 15 states that "*A municipality that has adopted a local ordinance or regulation that regulates high tunnels pursuant to a watershed storm water plan under this section prior to the effective date of this subsection shall amend the ordinance or regulation to comply with this subsection.*" Thus, even though high tunnels are not called out in the Chester County Act 167 model ordinance, they are regulated by definition under the ordinance, and therefore, Act 15 requires that all municipalities amend their ordinances to exempt high tunnels, whether or not they have or will have high tunnels.

Because all municipalities within Chester County have adopted the Chester County Act 167 stormwater ordinance, CCWRA, with assistance of legal counsel, has prepared the attached model Amendment to the Chester County Act 167 stormwater management model ordinance for use by Chester County municipalities to comply with Act 15 (2018). The Amendment was submitted to and accepted by PADEP for use by Chester County municipalities in revising their Act 167 ordinances. While Act 15 (2018) does not set a deadline as to when the municipality must amend its ordinance, the effective date of the Act 167 amendment is June 17, 2018 and, therefore, municipalities should consult their solicitors and consider taking measures to amend their ordinances at the earliest time possible. In the meantime, municipalities should consult their solicitors regarding what actions to take in accordance with the requirements of Act 15 (2018) should an application involving high tunnels be submitted to the municipality for consideration. CCWRA will incorporate this model Amendment into the Act 167 model ordinance during the upcoming Act 167 Stormwater Management Plan updates process.

Please contact me if you have any questions or require any further information.

Sincerely,

A handwritten signature in black ink, appearing to read "Janet Bowers".

Janet L. Bowers, P.G.  
Executive Director

Encs:     • County-Wide Act 167 Stormwater Management Model Ordinance Amendment (8/12/2019)  
          • 2018 Act 15  
          • PA Department of Environmental Protection (No. 383-4200-001) "Water Management for Agricultural High Tunnels"

cc:       Municipal Manager/Secretary



# DL Howell

Civil Engineering & Land Planning

[www.DLHowell.com](http://www.DLHowell.com)

August 19, 2019

AUG 22 2019

East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

RE: General Permit No. 11 Application  
Hicks Property- Out of Reach Farm  
1325 Paoli Pike  
East Goshen Township, Chester County

Dear Supervisors,

This letter is to inform you that Mr. Peter Hicks will be applying to the Pennsylvania Department of Environmental Protection for a General Permit No. 11 (Maintenance, Testing, Repair, Rehabilitation, or Replacement of Water Obstruction and Encroachments). The applicant proposes to replace the existing driveway bridge due to recent flood damage. The driveway is the main access point to the operating farm. The site is located at 1325 Paoli Pike in East Goshen Township, Chester County. Please feel free to contact our West Chester office at (610) 918-9002 if you have any questions or should require additional information. Thank you for your cooperation in regards to this project.

Sincerely,

D.L. HOWELL & ASSOCIATES, INC.

Dave DiCecco  
Environmental Scientist

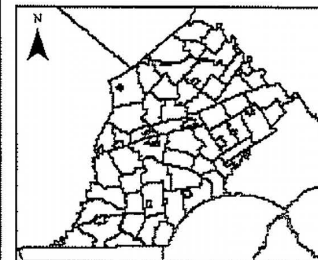
1250 Wright's Lane, West Chester, PA 19380  
Phone: (610) 918-9002 - Fax: (610) 918-9003  
[www.dlhowell.com](http://www.dlhowell.com)

# Map



## COUNTY OF CHESTER

P E N N S Y L V A N I A



### Find UPI Information

PARID: S303 00010800  
 UPE 53-3-1.8  
 Owner1: HICKS WILLIAM I  
 Owner2:  
 Mail Address 1: PO BOX 3113  
 Mail Address 2: WEST CHESTER PA  
 Mail Address 3:  
 ZIP Code: 19381  
 Deed Book: 0591  
 Deed Page: 0018  
 Deed Recorded Date:  
 Legal Desc 1: NS OF PAOLI PK  
 Legal Desc 2: 31.6 AC FARM LOT 2  
 Acres: 31.6  
 LUC: F-20  
 Lot Assessment: \$ 10,390  
 Property Assessment: \$ 296,440  
 Total Assessment: \$ 306,830  
 Assessment Date: 12/14/2018  
 Property Address: 1325 PAOLI PK  
 Municipality: EAST GOSHEN  
 School District: West Chester Area

Map Created:  
 Monday, August 19, 2019

County of Chester



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