

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
1580 PAOLI PIKE
TUESDAY, AUGUST 20, 2019
FINAL APPROVED 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; Erich Meyer (Conservancy Board).

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 Houlahan'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 background checks are required for solicitors.

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 to 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,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Janet thanked the attendees for their comments.

Carmen made a motion have the Township staff and solicitor review and modify the draft 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 6th and 13th, 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
Total General Fund Receipts:	\$941,108.05	Total Expenditures:	\$346,553.97
STATE LIQUID FUELS FUND			
Receipts	\$0.00	Accounts Payable	\$0.00
Interest Earned	\$157.66		
Total State Liquid Fuels Receipts:	\$157.66	Total Expenditures:	\$0.00
CAPITAL RESERVE FUND			
Receipts	\$259.30	Accounts Payable	\$7,814.56
Interest Earned	\$5,993.86	Credit Card	\$0.00
Total Capital Reserve Fund Receipts:	\$6,253.16	Total Expenditures:	\$7,814.56
TRANSPORTATION FUND			
Receipts	\$0.00	Accounts Payable	\$0.00
Interest Earned	\$936.05		
Total Transportation Fund Receipts:	\$936.05	Total Expenditures:	\$0.00
SEWER OPERATING FUND			
Receipts	\$202,523.79	Accounts Payable	\$186,108.64
Interest Earned	\$1,247.28	Credit Card	\$4,026.45
		Debt Service	\$0.00
Total Sewer Operating Fund Receipts:	\$203,771.07	Total Expenditures:	\$190,135.09
REFUSE FUND			
Receipts	\$46,296.81	Accounts Payable	\$3,609.75
Interest Earned	\$624.89	Credit Card	\$85,952.56
Total Refuse Fund Receipts:	\$46,921.70	Total Expenditures:	\$89,562.31
BOND FUND			
Receipts	\$0.00	Accounts Payable	\$48,658.27
Interest Earned	\$10,810.48		
Total Bond Fund Receipts:	\$10,810.48	Total Expenditures:	\$48,658.27
SEWER CAPITAL RESERVE FUND			
Receipts	\$0.00	Accounts Payable	\$0.00
Interest Earned	\$1,554.33		
Total Sewer Capital Reserve Fund Receipts:	\$1,554.33	Total Expenditures:	\$0.00
OPERATING RESERVE FUND			
Receipts	\$0.00	Accounts Payable	\$0.00
Interest Earned	\$544.18		
Total Operating Reserve Fund Receipts:	\$544.18	Total Expenditures:	\$0.00