

AGENDA
EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS
Tuesday, October 15, 2019
7:00 PM

1. Call to Order (7:00 PM)
2. Pledge of Allegiance
3. Moment of Silence
4. Announce that the meeting is being livestreamed
5. Chairman's Report (7:05 PM to 7:15 PM)
 - a. Announce that the Board met in Executive Session prior to tonight's meeting for a personnel matter.
 - b. The Board will hold a public informational meeting on October 22, 2019, to present the proposed ordinance amendments for the Paoli Pike Corridor and solicit comments from Township residents. The information is posted on the Township website.
 - c. The Board will announce its decision on the CZ Woodworking Conditional Use Application at its meeting on November 12, 2019.
 - d. Russ Frank has resigned from the Pipeline Task Force.
 - e. [2019 National Recreation and Parks Association Gold Medal Finalist.](#)
 - f. [Announce Resolution 2019-98 recognizing November 7, 2019 as "Joanne Morgan Day"](#)
6. Public Comment on non-agenda items – moved to the end of the meeting
7. Emergency Services Reports (7:15 PM to 7:20 PM)
 - a. WEGO – Chief Brenda Bernot
 - b. [Goshen Fire Co – September 2019](#)
 - c. [Malvern Fire Co – September 2019](#)
 - d. [Good Fellowship – September 2019](#)
 - e. Fire Marshal – none
8. [Financial Report – September 2019](#) (7:20PM to 7:25 PM)
9. Approval of Minutes and Treasurer's Report (7:25 PM to 7:30 PM)
 - a. [Minutes – October 1, 2019](#)
 - b. [Treasurers Report – October 10, 2019](#)
10. Public Hearings
 - a. [Conditional use Hearing for Zeks Compressed Air Solutions at 1302 Goshen Parkway](#)
(7:30 PM to 8:00 PM)
11. Old Business
 - a. [Consider Business Park Apartments Zoning Amendment](#) (8:00 PM to 9:00 PM) **Click here for the sketch plan**
12. New Business
 - a. [Consider recommendation for a Stormwater Management Agreement for 707 Peachtree Drive](#) (9:00 PM to 9:05 PM)
 - b. [Consider recommendation for a Grinder Pump Agreement for 204 Line Road](#) (9:05 PM to 9:10 PM)
 - c. [Consider recommendation for Floor Scrubbing Machine](#) (9:10 PM to 9:15 PM)
 - d. [Consider recommendation for Township Building Roof Replacement](#) (9:15 PM to 9:20 PM)

- e. Consider recommendation for a Construction Services Proposal for Segments C, D & E of the Paoli Pike Trail (9:20 PM to 9:25 PM)
- f. Consider recommendation to submit a PennDOT Multimodal Transportation Fund Grant application for Segment B of the Paoli Pike Trail. (9:25 PM to 9:30 PM)

- 13. Any Other Matter
- 14. Public Comment on non-agenda items
- 15. Liaison Reports - none
- 16. Correspondence, Reports of Interest - none
- 17. Adjournment (9:30 PM)

Meetings & Dates of Importance

Oct 17, 2019	Futurist Committee	07:00pm
Oct 19, 2019	Pumpkin Fest	10:00am
Oct 19, 2019	Historic Ghost Walk	06:00pm
Oct 22, 2019	TND Discussion	07:00pm
Oct 24, 2019	Pipeline Task Force	05:00pm
Oct 28, 2019	Sustainability Advisory Committee	07:00pm
Nov 04, 2019	Municipal Authority	07:00pm
Nov 05, 2019	Election Day	-----
Nov 06, 2019	Planning Commission	07:00pm
Nov 07, 2019	Park & Recreation Commission	07:00pm
Nov 09, 2019	E-Recycling Day in EGT Park	9:00 am
Nov 11, 2019	Veteran’s Day Office Closed	-----
Nov 12, 2019	Board of Supervisors Meeting	07:00pm
Nov 12, 2019	Historical Commission	07:00pm
Nov 13, 2019	Conservancy Board	07:00pm
Nov 16, 2019	Neighbor to Neighbor day	08:00am
Nov 19, 2019	Board of Supervisors	07:00pm
Nov 21, 2019	Pipeline Task Force	05:00pm
Nov 25, 2019	Sustainability Advisory Com	07:00pm
Nov 28, 2019	Thanksgiving – Office Closed	-----
Nov 29, 2019	Township Office Closed	-----

Newsletter Deadline for Winter of 2019/2020: November 1.

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

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Memo

To: Board of Supervisors
From: Department of Parks and Recreation
Re: 2019 NRPA Gold Medal Finalist
Date: October 10th, 2019

The Department of Parks and Recreation (EGTPR) is proud to announce that it recently accepted a Gold Medal Finalist plaque at the 2019 National Recreation and Park Association's (NRPA) Annual Conference held in Baltimore, Md. We were named one of four national Finalists in Category V (population under 30,000) alongside three communities in Illinois, with Glen Coe Park District ultimately winning the Grand Plaque.

Some of the department accomplishments leading to this level of recognition include:

- Increasing programming 44% since 2016
- Opening the new EGT playground, later named the 2018 Burke national project of the year
- Securing \$4.6M in grants for four capital park projects
- Opening the Pat King Butterfly Garden and Stones Course
- Being named the 2019 Pennsylvania Parks and Recreation Department of the Year

From the BOS, to the Park Commission, to community organizations and devoted residents, EGTPR is only successful because of the quantity and quality of the partnerships we've formed over the years. The three other Finalists in our category averaged 25 full time staff, underscoring the fact that many, many people have lifted EGTPR to this level of accomplishment. The Department Director has been traveling with the plaque, and thanking various department partners in person during the month of October.

Some of these partners include:

Senator Tom Killion	Representative Carolyn Comitta	West Chester Garden Club of America
Debbie Snyder, Senior Card Club Coordinator	Nancy Daversa, Township Poet Laureate	Philly Stones League
Movie Tavern Exton	WC East – DECA and Interact Clubs The Phelps School	Local Girl and Boy Scouts troops
YMCA of the Greater Brandywine	Township Fitness Instructors	Awesome FEST partners



**EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2019-98

**A RESOLUTION RECOGNIZING NOVEMBER 7, 2019,
AS "JOANNE MORGAN DAY" IN EAST GOSHEN TOWNSHIP**

WHEREAS, Joanne Morgan moved to East Goshen Township at the age of five and attended East Goshen Elementary School, West Chester Junior High School and Henderson High School;

WHEREAS, Joanne was hired by East Goshen Township on June 6, 1988, as the East Goshen Township Receptionist, where she is affectionately known as the "Director of First Impressions";

WHEREAS, Joanne has worn many hats over her career, including, but not limited to, Permit Coordinator, Building/Codes Assistant, Bill Collector and Recording Secretary for various ABCs, all while performing her regular Receptionist duties;

WHEREAS, Joanne has participated in the growth of East Goshen Township from a small farming community into a dynamic AAA-rated municipality with 18,233 residents;

WHEREAS, over the past 31 and a half years, Joanne has welcomed tens of thousands of visitors, contractors and residents, new and old alike, to the Township building and answered a nearly infinite number of questions with grace, aplomb and enthusiasm;

WHEREAS, Joanne's unique and fun sense of humor kept the office buzzing efficiently;

WHEREAS, Joanne has a love for dogs and she and Scooby can now enjoy well-deserved leisure time and many walks.

BE IT RESOLVED THAT Thursday, November 7, 2019, shall henceforth be known as "Joanne Morgan Day" in East Goshen Township

ADOPTED, this 15th day of October, 2019.

ATTEST:

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS**

Secretary

Goshen Fire Company Monthly Operations Report

September 2019



Fire Responses per Municipality	Monthly Responses	Monthly Manhours	YTD Responses	YTD Manhours
East Goshen	25	39	242	513
West Goshen	26	90	152	363
Westtown	5	4	58	103
Willistown	6	22	34	91
Other	2	13	41	367
Total - Fire	64	168	527	1437

Fire Police Responses per Municipality	Monthly Responses	Monthly Manhours	YTD Responses	YTD Manhours
East Goshen	11	16	119	372.9
West Goshen	16	46	79	151.2
Westtown	4	4	47	116.6
Willistown	4	7	29	60.8
Other	2	14	30	125.4
Total - Fire Police	37	87	304	826.9

EMS Responses per Municipality	Monthly Responses	Monthly Manhours	YTD Responses	YTD Manhours
East Goshen	181	259	1681	2473
West Goshen	100	163	893	1237
Westtown	28	45	219	361
Willistown	21	31	256	376
Other	10	17	126	84
Total - EMS	340	515	3175	4531

Total Responses per Municipality	Monthly Responses	Monthly Manhours	YTD Responses	YTD Manhours
East Goshen	217	314	2042	3359
West Goshen	142	299	1124	1751
Westtown	37	53	324	581
Willistown	31	60	319	528
Other	14	44	197	576
Total - Goshen Fire Company	441	770	4006	6795

Goshen Fire Company Monthly Operations Report

September 2019



Monthly Updates

Key Indicators

Patients Treated	239	
Patients 65 and Over	175	73%
EMS Calls to Assisted Living and Retirement Facilities	132	38%
Automatic Fire/CO Alarms	21	33%

Major Incidents

Building Fire - 176 Planebrook Rd, East Whiteland	Sept. 10
Passenger Vehicle Fire - Rt 202, West Goshen	Sept. 21
Gas Leak - Greenhill Rd, West Goshen	Sept. 27
Dwelling Fire - 1050 Marlene Drive, West Goshen	Sept. 30

Events

Active Threat Tabletop Exercise with WEGO PD	Sept. 18
Apple Butter Festival - UCC East Goshen	Sept. 29
Fire Prevention Open House (6p - 8:30p)	Oct. 11

Fundraising Activities

Breakfast Buffet	Sept. 22
15 Week Club Raffle	Underway
2020 Ambulance Subscription Drive	Upcoming

Personnel Updates

Operating at normal staffing - 12 FT / 16 PT Employees
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Apparatus Updates

Replacement ambulance on order
One ambulance out of service for engine work

Rick Smith

From: Grant Everhart <grant.everhart@goshenfireco.org>
Sent: Monday, October 07, 2019 9:09 AM
To: Casey LaLonde; Jon Altshul; Pam Coleman; Paul Grothmann; Rick Smith; Sally Slook; Fire Co Admin; Robert Fleming
Subject: Goshen Fire Company Monthly Operations Report
Attachments: GFC 2019 Operations Report September.xlsx

Good morning,

Please find attached the Goshen Fire Company operations report for September. Also, we will be hosting our annual Fire Prevention Open House this Friday, October 11th, from 6:00 pm to 8:30 pm. The open house will be held at our station at 1320 Park Avenue. All are welcome.

Thanks,

Grant

M. Grant Everhart | Executive Director
1320 Park Avenue | West Chester PA 19380
(o)610.430.1554 Option 9
grant.everhart@goshenfireco.org



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**Malvern Fire Company EMS
2019 Statistics**

2019		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
Calls		165	196	187	207	184	199	192	175	185				1690
Call Types	Emer. Transfer	0	0	0	2	0	0	1	1	0				4
	Event Standby	0	2	0	0	3	1	0	0	2				8
	Fire	9	7	8	16	8	11	13	10	12				94
	Medical	153	179	172	176	162	176	167	159	159				1503
	MVA	3	8	7	13	10	11	11	5	11				79
	Relocate	0	0	0	0	0	0	0	0	1				1
	Routine	0	0	0	0	1	0	0	0	0				1
ALS/BLS	ALS	122	141	142	158	130	143	151	128	131				1246
	BLS	43	55	45	49	54	56	41	47	54				444
Municipalities	Charlestown Twp.	7	7	8	3	4	2	7	2	5				45
	Delaware County	0	0	0	0	1	1	1	0	0				3
	E. Goshen Twp.	28	36	37	34	32	27	25	24	28				271
	E. Pikeland Twp.	0	0	0	0	0	0	1	0	0				1
	E. Whiteland Twp.	16	34	39	41	26	40	24	32	29				281
	Easttown Twp.	0	1	1	1	2	0	1	1	1				8
	Edgemont Twp.	0	0	1	0	0	0	0	0	0				1
	Malvern Boro.	21	23	14	25	18	19	16	14	15				165
	Salisbury Twp.	0	0	0	0	0	0	0	0	1				1
	Tredyffrin Twp.	13	26	13	15	21	17	25	20	20				170
	W. Goshen Twp.	2	0	0	2	0	0	0	0	0				4
	W. Pikeland Twp.	0	0	0	0	0	0	0	3	0				3
	W. Whiteland Twp.	0	0	0	0	0	0	0	1	0	1			2
	Westtown Twp.	1	0	0	0	1	0	0	1	1				4
	Willistown Twp.	77	69	74	86	79	93	88	81	84				731
Hospital - Outcome	BMH	3	4	0	7	2	2	1	2	0				21
	BWH	0	0	1	0	0	0	0	0	0				1
	CCH	9	14	14	12	12	7	10	7	12				97
	CHOP	1	0	0	0	1	1	0	0	0				3
	Helicopter	0	0	0	0	0	0	1	0	0				1
	LH	0	0	0	0	0	2	0	0	0				2
	PMH	113	110	102	122	119	123	114	109	118				1030
	RMH	0	0	1	2	1	0	0	0	1				5



Malvern Fire Company

424 East King Street
Malvern, PA 19355

Main 610-647-0693
Fax 610-647-0249
www.malvernfireco.com

East Goshen Township 2019 EMS Statistics

January:

28 Calls; 2 BLS (1 Transport); 26 ALS (22 Transports)

February:

36 Calls; 6 BLS (6 Transports); 30 ALS (18 Transports)

March:

37 Calls; 1 BLS (0 Transports); 36 ALS (22 Transports)

April:

34 Calls; 4 BLS (4 Transports); 30 ALS (25 Transports)

May:

32 Calls; 11 BLS (10 Transports); 21 ALS (13 Transports)

June:

27 Calls; 2 BLS (1 Transport); 25 ALS (13 Transports)

July:

25 Calls; 0 BLS (0 Transports); 25 ALS (15 Transports)

August:

24 Calls; 2 BLS (2 Transports); 22 ALS (15 Transports)

September:

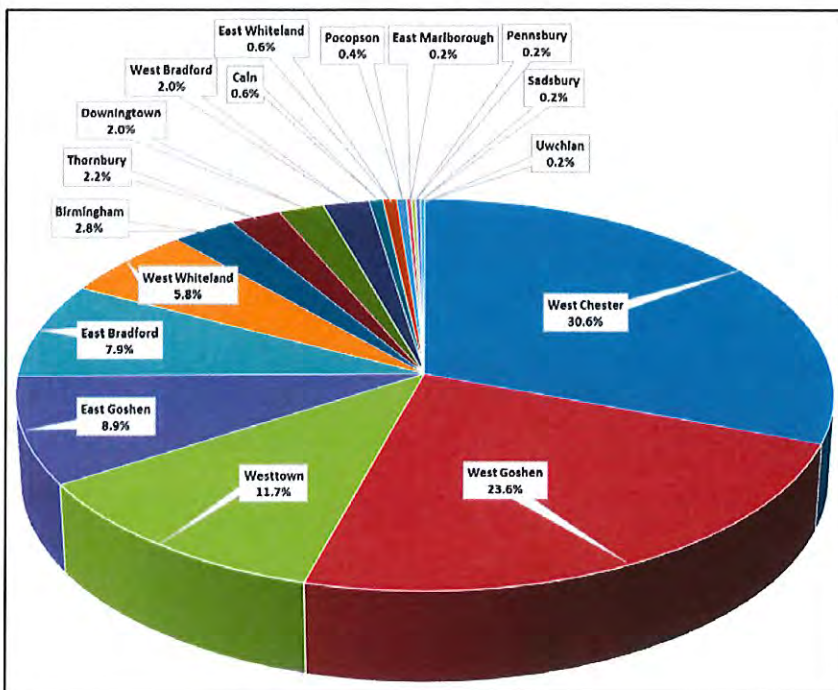
28 Calls; 4 BLS (3 Transports); 24 ALS (18 Transports)



September 2019 Operations Report

Call Volume

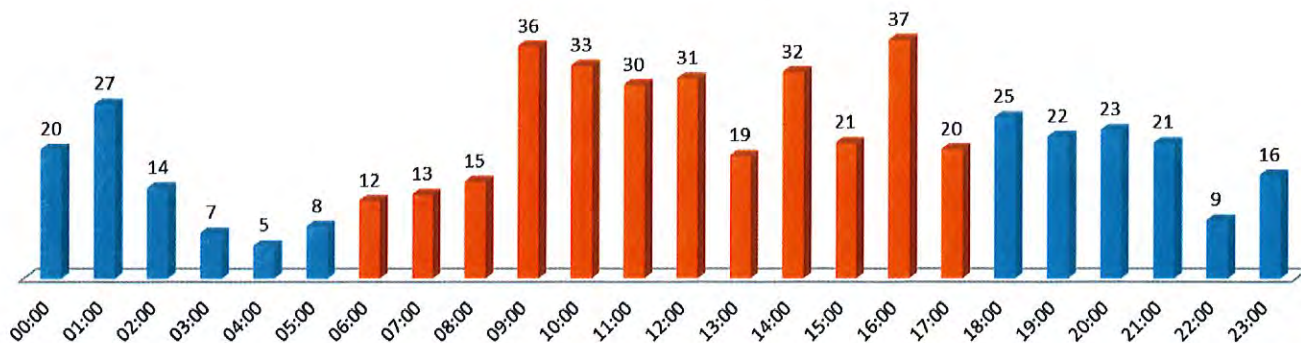
Municipality	Count	% of Calls
West Chester	152	30.6%
West Goshen	117	23.6%
Westtown	58	11.7%
East Goshen	44	8.9%
East Bradford	39	7.9%
West Whiteland	29	5.8%
Birmingham	14	2.8%
Thornbury	11	2.2%
Downingtown	10	2.0%
West Bradford	10	2.0%
Caln	3	0.6%
East Whiteland	3	0.6%
Pocopson	2	0.4%
East Marlborough	1	0.2%
Pennsbury	1	0.2%
Sadsbury	1	0.2%
Uwchlan	1	0.2%
Total	496	



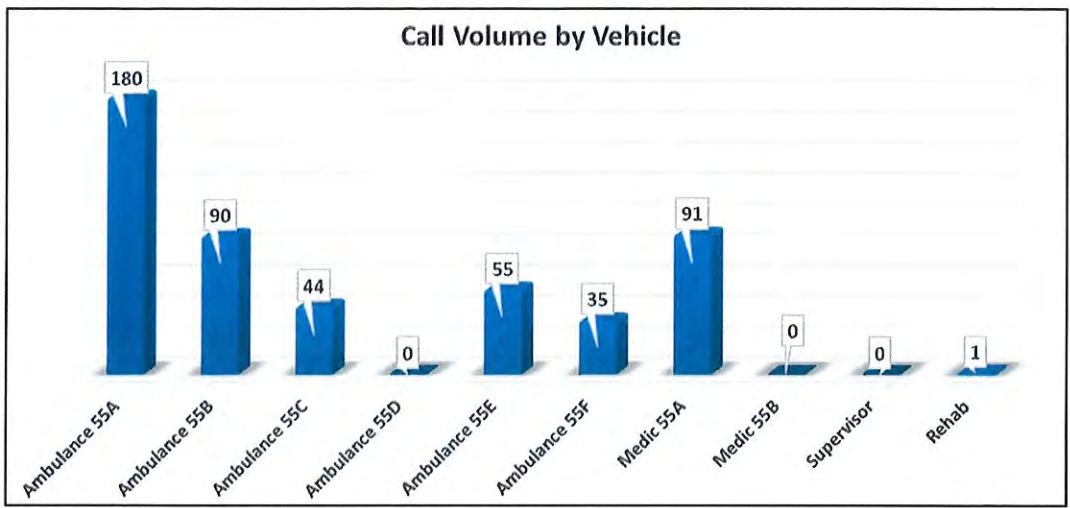
Non-Transport Breakdown

Refusal	48
Recalled Enroute	26
Recalled On Scene	37
No Services	26
Lift Assist	11
DOA	3
Released to BLS	4
External ALS Assist	0
Total	155

Total Call Volume By Hour

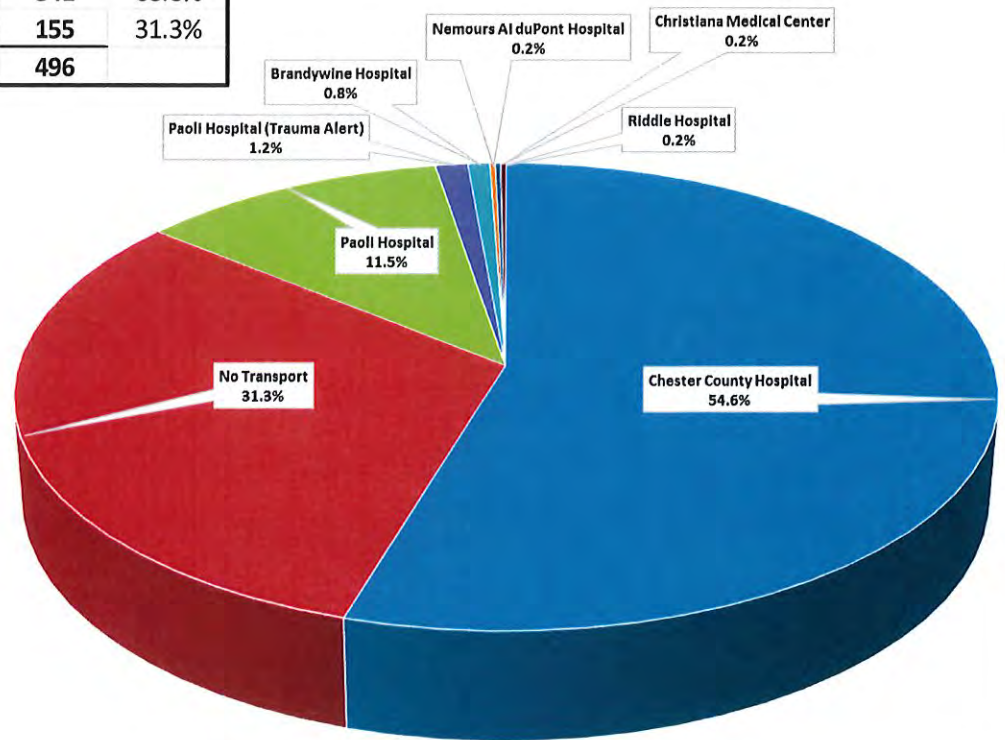


Call Volume by Vehicle	
Ambulance 55A	180
Ambulance 55B	90
Ambulance 55C	44
Ambulance 55D	0
Ambulance 55E	55
Ambulance 55F	35
Medic 55A	91
Medic 55B	0
Supervisor	0
Rehab	1
	496



Hospital Destination Information

Disposition	Total	%
Chester County Hospital	271	54.6%
No Transport	155	31.3%
Paoli Hospital	57	11.5%
Paoli Hospital (Trauma Alert)	6	1.2%
Brandywine Hospital	4	0.8%
Nemours Al duPont Hospital	1	0.2%
Christiana Medical Center	1	0.2%
Riddle Hospital	1	0.2%
	496	
Transported:	341	68.8%
No Transport:	155	31.3%
	496	



Miscellaneous Call Information

Covering Other Agencies	
Minquas Fire Co	13
Goshen Fire Co	6
Uwchlan Ambulance	6
Longwood Fire Co	4
Malvern Fire Co	2
Concordville Fire Co	2
East Whiteland Fire Co	1
	34

West Chester University Calls	
Total WCU Calls	46
% of Total Month Calls	9.3%
% Of Calls in West Chester	6.9%
% Of Calls in West Goshen	1.8%
% Of Calls in East Bradford	0.6%
% Of Month's Total Calls	9.3%

Alcohol / Drug Suspicion		
	Total	%
Alcohol	31	6.3%
Alcohol and Drugs	7	1.4%
Drugs	11	2.2%
Total:	49	9.9%
Unknown / Unable to Determine	27	5.4%

Station Responses	
Main Station (Station 55)	415
East Goshen (Station 155)	37
East Bradford (Station 255)	44

Average Times	
Dispatch To Enroute	1.37
Enroute To On Scene	6.37
On Scene Time	13.69
Transport Time	10.68
Dispatch To Available	40.93

Call Types		
BLS - Sick Person	57	11.5%
BLS - Fall / Lift Assist	47	9.5%
ALS - Respiratory Difficulty	45	9.1%
ALS - Cardiac Problems	40	8.1%
ALS - Overdose	28	5.6%
Accident - BLS	27	5.4%
Injured Person	21	4.2%
BLS - Injured Person	16	3.2%
Emotional Disorder	16	3.2%
Stroke/CVA	23	4.6%
EMS - Stand By - Fire	15	3.0%
ALS - Diabetic Emergency	14	2.8%
Seizures	11	2.2%
ALS - Unconscious Person	10	2.0%
Allergic / Medication Reaction	10	2.0%
Hemorrhaging	9	1.8%
ALS - Unresponsive Person	8	1.6%
Abdominal Pain	8	1.6%
BLS - Syncope	8	1.6%
ALS - Syncope	7	1.4%
ALS - Fall	6	1.2%
ALS - Injured Person	6	1.2%
Accident - ALS	6	1.2%
BLS - Emotional Disorder	6	1.2%
BLS - Overdose	5	1.0%
Back Pain	5	1.0%
ALS - Cardiac/Resp Arrest	4	0.8%
ALS - Seizures	4	0.8%
Maternity / Labor Pain	4	0.8%
Accident - Entrapment	3	300.0%
Alarm - BLS Medical	3	0.6%
BLS - Abdominal Pain	3	0.6%
Choking	3	0.6%
ALS - Shooting	2	0.4%
Assault	2	0.4%
BLS - Back Pain	2	0.4%
BLS - Unknown Nature	2	0.4%
Standby	2	0.4%
ALS - Abdominal Pain	1	0.2%
ALS - Choking	1	0.2%
ALS - Exposure to Heat/Cold	1	0.2%
ALS - Poisoning	1	0.2%
BLS - DOA	1	0.2%
Exposure to Heat / Cold	1	0.2%
Laceration	1	0.2%
Neurological / Head Injury	1	0.2%
	496	

Memo

To: Board of Supervisors
From: Jon Altshul
Re: September 2019 Financial Report
Date: October 7, 2019

As of September 30th, net of pass throughs, the general fund had revenues of \$8,364,252 and expenses of \$7,740,091 for a year-to-date surplus of \$624,161. Compared to the year-to-date budget, revenues were \$220,775 over budget, and expenses were \$191,803 under budget for a positive budget variance of \$412,578. As of September 30th, the general fund balance was \$5,967,831.

On the expense side, all operating departments were under-budget. On the revenue side, the short fall with Earned Income Tax (-\$145,725) is more than offset by strong Real Estate Transfer receipts (+\$189,892) and Interest Income (+\$49,107).

Other funds

- The **State Liquid Fuels Fund** had \$565,553 in revenues and \$0 in expenses. The fund balance is \$567,324.
- The **Capital Reserve Fund** had \$95,924 in revenues and \$823,895 in expenses. The fund balance was \$5,231,888.
- The **Transportation Fund** had \$7,998 in revenues and \$107,619 in expenses. The fund balance was \$988,825.
- The **Sewer Operating Fund** had \$2,578,701 in revenues and \$2,531,864 in expenses. The fund balance was \$995,780.
- The **Refuse Fund** had \$811,800 in revenues and \$816,689 in expenses. The fund balance was \$662,260.
- The **Bond Fund** had \$102,129 in revenues and \$1,050,222 in expenses. The fund balance was \$5,420,215.
- The **Sewer Capital Reserve Fund** had \$143,839 in revenues and \$206,579 in expenses. The fund balance is \$2,190,852.
- The **Operating Reserve Fund** had \$13,094 in revenues and no expenses. The fund balance is \$2,558,498.

Year End Projections

I am now projecting that the General Fund will finish the year with a deficit of \$191,284, an improvement of about \$66,000 since last month. The improvement is related to being able to make firmer projections for roads-related expenses as a result of the end of paving season.

The projection reflects overages in Administration (+\$17,452), due to the larger-than-planned scope of the vestibule project, and Parks and Recreation (+67,386), due to the environmental remediation at Highland Ave and the Park (the insurance proceeds are posted as an Admin revenue), weak fundraising and the first wave of engineering invoices related to the Bow Tree Pond project.

Projections for Other Funds are modestly changed in several funds, generally in a positive direction, 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 \$824,575 in revenues (compared to a budget of \$753,575) and \$1,285,296 in expenses (compared to \$1,014,500 budgeted) for a negative budget variance of \$41,796. The drivers of this overage were the deferral to 2019 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 and the installation of the radio booster until 2020.
- The **Transportation Fund** is forecast to have a negative budget variance of \$97,992 due to the Hibberd Lane/Paoli Pike traffic signal, although it appears that the Boot Road restriping project will be deferred to 2020.
- The **Sewer Operating Fund** is forecast to have a negative budget variance of \$24,928.
- The **Refuse Fund** is forecast to finish the year with a positive budget variance of \$72,337, but still run a deficit of \$73,241. This improvement is related to receiving both our 2017 and 2018 Commercial Recycling grants in 2019. The 2018 award (\$53,496), was higher-than-expected.
- The **Sewer Capital Reserve Fund** is forecast to have a positive budget variance of \$142,056 due primarily to the cost of the sewer camera and trailer being charged through this fund.
- The **Operating Reserve Fund** is forecast to have a positive budget variance of \$3,000 due to interest income.

Yield on Township Funds

The average yield on all Township funds is 2.15% and the average time until maturity for illiquid funds is 133 days, compared with 2.28% and 219 days from three months ago.

Account Receivable

Utilities A/R fell to \$171,681, which is just above its historical low from 2018 Q4. 2019 Real Estate Tax A/R, or \$29,380, is slightly higher than it has been over the past 3 years.

2020 Proposed Budget

As previously discussed, I will present the 2020 Proposed Budget at the BOS meeting on November 12th in order to adopt at the first meeting in December.

**EAST GOSHEN TOWNSHIP
GENERAL FUND SUMMARY
As of September 30, 2019**

Account Title	2019 Annual Budget	2019 YTD Budget	2019 YTD Actual	\$ Variance	% Variance
EMERGENCY SERVICES EXPENSES	4,290,164	3,585,055	3,525,795	(59,260)	-1.7%
PUBLIC WORKS EXPENSES	2,633,542	1,802,769	1,774,549	(28,220)	-1.6%
ADMINISTRATION EXPENSES	1,834,626	1,339,519	1,293,057	(46,462)	-3.5%
CODES EXPENSES	584,909	437,515	379,694	(57,821)	-13.2%
PARK AND RECREATION EXPENSES	782,875	630,702	630,664	(38)	0.0%
TOTAL CORE FUNCTION EXPENSES	10,126,116	7,795,560	7,603,758	(191,802)	-2.5%
EMERGENCY SERVICES REVENUES	81,901	69,651	57,784	(11,867)	-17.0%
PUBLIC WORKS REVENUES	1,003,167	311,565	347,662	36,097	11.6%
ADMINISTRATION REVENUES	314,323	262,753	326,380	63,627	24.2%
CODES REVENUES	258,770	195,647	231,912	36,265	18.5%
PARK AND RECREATION REVENUES	134,735	112,851	114,682	1,831	1.6%
TOTAL CORE FUNCTION REVENUES	1,792,896	952,467	1,078,422	125,955	13.2%
NET EMERGENCY SERVICES	4,208,263	3,515,404	3,468,010	(47,394)	-1.3%
NET PUBLIC WORKS	1,630,375	1,491,204	1,426,887	(64,317)	-4.3%
NET ADMINISTRATION	1,520,303	1,076,766	966,677	(110,089)	-10.2%
NET CODES	326,139	241,868	147,781	(94,087)	-38.9%
NET PARK AND RECREATION	648,140	517,851	515,982	(1,869)	-0.4%
CORE FUNCTION NET SUBTOTAL	8,333,220	6,843,093	6,525,337	(317,756)	-4.6%
DEBT - PRINCIPAL	574,000	-	-	0	0.0%
DEBT - INTEREST	226,399	136,334	136,333	(1)	0.0%
TOTAL DEBT	800,399	136,334	136,333	(1)	0.0%
TOTAL CORE FUNCTION NET	9,133,619	6,979,427	6,661,669	(317,758)	-4.6%
NON-CORE FUNCTION REVENUE					
EARNED INCOME TAX	5,191,400	4,071,088	3,925,363	(145,725)	-3.6%
REAL ESTATE PROPERTY TAX	2,039,429	2,019,760	2,025,539	5,779	0.3%
REAL ESTATE TRANSFER TAX	585,000	438,750	628,642	189,892	43.3%
CABLE TELEVIS.FRANCHISE	450,000	337,500	337,434	(66)	0.0%
LOCAL SERVICES TAX	348,000	259,330	255,163	(4,167)	-1.6%
OTHER INCOME	519,790	64,582	113,689	49,107	76.0%
TOTAL NON CORE FUNCTION REVENUE	9,133,619	7,191,010	7,285,830	94,820	1.3%
NET RESULT	0	211,583	624,161	412,578	

2019 GENERAL FUND YEAR-END PROJECTION

Projected as of 9/30/19; Net of Pass Throughs

Account Title	2019 Budget	2019 Projected	Dollar Variance	Percentage Variance
EMERGENCY SERVICES EXPENSES	4,290,164	4,263,915	(26,249)	-0.6%
PUBLIC WORKS EXPENSES	2,633,542	2,533,265	(100,277)	-3.8%
ADMINISTRATION EXPENSES	1,834,626	1,919,905	85,279	4.6%
ZONING/PERMITS/CODES EXPENSES	584,909	506,281	(78,628)	-13.4%
PARK AND RECREATION EXPENSES	782,875	826,076	43,201	5.5%
TOTAL CORE FUNCTION EXPENSES	10,126,116	10,049,441	(76,675)	-0.8%
EMERGENCY SERVICES REVENUES	81,901	71,905	(9,996)	-12.2%
PUBLIC WORKS REVENUES	1,003,167	1,025,489	22,322	2.2%
ADMINISTRATION REVENUES	314,323	382,150	67,827	21.6%
ZONING/PERMITS/CODES REVENUES	258,770	292,737	33,967	13.1%
PARK AND RECREATION REVENUES	134,735	110,550	(24,185)	-18.0%
TOTAL CORE FUNCTION REVENUES	1,792,896	1,882,832	89,936	5.0%
NET EMERGENCY SERVICES	4,208,263	4,192,010	(16,253)	-0.4%
NET PUBLIC WORKS	1,630,375	1,507,776	(122,599)	-7.5%
NET ADMINISTRATION	1,520,303	1,537,755	17,452	1.1%
NET ZONING/PERMITS/CODES	326,139	213,544	(112,595)	-34.5%
NET PARK AND RECREATION	648,140	715,526	67,386	10.4%
CORE FUNCTION NET SUBTOTAL	8,333,220	8,166,610	(166,610)	-2.0%
DEBT - PRINCIPAL	574,000	574,000	0	0.0%
DEBT - INTEREST	226,399	226,399	0	0.0%
TOTAL DEBT SERVICE	800,399	800,399	0	0.0%
TOTAL CORE FUNCTION NET	9,133,619	8,967,009	(166,610)	(0)
NON-CORE FUNCTION REVENUE				
EARNED INCOME TAXES	5,191,400	5,050,000	(141,400)	-2.7%
REAL ESTATE PROPERTY TAX	2,039,429	2,041,054	1,625	0.1%
REAL ESTATE TRANSFER TAX	585,000	750,000	165,000	28.2%
CABLE TV FRANCHISE TAX	450,000	450,000	0	0.0%
LOCAL SERVICES TAX	348,000	345,000	(3,000)	-0.9%
OTHER INCOME	519,790	139,670	(380,120)	-73.1%
TOTAL NON CORE FUNCTION REVENUE	9,133,619	8,775,724	(357,895)	-3.9%
NET RESULT	0	(191,284)		

SUMMARY OF FUNDS REPORT (AKA "JOE REPORT")
 ALL FUNDS SEPTEMBER 30, 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	\$6,900,778	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,900,778	\$0	\$0
320 LICENSES & PERMITS	\$344,104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$344,104	\$0	\$0
330 FINES & FORFEITS	\$44,679	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,679	\$0	\$0
340 INTERESTS & RENTS	\$179,342	\$547	\$89,341	\$7,998	\$12,669	\$7,593	\$31,789	\$13,094	\$342,373	(\$128)	\$102,129
350 INTERGOVERNMENTAL	\$352,975	\$565,007	\$0	\$0	\$0	\$0	\$0	\$0	\$917,981	\$29,078	\$0
360 CHARGES FOR SERVICES	\$353,195	\$0	\$0	\$0	\$2,565,540	\$804,207	\$0	\$0	\$3,722,942	\$3,188	\$0
380 MISCELLANEOUS REVENUES	\$1,098,119	\$0	\$350	\$0	\$492	\$0	\$0	\$0	\$1,098,961	\$565	\$0
390 OTHER FINANCING SOURCES	\$312,565	\$0	\$6,233	\$0	\$0	\$0	\$112,050	\$0	\$430,848	\$243,592	\$0
	\$9,585,757	\$565,553	\$95,924	\$7,998	\$2,578,701	\$811,800	\$143,839	\$13,094	\$13,802,666	\$276,296	\$102,129
EXPENDITURES											
400 GENERAL GOVERNMENT	\$1,010,439	\$0	\$550,827	\$0	\$0	\$0	\$0	\$0	\$1,561,266	\$0	\$0
410 PUBLIC SAFETY	\$5,175,442	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,175,442	\$0	\$0
420 HEALTH & WELFARE	\$108,533	\$0	\$0	\$0	\$0	\$0	\$187,106	\$0	\$295,640	\$0	\$0
426 SANITATION & REFUSE	\$0	\$0	\$0	\$0	\$1,562,854	\$816,689	\$0	\$0	\$2,379,543	\$257,952	\$0
430 HIGHWAYS,ROADS & STREETS	\$1,463,904	\$0	\$121,210	\$107,619	\$0	\$0	\$0	\$0	\$1,692,734	\$0	\$247,702
450 CULTURE-RECREATION	\$563,721	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$563,721	\$0	\$802,520
460 CONSERVATION & DEVELOPMENT	\$1,599	\$0	\$39,807	\$0	\$0	\$0	\$0	\$0	\$41,406	\$0	\$0
470 DEBT SERVICE	\$160,104	\$0	\$0	\$0	\$744,889	\$0	\$0	\$0	\$904,993	\$0	\$0
480 MISCELLANEOUS EXPENDITURES	\$835,707	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$835,707	\$0	\$0
490 OTHER FINANCING USES	\$0	\$0	\$112,050	\$0	\$224,120	\$0	\$19,472	\$0	\$355,642	\$0	\$0
	\$9,319,451	\$0	\$823,895	\$107,619	\$2,531,864	\$816,689	\$206,579	\$0	\$13,806,096	\$257,952	\$1,050,222
2019 SURPLUS/(DEFICIT)*	\$266,306	\$565,553	(\$727,971)	(\$99,621)	\$46,837	(\$4,889)	(\$62,740)	\$13,094	(\$3,430)	\$16,344	(\$948,093)
CLEARING ACCOUNT ADJUSTMENTS	\$12,363										
09/30/2019 ENDING BALANCE	\$5,967,831	\$567,324	\$5,231,888	\$988,825	\$995,780	\$662,260	\$2,190,852	\$2,558,498	\$19,163,260	\$44,267	\$5,420,215

SUMMARY OF FUNDS REPORT (AKA "JOE REPORT")
2019 YEAR-END PROJECTION ALL FUNDS
As of Septmeber 30, 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
1/1/19 FUND 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
310 TAXES	\$8,183,254								8,183,254	\$0	\$0
320 LICENSES & PERMITS	\$456,659								456,659	\$0	\$0
330 FINES & FORFEITS	\$63,000								63,000	\$0	\$0
340 INTERESTS & RENTS	\$219,162	\$10,000	\$105,000	\$9,100	\$16,000	\$9,000	\$40,000	\$45,000	453,262	\$0	\$110,000
350 INTERGOVERNMENTAL	\$361,253	\$564,000	\$253,400	\$257,500					1,436,153	\$32,307	\$0
360 CHARGES FOR SERVICES	\$422,550				\$3,532,857	\$1,029,703	\$272,050		5,257,160	\$3,188	\$0
380 MISCELLANEOUS REVENUES	\$1,948,951				\$492				1,949,443	\$565	\$0
390 OTHER FINANCING SOURCES	\$987,442		\$466,175						1,453,617	\$322,000	\$0
	12,642,271	574,000	824,575	266,600	3,549,349	1,038,703	312,050	45,000	19,252,548	\$358,060	\$110,000
EXPENDITURES											
400 GENERAL GOVERNMENT	\$1,434,983		\$845,802						2,280,785	\$0	\$0
410 PUBLIC SAFETY	\$6,410,352								6,410,352	\$0	\$0
420 HEALTH & WELFARE									-	\$0	\$0
426 SANITATION & REFUSE	\$156,733				\$2,182,521	\$1,111,944	\$187,106		3,638,304	\$346,481	\$1,994,718
430 HIGHWAYS,ROADS & STREETS	\$2,124,163	\$574,000	\$163,534	\$672,992					3,534,689	\$0	\$0
450 CULTURE-RECREATION	\$759,823								759,823	\$0	\$1,070,533
460 CONSERVATION & DEVELOPMENT	\$8,033		\$167,960						175,993	\$0	\$0
470 DEBT SERVICE	\$824,659				\$976,756				1,801,415	\$0	\$0
480 MISCELLANEOUS EXPENDITURES	\$1,114,809								1,114,809	\$0	\$0
490 OTHER FINANCING USES			\$108,000		\$415,000		\$67,000		590,000	\$0	\$0
	\$12,833,555	\$574,000	\$1,285,296	\$672,992	\$3,574,277	\$1,111,944	\$254,106	\$0	20,306,170	\$346,481	\$3,065,251
SURPLUS/(DEFICIT)	(\$191,284)	\$0	(\$460,721)	(\$406,392)	(\$24,928)	(\$73,241)	\$57,944	\$45,000	(\$1,053,622)	\$11,579	(\$2,955,251)
PROJECTED YEAR-END FUND BALANCE	\$5,497,878	\$1,771	\$5,499,138	\$682,054	\$924,015	\$593,908	\$2,311,536	\$2,590,404	\$18,100,705	\$37,502	\$3,413,057

1 EAST GOSHEN TOWNSHIP
2 BOARD OF SUPERVISORS MEETING
3 1580 PAOLI PIKE
4 TUESDAY, OCTOBER 1, 2019
5 DRAFT MINUTES
6

7 **Present:** Chairwoman Janet Emanuel; Vice-Chair Marty Shane; Member Mike
8 Lynch; Township Manager Rick Smith; Township Solicitor Ryan Jennings; Director
9 of Finance and Assistant Township Manager Jon Altshul; Christina Morley and Judy
10 DiFonzo (Pipeline Task Force); Erich Meyer (Conservancy Board).
11

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

13 Janet called the meeting to order at 7:00 p.m. and asked Mike to lead the pledge of
14 allegiance.
15

16 **Moment of Silence**

17 Mike called for a moment of silence to honor our troops and first responders.
18

19 **Recording**

20 Janet announced that the meeting was being livestreamed on the Township's YouTube
21 Channel.
22

23 **Chairman's Report**

24 Janet announced that Mike Holmes, a Public Works Equipment Operator and Volunteer
25 Firefighter in the Goshen and West Whiteland Fire Companies, was awarded the 2019
26 William "Pop" Winters Award by the Chester County Commissioners on October 1,
27 2019, for his heroic act of courage in rescuing a woman from a house fire in Uwchlan
28 Township in October 2018. Rick noted that next week is National Fire Prevention Week.
29 Janet added that the Board will hold a public informational meeting on October 22, 2019,
30 to present the proposed ordinance amendments for the Paoli Pike Corridor and solicit
31 comments from Township residents. Janet stated that the Board will announce its
32 decision on the CZ Woodworking Conditional Use Application at its meeting on
33 November 12, 2019. She also announced that Adam Kraut has resigned from the Zoning
34 Hearing Board.
35

36 **Approval of Minutes of September 17 & 19, 2019**

37 Mike made a motion to approve the minutes of September 17th and 19th, 2019, as
38 amended. Marty seconded. The motion passed 3-0.
39

40 **Approval of Treasurer's Report of September 26, 2019**

41 Marty made a motion to graciously accept the receipts and approve the expenditures as
42 presented in the Expenditure Register and as summarized in the Treasurer's Report. Mike
43 seconded. The motion passed 3-0.
44

45 **Public Hearing—Consider Ordinance Amending Chapter 240, Titled "Zoning" to**
46 **Allow for Business Incubators**

1 The Board held a public hearing on an ordinance amending Chapter 240, titled “Zoning”
2 to allow for business incubators. Marty made a motion to adopt an ordinance amending
3 the East Goshen Township Zoning Ordinance of 1997, as amended, Section 240-6 to add
4 definitions of “Business Incubator” and “Light Industry”; provide for business incubators
5 by Conditional Use in the I-1 Light Industrial District (Section 240-19), in the I-2
6 Planning Business, Research, Limited Industrial Use District (Section 240-20), and in the
7 BP Business Park District (Section 240-21); and provisions in Section 240-31.C.3
8 (Conditional Uses) to provide criteria for a Business Incubator. Mike seconded. The
9 motion passed 3-0. A court reporter was present and will provide a full transcript of the
10 hearing. A copy of the transcript will be appended to the minutes of this meeting when
11 the decision becomes “final, binding and nonappealable.”
12

13 **Public Hearing—Consider Ordinance Amending the Stormwater Management**
14 **Ordinance to Exempt High Tunnels**

15 The Board held a public hearing on an ordinance amending the Stormwater Management
16 Ordinance to exempt “high tunnels”. Marty made a motion to adopt an ordinance
17 amending the East Goshen Township Stormwater Management Ordinance, which is
18 codified in Chapter 195 of the East Goshen Township Code; Section 195-14 to define a
19 “High Tunnel” and Section 195-6.C to exempt certain High Tunnel facilities from the
20 requirements of the ordinance. Mike seconded. The motion passed 3-0. A court reporter
21 was present and will provide a full transcript of the hearing. A copy of the transcript will
22 be appended to the minutes of this meeting when the decision becomes “final, binding
23 and nonappealable.”
24

25 **Consider Recommendation to Request Extension for Chester County Municipal**
26 **Grant for Segments F & G of the Paoli Pike Trail**

27 Mike made a motion to approve and sign the Chester County Municipal Grant Program
28 contract amendment for Segments F & G of the Paoli Pike Trail extending the contract
29 termination date through April 21, 2020. Marty seconded. The motion passed 3-0.
30

31 **Any Other Matter**

32 Rick stated that based on comments received from Christina Morley, he had prepared
33 comments for the Board to submit to the PA DEP regarding the geological analysis that
34 had been performed on the installation of the 20” line between New Kent and Eldridge
35 Lane. Specifically, those comments recommend that a sleeve be installed down to a depth
36 of 40 feet and that Energy Transfer use an open cut along the northern portion of the
37 segment to limit the risk of inadvertent returns.
38

39 Christina added some additional concerns about the analysis, including that the contractor
40 that did the analysis was overly reliant on the findings of previous contractors and did not
41 verify the findings; that the bore samples that were submitted to DEP did not go down
42 into the bedrock and came from sites outside the segment area; and that nearby
43 floodplains were not accounted for in the analysis.
44

45 Mike made a motion to accept the comments of the Pipeline Task Force as submitted by
46 Christina Morley to be included in the Township’s comments to DEP. Janet suggested

1 that Christina’s comments and the Township’s comments be submitted separately so as
2 not to dilute the message. Mike agreed to withdraw his motion.

3
4 Janet made a motion to submit the Township Manager’s comments to DEP and attach
5 Pipeline Task Force member Christina Morley’s comments as part of the Township’s
6 submission. Mike seconded. Christina clarified that she would also be separately
7 submitting her comments as well. The motion passed 3-0.

8
9 Christina also raised concerns about the fact that the “Strasburg/Bow Tree” drill site is no
10 longer part of Energy Transfers work plans and asked for clarification about how this
11 change was approved by the DEP. Rick stated that when Michels took over from Otis as
12 the contractor, it combined two runs—from Bow Tree to Matlack Florist and from
13 Matlack Florist to Ss. Simon and Jude—into one run—from Bow Tree to Ss. Simon and
14 Jude—as the Matlack site wasn’t large enough for drilling operations. Mike asked Rick
15 to file a Right-to-Know request with DEP to ensure that the change in the approved work
16 plan was properly vetted by DEP, which Rick agreed to do.

17
18 **Correspondence, Reports of Interest**

19 The Board acknowledged receipt of the following correspondence and reports:

- 20 • September 13, 2019, Letter of Appreciation to Mark Miller and the Department of
21 Public Works.
- 22 • Westtown-East Goshen 2020 Proposed Budget, v2
- 23 • Westtown-East Goshen 2018 Audited Financial Statements
- 24 • September 23, 2019, Letter from PennDOT regarding the intersection of Route
25 352 and King Road

26
27 Rick also observed that the Pipeline and Hazardous Materials Safety Administration had
28 just released long-awaited pipeline safety regulations, although he was skeptical if they
29 would impact East Goshen in any way.

30
31 **Adjournment**

32 There being no further business, Marty made a motion to adjourn at 8:10pm. Mike
33 seconded. The motion passed 3-0.

34
35 Respectfully submitted,
36 *Jon Altshul*
37 *Recording Secretary*

38
39 *Attached: Treasurer’s Report of September 26, 2019*

TREASURER'S REPORT		September 13 - September 26, 2019	
RECEIPTS AND BILLS			
GENERAL FUND			
Real Estate Tax	\$657.01	Accounts Payable	\$206,410.22
Earned Income Tax	\$129,900.00	Electronic Pmts:	
Local Service Tax	\$0.00	Credit Card	\$5,300.37
Transfer Tax	\$74,120.34	Postage	\$0.00
General Fund Interest Earned	\$0.00	Debt Service	\$7,408.23
Total Other Revenue	\$410,148.19	Payroll	\$121,723.46
Total General Fund Receipts:	\$614,825.54	Total Expenditures:	\$340,842.28
STATE LIQUID FUELS FUND			
Receipts	\$0.00	Accounts Payable	\$0.00
Interest Earned	\$0.00		
Total State Liquid Fuels Receipts:	\$0.00	Total Expenditures:	\$0.00
CAPITAL RESERVE FUND			
Receipts	\$0.00	Accounts Payable	\$17,928.61
Interest Earned	\$0.00	Credit Card	\$0.00
Total Capital Reserve Fund Receipts:	\$0.00	Total Expenditures:	\$17,928.61
TRANSPORTATION FUND			
Receipts	\$0.00	Accounts Payable	\$62,952.63
Interest Earned	\$0.00		
Total Transportation Fund Receipts:	\$0.00	Total Expenditures:	\$62,952.63
SEWER OPERATING FUND			
Receipts	\$26,838.47	Accounts Payable	\$25,798.17
Interest Earned	-\$2.50	Credit Card	\$0.00
Total Sewer Operating Fund Receipts:	\$26,835.97	Debt Service	\$132,649.08
		Total Expenditures:	\$158,447.25
REFUSE FUND			
Receipts	\$64,316.40	Accounts Payable	\$6,285.47
Interest Earned	-\$2.50	Credit Card	\$0.00
Total Refuse Fund Receipts:	\$64,313.90	Total Expenditures:	\$6,285.47
BOND FUND			
Receipts	\$0.00	Accounts Payable	\$60,720.53
Interest Earned	-\$0.01		
Total Bond Fund Receipts:	-\$0.01	Total Expenditures:	\$60,720.53
SEWER CAPITAL RESERVE FUND			
Receipts	\$0.00	Accounts Payable	\$0.00
Interest Earned	\$0.00		
Total Sewer Capital Reserve Fund Receipts:	\$0.00	Total Expenditures:	\$0.00
OPERATING RESERVE FUND			
Receipts	\$0.00	Accounts Payable	\$0.00
Interest Earned	\$0.00		
Total Operating Reserve Fund Receipts:	\$0.00	Total Expenditures:	\$0.00

1

TREASURER'S REPORT
RECEIPTS AND BILLS

September 27 - October 10, 2019

GENERAL FUND

Real Estate Tax	\$2,034.95
Earned Income Tax	\$10,300.00
Local Service Tax	\$0.00
Transfer Tax	\$0.00
<i>General Fund Interest Earned</i>	\$7,938.68
Total Other Revenue	\$547,392.16

Total General Fund Receipts: \$567,665.79

Accounts Payable	\$488,314.35
<u>Electronic Pmts:</u>	
Credit Card	\$0.00
Postage	\$61.18
Debt Service	\$0.00
Payroll	\$125,558.75

Total Expenditures: \$613,934.28

STATE LIQUID FUELS FUND

Receipts	\$0.00
<i>Interest Earned</i>	\$142.90
Total State Liquid Fuels Receipts:	<u>\$142.90</u>

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

CAPITAL RESERVE FUND

Receipts	\$140.25
<i>Interest Earned</i>	\$5,330.97
Total Capital Reserve Fund Receipts:	<u>\$5,471.22</u>

Accounts Payable	\$22,050.76
Credit Card	\$0.00
Total Expenditures:	<u>\$22,050.76</u>

TRANSPORTATION FUND

Receipts	\$0.00
<i>Interest Earned</i>	\$840.20
Total Transportation Fund Receipts:	<u>\$840.20</u>

Accounts Payable	\$32,791.52
Total Expenditures:	<u>\$32,791.52</u>

SEWER OPERATING FUND

Receipts	\$23,563.32
<i>Interest Earned</i>	\$1,330.52
Total Sewer Operating Fund Receipts:	<u>\$24,893.84</u>

Accounts Payable	\$82,992.85
Credit Card	\$0.00
<i>Debt Service</i>	\$0.00
Total Expenditures:	<u>\$82,992.85</u>

REFUSE FUND

Receipts	\$7,573.95
<i>Interest Earned</i>	\$735.38
Total Refuse Fund Receipts:	<u>\$8,309.33</u>

Accounts Payable	\$92,025.69
Credit Card	\$0.00
Total Expenditures:	<u>\$92,025.69</u>

BOND FUND

Receipts	\$0.00
<i>Interest Earned</i>	\$9,451.01
Total Bond Fund Receipts:	<u>\$9,451.01</u>

Accounts Payable	\$1,600.00
Total Expenditures:	<u>\$1,600.00</u>

SEWER CAPITAL RESERVE FUND

Receipts	\$267.32
<i>Interest Earned</i>	\$1,424.72
Total Sewer Capital Reserve Fund Receipts:	<u>\$1,692.04</u>

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

OPERATING RESERVE FUND

Receipts	\$0.00
<i>Interest Earned</i>	\$503.83
Total Operating Reserve Fund Receipts:	<u>\$503.83</u>

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

**EAST GOSHEN TOWNSHIP
MEMORANDUM**

TO: BOARD OF SUPERVISORS
FROM: JON ALTSHUL
SUBJECT: PROPOSED PAYMENTS OF BILLS
DATE: OCTOBER 10, 2019

Attached please find the Treasurer's Report for the weeks of September 27 – October 10, 2019.

A few comments:

- 1) The Q3 chargebacks from the Sewer, Refuse and MA funds to the General Fund are reflected as revenues and expenses of the respective funds.
- 2) The contributions (expense) to the Firefighters Pension Plan and the Non-Uniformed Defined Contribution plan are included here. The State Pension Aid allocation (revenue) was reflected in the previous Treasurer's Report. Note that the contributions are net of the monthly contributions made to the plans to date, so there is no net contribution of Township funds to the pension plans.
- 3) The primary driver of the General Fund A/P figure (\$488,314) was the October contribution to WEGO (266,786).

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 09/27/19

Expenditures Register
GL-1909-70439

MARP05 run by BARBARA

4 : 00 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
05	SEWER OPERATING									
425	EAST GOSHEN TOWNSHIP - GENERAL									
59934	1	05420	1400	C.C. METERS -WAGES Q3-2019 REIMBURSEMENT	092719-S	09/27/19	09/27/19	09/27/19	3959	2,632.23
59934	2	05420	2510	C.C. METERS -VEHICLE OPER. Q3-2019 REIMBURSEMENT	092719-S	09/27/19	09/27/19	09/27/19	3959	1,482.73
59934	3	05420	1402	C.C. COLLECTION - WAGES Q3-2019 REIMBURSEMENT	092719-S	09/27/19	09/27/19	09/27/19	3959	5,475.96
59934	4	05420	2512	C.C. COLLEC.-VEHICLE OPER. Q3-2019 REIMBURSEMENT	092719-S	09/27/19	09/27/19	09/27/19	3959	4,733.78
59934	5	05420	1401	C.C. INTERCEPTOR - WAGES Q3-2019 REIMBURSEMENT	092719-S	09/27/19	09/27/19	09/27/19	3959	358.26
59934	6	05420	1405	ASHBRIDGE WAGES Q3-2019 REIMBURSEMENT	092719-S	09/27/19	09/27/19	09/27/19	3959	2,244.00
59934	7	05420	2515	ASHBRIDGE - VEHICLE OPER Q3-2019 REIMBURSEMENT	092719-S	09/27/19	09/27/19	09/27/19	3959	884.86
59934	8	05420	1406	MILL VALLEY - WAGES Q3-2019 REIMBURSEMENT	092719-S	09/27/19	09/27/19	09/27/19	3959	2,057.15
59934	9	05420	2516	MILL VALLEY - VEHICLE OPER Q3-2019 REIMBURSEMENT	092719-S	09/27/19	09/27/19	09/27/19	3959	860.94
59934	10	05422	1401	R.C. COLLEC.- WAGES Q3-2019 REIMBURSEMENT	092719-S	09/27/19	09/27/19	09/27/19	3959	10,597.77
59934	11	05422	2511	R.C. COLLEC-VEHICLE OPER. Q3-2019 REIMBURSEMENT	092719-S	09/27/19	09/27/19	09/27/19	3959	6,213.92
59934	12	05422	1400	R.C. STP- WAGES Q3-2019 REIMBURSEMENT	092719-S	09/27/19	09/27/19	09/27/19	3959	751.47
59934	13	05422	2510	R.C. STP-VEHICLE OPER. Q3-2019 REIMBURSEMENT	092719-S	09/27/19	09/27/19	09/27/19	3959	566.50
59934	14	05422	1402	R.C. COLLECTIONS WAGES I&I Q3-2019 REIMBURSEMENT	092719-S	09/27/19	09/27/19	09/27/19	3959	453.40
59934	15	05422	2512	R.C. COLLECT.-VEH OPERATING - I&I Q3-2019 REIMBURSEMENT	092719-S	09/27/19	09/27/19	09/27/19	3959	648.95
59934	16	05429	1401	PA ONE CALL - WAGES Q3-2019 REIMBURSEMENT	092719-S	09/27/19	09/27/19	09/27/19	3959	68.74
59934	17	05429	1400	ADMIN.- WAGES Q3-2019 REIMBURSEMENT	092719-S	09/27/19	09/27/19	09/27/19	3959	15,631.67
59934	18	05429	3730	ADMIN.-BLDG.OVERHEAD Q3-2019 REIMBURSEMENT	092719-S	09/27/19	09/27/19	09/27/19	3959	5,227.51

60,889.84

06 REFUSE

425	EAST GOSHEN TOWNSHIP - GENERAL									
59933	1	06427	1400	REFUSE - WAGES Q3-2019 REIMBURSEMENT	092719	09/27/19	09/27/19	09/27/19	684	15,409.00
59933	2	06427	3730	ADMIN.BLDG.OVERHEAD Q3-2019 REIMBURSEMENT	092719	09/27/19	09/27/19	09/27/19	684	1,557.00

16,966.00

Report Date 09/27/19

Expenditures Register
GL-1909-70439

MARPO5 run by BARBARA 4 : 00 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
07				MUNICIPAL AUTHORITY						
425				EAST GOSHEN TOWNSHIP - GENERAL						
	59935	1	07424 1400	ADMINISTRATIVE WAGES	092719-M	09/27/19	09/27/19	09/27/19	3175	7,587.59
				Q3-2019 REIMBURSEMENT						
										7,587.59
										85,443.43
3 Printed, totaling										85,443.43

FUND SUMMARY

Fund	Bank Account	Amount	Description
05	05	60,889.84	SEWER OPERATING
06	06	16,966.00	REFUSE
07	07	7,587.59	MUNICIPAL AUTHORITY
		85,443.43	

PERIOD SUMMARY

Period	Amount
1909	85,443.43
	85,443.43

Report Date 10/01/19

Expenditures Register
GL-1910-70510

MARPO5 run by BARBARA 4 : 37 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01		GENERAL FUND								
1471	59936	1	01410 5300	WESTTOWN-EAST GOSHEN POLICE POLICE GEN.EXPENSE OCTOBER 2019 CONTRIBUTION	100119	10/01/19	10/01/19	10/01/19	18251 p	266,786.46
										266,786.46
										266,786.46
										1 Prepaids, totaling 266,786.46
										0 Printed, totaling 0.00

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	266,786.46	GENERAL FUND
		266,786.46	

PERIOD SUMMARY

Period	Amount
1910	266,786.46
	266,786.46

Report Date 10/07/19

Expenditures Register
GL-1910-70558

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ARPO5 run by BARBARA 10 : 45 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01		GENERAL FUND								
747	59941	1	01454 3000	KURTZ FISH HATCHERY GENERAL EXPENSE LIVE FISH	100719	10/07/19	10/07/19	10/07/19	18256	492.00
										492.00
2878	59942	1	01483 5315	TD AMERITRADE FBO 913-022866 PENSION - DC NON-UNIFORM 2019 NUDC PENSION - STATE AID CONTRIBUTION	100319	10/07/19	10/07/19	10/07/19	18257	46,035.68
										46,035.68
3659	59943	1	01483 5320	TD AMERITRADE FBO 913074154 FF PENSION - EXPENSE 2019 FF DB PENSION STATE AID CONTRIBUTION	100319	10/07/19	10/07/19	10/07/19	18258	46,119.19
										46,119.19
TOTAL # OF REQUISITION LINES IS					3					92,646.87

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	92,646.87	GENERAL FUND
		92,646.87	

Report Date 10/07/19

Expenditures Register
GL-1910-70567

PAGE 1

MARP05 run by BARBARA 3 : 17 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01		GENERAL FUND								
68				AMS APPLIED MICRO SYSTEMS LTD.						
	59945	1	01401 3120	CONSULTING SERVICES SEPT. 2019	66034	10/07/19		10/07/19		1,097.00
	59945	2	01414 5001	ZONING IT CONSULTING SEPT. 2019 - GEO PLAN	66034	10/07/19		10/07/19		28.00
										1,125.00
1657				AQUA PA						
	59947	1	01409 3600	TWP. BLDG. - FUEL, LIGHT, WATER 000309828 0309828 8/21-9/23/19 TB	092519 TB	10/07/19		10/07/19		327.13
	59948	1	01409 3600	TWP. BLDG. - FUEL, LIGHT, WATER 000309820 0309820 8/21-9/23/19 FR	092519 FR	10/07/19		10/07/19		206.40
	59949	1	01409 3605	FW BLDG - FUEL, LIGHT, SEWER & WATER 000496917 0309798 8/21-9/23/19 FW	092519 PW	10/07/19		10/07/19		325.04
	59950	1	01409 3600	TWP. BLDG. - FUEL, LIGHT, WATER 000309801 0309801 8/26-9/26/19 BS	093019 BS	10/07/19		10/07/19		19.19
										877.76
102				B&D COMPUTER SOLUTIONS						
	59955	1	01401 3120	CONSULTING SERVICES SEPTEMBER 2019	00003266	10/07/19		10/07/19		2,000.00
										2,000.00
119				BEE.NET INTERNET SERVICES						
	59956	1	01401 3210	COMMUNICATION EXPENSE OCTOBER 2019 BEE-MAIL ACCOUNTS	201910004	10/07/19		10/07/19		550.00
										550.00
2034				CHERRY VALLEY TRACTOR SALES						
	59959	1	01430 2330	VEHICLE MAINT AND REPAIR KNIVES	66392C	10/07/19		10/07/19		102.00
										102.00
3488				CINTAS CORPORATION #287						
	59960	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS WEEK ENDING 9/25/19 CLEAN MATS	4030932260	10/07/19		10/07/19		78.13
	59960	2	01487 1910	UNIFORMS WEEK ENDING 9/25/19 CLEAN UNIFORMS	4030932260	10/07/19		10/07/19		560.49
										638.62

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MARP05 run by BARBARA 3 : 17 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
296	59961	1	01401 3210	COMCAST 8499-10-109-0028306 COMMUNICATION EXPENSE 0028306 - OCTOBER 2019	092219	10/07/19		10/07/19		126.90
										126.90
3613	59962	1	01486 1560	DELAWARE VALLEY HEALTH TRUST HEALTH, ACCID. & LIFE OCTOBER 2019 PREMIUM MED./RX	17281	10/07/19		10/07/19		51,217.29
	59962	2	01213 1000	DENTAL INSURANCE W/H OCTOBER 2019 DENTAL	17281	10/07/19		10/07/19		1,752.85
										52,970.14
366	59964	1	01407 2130	DELL MARKETING L.P. COMPUTER EXPENSE DESKTOP KEYBOARD & MOUSE	10342935574	10/07/19		10/07/19		34.99
										34.99
4199	59963	1	01454 2000	DOG WASTE DEPOT MAINTENANCE SUPPLIES DOG WASTE BAGS (8000)	302376	10/07/19		10/07/19		159.96
										159.96
3872	59965	1	01409 3740	EAGLE TERMITE & PEST CONTROL TWP. BLDG. - MAINT & REPAIRS PEST CONTROL - SEPTEMBER 2019	210392	10/07/19		10/07/19		105.00
	59966	1	01454 3100	PROFESSIONAL SERVICES PEST CONTROL - SEPTEMBER 2019	210398	10/07/19		10/07/19		25.00
	59970	1	01409 3745	PW BUILDING - MAINT REPAIRS PEST CONTROL - SEPTEMBER 2019	210394	10/07/19		10/07/19		45.00
	59971	1	01409 3840	DISTRICT COURT EXPENSES PEST CONTROL - SEPTEMBER 2019	210395	10/07/19		10/07/19		50.00
										225.00
1876	59972	1	01430 2330	FOLEY INC. VEHICLE MAINT AND REPAIR WASHERS, NUTS & BOLTS	PS100012945	10/07/19		10/07/19		26.39
	59973	1	01430 2330	VEHICLE MAINT AND REPAIR FREIGHT FOR PARTS	PS100012944	10/07/19		10/07/19		30.00
	59974	1	01438 3840	EQUIPMENT RENTAL MINI-EXCAVATOR, HYD.THUMB, QUICK COUPLER & BUCKET RENTAL 8/29-9/26	F4036807	10/07/19		10/07/19		1,947.50
	59974	2	01436 3840	STORMWATER EQUIPMENT RENTAL MINI-EXCAVATOR, HYD.THUMB, QUICK COUPLER & BUCKET RENTAL 8/29-9/26	F4036807	10/07/19		10/07/19		1,947.50
										3,951.39

Report Date 10/07/19

Expenditures Register
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MARP05 run by BARBARA 3 : 17 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01	GENERAL FUND									
1970	59975	1	01414 3000	GANNETT FLEMING COMPANIES CODE BOOKS/OTHER GEOPLAN WEB PURCHASE & UPGRADE	065037.01*81885	10/07/19		10/07/19		120.00
										120.00
2314	59976	1	01409 3740	HIRO, MICHAEL TWP. BLDG. - MAINT & REPAIRS BLACKSMITH SHOP MAINTENANCE - POWER WASH WINDOWS, REPAIR WINDOWS, ADJ. FRONT DOOR & REMOVE TRASH	093019	10/07/19		10/07/19		2,880.00
										2,880.00
679	59977	1	01430 2330	INTERCON TRUCK EQUIPMENT VEHICLE MAINT AND REPAIR TRAILER LED LIGHTS & CYLINDERS	1074028-IN	10/07/19		10/07/19		726.12
	59978	1	01430 2330	VEHICLE MAINT AND REPAIR FREIGHT FOR INV.1074028	1074053-IN	10/07/19		10/07/19		20.77
										746.89
3838	59979	1	01438 2460	KNIGHT BROS. INC. TREE REMOVAL MISC. TREE SERVICE - 1563 MILLRACE	14272	10/07/19		10/07/19		1,920.00
	59979	2	01438 2460	TREE REMOVAL MISC. TREE SERVICE - 1633 ANCHOM WY & UPTON CIRCLE	14272	10/07/19		10/07/19		1,920.00
	59979	3	01438 2460	TREE REMOVAL MISC. TREE SERVICE - 1242 & 1243 UPTON CIRCLE	14272	10/07/19		10/07/19		1,920.00
										5,760.00
2062	59980	1	01437 2460	LANCASTER FARMING GENERAL EXPENSE - SHOP 2 YR.SUBSCRIP. - LANCASTER FARMING	100719	10/07/19		10/07/19		109.00
										109.00
765	59981	1	01409 3740	LEC - LENNI ELECTRIC CORPORATION TWP. BLDG. - MAINT & REPAIRS REPAIR 2ND FL.MEN'S ROOM FAN	190948	10/07/19		10/07/19		253.50
	59984	1	01409 3745	PW BUILDING - MAINT REPAIRS INSTALL 2 OUTSIDE FANS - WASH BAY	190942	10/07/19		10/07/19		610.59
										864.09

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
1554	59994	1	01401 2100	OFFICE DEPOT MATERIALS & SUPPLIES TONER, PLANNERS & CALENDARS	376820727001	10/07/19		10/07/19		144.76
										144.76
1029	60000	1	01401 3000	PDM SERVICE COMPANY INC GENERAL EXPENSE SOUND REINFORCEMENT SYSTEM RENTAL FUGETT MIDDLE SCHOOL MEETING 9/19/19 Sunoco	2019-12084	10/07/19		10/07/19		695.00
										695.00
2352	59997	1	01434 3610	PECO - 99193-01400 STREET LIGHTING	093019	10/07/19		10/07/19		709.48
	59997	2	01433 2470	99193-01400 8/23-9/24/19 UTILITIES - TRAFFIC LIGHTS 99193-01400 8/23-9/24/19	093019	10/07/19		10/07/19		595.29
										1,304.77
3153	59995	1	01409 7505	PECO - 01360-05046 BOOT & PAOLI LED SIGN 01360-05046 8/27-9/26/19 BOOT LED	092719	10/07/19		10/07/19		49.59
										49.59
2591	59996	1	01454 3600	PECO - 59500-35010 UTILITIES 59500-35010 8/22-9/23/19 POND PUMP	092419	10/07/19		10/07/19		34.44
										34.44
3101	59999	1	01452 3040	PONY RIDES BY DONNA PUMPKIN FESTIVAL PONY RIDES - PUMPKIN FESTIVAL	10319	10/07/19		10/07/19		1,000.00
										1,000.00
3731	60006	1	01454 3000	RINEHART'S SANITATION SERVICES INC. GENERAL EXPENSE RESTROOM (3) & WHEELCHAIR ACCESS. RESTROOM (1) 8/23/19	0005690788	10/07/19		10/07/19		482.25
	60007	1	01438 2450	MATERIALS & SUPPLIES-HIGHWAYS WHEELCHAIR ACCESS. RESTROOM 9/20/19 - 10/17/19	0005690722	10/07/19		10/07/19		157.30
										639.55

Report Date 10/07/19

Expenditures Register
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MARP05 run by BARBARA 3 : 17 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
3682	60001	1	01438 2455	RUSSELL STANDARD CORP. MATER. & SUPPLY-RESURFAC. 141.58 GALS. TACK	65095	10/07/19		10/07/19		219.45
										219.45
4172	60002	1	01409 3740	SERVICEMASTER SERVICES TWP. BLDG. - MAINT & REPAIRS JANITORIAL SERVICE - OCTOBER 2019	1922	10/07/19		10/07/19		1,039.50
	60002	2	01409 3840	DISTRICT COURT EXPENSES JANITORIAL SERVICE - OCTOBER 2019	1922	10/07/19		10/07/19		310.50
										1,350.00
2121	60003	1	01409 3740	SHERWIN-WILLIAMS CO. TWP. BLDG. - MAINT & REPAIRS PAINT, GLAZING & BRUSHES - BLKSMTH SHOP	9716-4	10/07/19		10/07/19		102.87
	60004	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS FLEX-TEC & NOZZLE - BLKSMTH SHOP	8071-7	10/07/19		10/07/19		81.23
	60005	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS INTERIOR PAINT - BLKSMTH SHOP	9963-2	10/07/19		10/07/19		28.92
										213.02
2815	60009	1	01437 2600	WOODCRAFT 537 SHOP - TOOLS RIKON SNAIL DUST COLLECTOR	261886	10/07/19		10/07/19		229.99
										229.99

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MARP05 run by BARBARA 3 : 17 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
03		SINKING FUND								
827				NEW ENTERPRISE STONE & LIME INC.						
59991	1	03460	7406	PAOLI PK.TRAIL - SEGMENT.F 144.83 TONS AASHTO#3 STONE	7170820	10/07/19		10/07/19		3,367.19
59991	2	03460	7407	PAOLI PK.TRAIL - SEGMENT.G 144.83 TONS AASHTO#3 STONE	7170820	10/07/19		10/07/19		3,367.19
										6,734.38
1087				PIPE XPRESS INC.						
59998	1	03460	7406	PAOLI PK.TRAIL - SEGMENT.F 8 PE DBL WALL PIPING	101174	10/07/19		10/07/19		88.27
59998	2	03460	7407	PAOLI PK.TRAIL - SEGMENT.G 8 PE DBL WALL PIPING	101174	10/07/19		10/07/19		88.27
										176.54

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MARP05 run by BARBARA 3 : 17 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
05				SEWER OPERATING						
1658				AQUA PA						
59951	1	05420	3602	C.C. COLLECTION -UTILITIES 000309826 0309826 8/26-9/26/19 TH	093019 TH	10/07/19		10/07/19		25.14
59952	1	05422	3601	R.C. COLLEC.-UTILITIES 001533998 1087842 8/26-9/26/19 TWN	093019 TWN	10/07/19		10/07/19		233.18
59953	1	05420	3604	MILL VAL./BARKWAY UTILITIES 000363541 0357724 8/21-9/23/19 BK	092519 BK	10/07/19		10/07/19		19.20
59954	1	05420	3602	C.C. COLLECTION -UTILITIES 000300141 0300141 8/21-9/23/19 GH	092519 GH	10/07/19		10/07/19		19.19
										296.71
3213				BEST LINE EQUIPMENT						
59957	1	05422	3701	R.C. COLLEC.-MAINT.& REPR DUMP TRUCK RENTAL 9/17-9/18/19	R21617	10/07/19		10/07/19		3,902.70
										3,902.70
151				BLOSENSKI DISPOSAL CO, CHARLES						
59958	1	05422	4502	R.C. SLUDGE-LAND CHESTER SWITCH 20 YDS WITH LINER 9/9/19	169413	10/07/19		10/07/19		181.00
59958	2	05422	4502	R.C. SLUDGE-LAND CHESTER SWITCH 20 YDS WITH LINER 9/16/19	169413	10/07/19		10/07/19		181.00
										362.00
3872				EAGLE TERMITE & PEST CONTROL						
59967	1	05422	3701	R.C. COLLEC.-MAINT.& REPR PEST CONTROL - SEPTEMBER 2019	210397	10/07/19		10/07/19		25.00
59968	1	05420	3705	ASHBRIDGE-MAINT.&REPR PEST CONTROL - SEPTEMBER 2019	210396	10/07/19		10/07/19		25.00
59969	1	05422	3700	R.C. STP-MAINT.& REPAIRS PEST CONTROL - SEPTEMBER 2019	210393	10/07/19		10/07/19		45.00
										95.00
765				LEC - LENNI ELECTRIC CORPORATION						
59982	1	05422	3701	R.C. COLLEC.-MAINT.& REPR HERSHEY MILL PUMP MAINTENANCE	190940	10/07/19		10/07/19		329.00
59983	1	05422	3700	R.C. STP-MAINT.& REPAIRS WIRE APPLEBROOK IRRIGATION PUMP	190941	10/07/19		10/07/19		178.00
										507.00

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Expenditures Register
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MARP05 run by BARBARA 3 : 17 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
3043				MAIN POOL & CHEMICAL COMP. INC.						
	59986	1	05422 2440	R.C. STP- CHEMICALS	1978696	10/07/19		10/07/19		4,427.20
				1760 GALS ALUMINUM SULFATE SOLUTION						
	59986	2	05422 2440	R.C. STP- CHEMICALS	1978696	10/07/19		10/07/19		1,892.80
				112 50LB BAGS SODIUM CARBONATE SODA						
										6,320.00
3529				VERIZON - 442069312 MODEMS						
	60008	1	05420 3601	C.C. INTERCEPTOR-UTILITIES	9838843751	10/07/19		10/07/19		101.07
				AUGUST 26 - SEPT.25, 2019 MODEMS						
										101.07

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MARPO5 run by BARBARA 3 : 17 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
08		BOND FUNDS (CAPITAL PROJECTS)								
4118				APPRAISAL REVIEW SPECIALISTS						
	59946	1	08459	6000 MISC TRAIL EXPENSES	03-A	10/07/19		10/07/19		1,600.00
				PREPARATION APA'S PARCELS 2 & 3						
										1,600.00

0 Printed, totaling 104,097.32

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	84,001.92	GENERAL FUND
03	03	6,910.92	SINKING FUND
05	05	11,584.48	SEWER OPERATING
08	08	1,600.00	BOND FUNDS (CAPITAL PROJECTS)
		104,097.32	

PERIOD SUMMARY

Period	Amount
1910	104,097.32
	104,097.32

Report Date 10/07/19

Expenditures Register
GL-1910-70572

MARP05 run by BARBARA 4 : 28 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
04				ROAD IMPROVEMENTS						
3551				MCMANON ASSOCIATES INC.						
60010	1	04439	6040	TRAFFIC STUDY	162327	10/07/19	10/07/19	10/07/19	1021 p	617.50
				PROF.SERV. 9/29-11/2/18 352 & KING						
60010	2	04439	6040	TRAFFIC STUDY	157892	10/07/19	10/07/19	10/07/19	1021 p	367.50
				PROF.SERV. 2/03-3/02/18 352 & KING						
60010	3	04439	6040	TRAFFIC STUDY	164817	10/07/19	10/07/19	10/07/19	1021 p	3,750.00
				PROF.SERV. 3/02-4/12/19 352 & KING						
										4,735.00

4,735.00
 1 Prepays, totaling 4,735.00
 0 Printed, totaling 0.00

FUND SUMMARY

Fund	Bank Account	Amount	Description
04	04	4,735.00	ROAD IMPROVEMENTS
		4,735.00	

PERIOD SUMMARY

Period	Amount
1910	4,735.00
	4,735.00

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Procurement Card Entries

PAGE 1

Per	Budget #	Sub#	Description	Vendr	Vendor Name	Invoice #	Inv Date	Credit	Src	Trx #	#	U
1910			CREDIT CARD PAYMENT									
	06427	4500	RESIDENTIAL PICK-UP - OCT.2019	2762	AJB A.J. BLOSENSKI INC.	9A103378	10/01/19	57,910.03	PC	70573	1	
	01401	3000	LITTER COLLECTION - OCT.2019	2762	AJB A.J. BLOSENSKI INC.	PA103378-2	10/01/19	3,840.00	PC	70573	2	
	05422	4500	LAB TESTING RCSTP - 9/3/19	2918	ALS ENVIRONMENTAL	40-2357657	09/20/19	165.00	PC	70573	3	
	06427	4502	WEEK 9/16/19 - 9/21/19	241	C.C. SOLID WASTE AUTHORITY	55052-R	09/22/19	5,865.10	PC	70573	4	
	05422	4502	WEEK 9/16/19 - 9/21/19	241	C.C. SOLID WASTE AUTHORITY	55052-S	09/22/19	480.93	PC	70573	5	
	06427	4502	WEEK 9/23/19 - 9/30/19	241	C.C. SOLID WASTE AUTHORITY	55119-R	09/30/19	6,130.80	PC	70573	6	
	05422	4502	WEEK 9/23/19 - 9/30/19	241	C.C. SOLID WASTE AUTHORITY	55119-S	09/30/19	858.36	PC	70573	7	
	06427	4502	WEEK 9/3/19 - 9/6/19	241	C.C. SOLID WASTE AUTHORITY	54917-R	09/07/19	5,153.76	PC	70573	8	
	05422	4502	WEEK 9/3/19 - 9/6/19	241	C.C. SOLID WASTE AUTHORITY	54917-S	09/07/19	707.25	PC	70573	9	
	01401	2100	CREAMER, COFFEE, TEA & CUPS	1990	CRYSTAL SPRINGS	3154612 092719	09/27/19	441.68	PC	70573	10	
	01430	2320	169.2 GALS. GASOLINE	1161	REILLY & SONS INC	171098-530	09/26/19	342.80	PC	70573	11	
	01430	2320	62.1 GALS. GASOLINE	1161	REILLY & SONS INC	170757-530	09/18/19	124.70	PC	70573	12	
	01430	2320	410.0 GALS. DIESEL	1161	REILLY & SONS INC	170756-531	09/18/19	913.07	PC	70573	13	
	01430	2320	358.2 GALS. DIESEL	1161	REILLY & SONS INC	171051-531	09/25/19	807.74	PC	70573	14	
								83,741.22				
								83,741.22				

GENERAL LEDGER SUMMARY

GL Account #	Debit	Credit	Description
014XX-XXXX	6,469.99		GENERAL FUND Expense Account
01107-1010		6,469.99	GENERAL FUND Bank Account
054XX-XXXX	2,211.54		SEWER OPERATING Expense Account
05100-1005		2,211.54	SEWER OPERATING Bank Account
064XX-XXXX	75,059.69		REFUSE Expense Account
06100-1005		75,059.69	REFUSE Bank Account

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MARP05 run by BARBARA 11 : 38 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01		GENERAL FUND								
2717	60033	1	01433 2500	HIGGINS & SONS INC., CHARLES A. MAINT. REPAIRS.TRAFF.SIG. TRAF.LIGHT REPAIR - BOOT & VILLAGE	50492	10/10/19		10/10/19		97.50
										97.50
3838	60034	1	01438 2460	KNIGHT BROS. INC. TREE REMOVAL MISC.TREE SERV 1247 & 1950 UPTON CIRCLE - 9/18/19	14279	10/10/19		10/10/19		1,920.00
	60034	2	01438 2460	TREE REMOVAL MISC.TREE SERV 1247 & 1231 UPTON CIRCLE - 9/19/19	14279	10/10/19		10/10/19		1,920.00
										3,840.00
3727	60035	1	01367 3240	LAUREL SPRINGS SCHOOL PARK FEES REFUND OF PARK USE DEPOSIT	100819	10/10/19		10/10/19		100.00
										100.00
1540	60036	1	01452 3710	NELSON, PAMELA ZUMBA ZUMBA INSTR. REGISTS. 8/14-10/8/19	100819	10/10/19		10/10/19		1,100.75
										1,100.75
3679	60037	1	01401 3210	NETCARRIER TELECOM INC. 67846 COMMUNICATION EXPENSE 10/1/19 - 10/31/19	611637	10/10/19		10/10/19		451.11
										451.11
3680	60042	1	01401 3210	NETCARRIER TELECOM INC. 67891 COMMUNICATION EXPENSE 10/1/19 - 10/31/19	611644	10/10/19		10/10/19		136.42
										136.42
2593	60047	1	01454 3600	PECO - 18510-39089 UTILITIES 18510-39089 8/30/19-10/1/19 BOW TR.	100219	10/10/19		10/10/19		74.47
										74.47

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
1032				PECO - 99193-01302						
	60045	1	01409 3600	TWP. BLDG. - FUEL, LIGHT, WATER 99193-01302 8/23/19 - 9/24/19	100419	10/10/19		10/10/19		98.56
	60045	2	01454 3600	UTILITIES 99193-01302 8/23/19 - 9/24/19	100419	10/10/19		10/10/19		86.53
										185.09
1082				PIPE DATA VIEW						
	60050	1	01438 2450	MATERIALS & SUPPLIES-HIGHWAYS CLEAN & VACUUM INLETS- GLENBRK BRDG	18500	10/10/19		10/10/19		1,500.00
										1,500.00
1783				STATE WORKERS INSURANCE FUND						
	60051	1	01411 6000	VOLUNTEER FIREFIGHTER WORKERS COMP POL.#05918452 INSTALL.11 OF 11	100119	10/10/19		10/10/19		4,426.00
										4,426.00
2257				TCA THOMAS COMITTA ASSOCIATES INC.						
	60052	1	01414 3050	ZONING CONSULTANTS PROF.SERVICE THRU 9/30/19 -BUSINESS PARK ZONING ORDINANCE	100119	10/10/19		10/10/19		2,504.05
										2,504.05
2109				TRAFFIC SAFETY STORE, THE						
	60054	1	01438 2450	MATERIALS & SUPPLIES-HIGHWAYS ORANGE CONES W/BLACK BASES	INV000707872	10/10/19		10/10/19		875.00
										875.00
2055				UNIVEST CORP						
	60055	1	01401 3500	INSURANCE - BONDING PUBLIC OFFICIAL BOND 2020 - RICK SMITH	9839	10/10/19		10/10/19		1,619.00
	60056	1	01401 3500	INSURANCE - BONDING PUBLIC OFFICIAL BOND 2020 - JON ALTSHUL	9840	10/10/19		10/10/19		5,338.00
	60057	1	01486 3500	INSURANCE COVERAGE -PREM. TAX COLLECTOR CANCELATION CREDIT	8524	10/10/19		10/10/19		-121.00
										6,836.00

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MARPO5 run by BARBARA 11 : 38 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
4200	60058	1 01401	2600	VARI SALES CORPORATION MINOR EQUIP. PURCH. &REP. STANDING DESK CHAIR - M.GORDON	IVC-2-1281041	10/10/19		10/10/19		450.00
										450.00
4040	60059	1 01407	2130	W3 GLOBAL SOLUTIONS LLC COMPUTER EXPENSE QTR. 4 2019 WEBHOSTING	1922	10/10/19		10/10/19		1,500.00
										1,500.00

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MARP05 run by BARBARA 11 : 38 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
03				SINKING FUND						
1668				EXETER SUPPLY COMPANY INC						
	60025	1	03460 7406	PAOLI PK.TRAIL - SEGMENT.F MAXBORE HDD 50LB BAGS	313213	10/10/19		10/10/19		182.00
	60025	2	03460 7407	PAOLI PK.TRAIL - SEGMENT.G MAXBORE HDD 50LB BAGS	313213	10/10/19		10/10/19		182.00
										364.00
1876				FOLEY INC.						
	60027	1	03460 7407	PAOLI PK.TRAIL - SEGMENT.G ARTICULATED TRUCK RENTL 9/9-10/7/19	R4727601	10/10/19		10/10/19		9,436.00
										9,436.00
598				HANSON AGGREGATES PENNSYLVANIA LLC						
	60030	1	03460 7406	PAOLI PK.TRAIL - SEGMENT.F 66.42 TONS #3 STONE	3609938	10/10/19		10/10/19		611.06
	60030	2	03460 7407	PAOLI PK.TRAIL - SEGMENT.G 66.42 TONS #3 STONE	3609938	10/10/19		10/10/19		611.06
	60031	1	03460 7406	PAOLI PK.TRAIL - SEGMENT.F 223.79 TONS #3 STONE	3608876	10/10/19		10/10/19		2,058.86
	60031	2	03460 7407	PAOLI PK.TRAIL - SEGMENT.G 223.79 TONS #3 STONE	3608876	10/10/19		10/10/19		2,058.86
										5,339.84

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MARP05 run by BARBARA 11 : 38 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
05				SEWER OPERATING						
1658	60023	1 05420	3602	AQUA PA C.C. COLLECTION -UTILITIES 000305003 0305003 8/27-9/27/19 WW	100119 WW	10/10/19		10/10/19		30.90
										30.90
3675	60040	1 05420	3602	NETCARRIER TELECOM INC. 67889 C.C. COLLECTION -UTILITIES 10/1/19 - 10/31/19	611642	10/10/19		10/10/19		49.61
										49.61
3676	60041	1 05422	3600	NETCARRIER TELECOM INC. 67890 R.C STP -UTILITIES 10/1/19 - 10/31/19	611643	10/10/19		10/10/19		49.61
										49.61
3677	60038	1 05420	3602	NETCARRIER TELECOM INC. 67887 C.C. COLLECTION -UTILITIES 10/1/19 - 10/31/19	611640	10/10/19		10/10/19		49.65
										49.65
3678	60039	1 05420	3603	NETCARRIER TELECOM INC. 67888 ASHBRIDGE - UTILITIES 10/1/19 - 10/31/19	611641	10/10/19		10/10/19		49.81
										49.81
3725	60043	1 05420	3604	NETCARRIER TELECOM INC. 68255 MILL VAL./BARKWAY UTILITIES 10/1/19 - 10/31/19	611811	10/10/19		10/10/19		50.80
										50.80
2827	60048	1 05420	3603	PECO - 04725-43025 ASHBRIDGE - UTILITIES 04725-43025 8/30/19-10/1/19 WYLPN	100219	10/10/19		10/10/19		315.40
										315.40
1031	60046	1 05420	3602	PECO - 99193-01204 C.C. COLLECTION -UTILITIES 99193-01204 8/23/19 - 9/27/19	100419	10/10/19		10/10/19		264.46
	60046	2 05420	3604	MILL VAL./BARKWAY UTILITIES 99193-01204 8/23/19 - 9/27/19	100419	10/10/19		10/10/19		95.98
	60046	3 05420	3600	C.C. METERS - UTILITIES 99193-01204 8/23/19 - 9/27/19	100419	10/10/19		10/10/19		10.24

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MARPO5 run by BARBARA 11 : 38 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
05				SEWER OPERATING						
1031				PECO - 99193-01204						
60046	4	05422	3601	R.C. COLLEC.-UTILITIES 99193-01204 8/23/19 - 9/27/19	100419	10/10/19		10/10/19		74.46
60046	5	05422	3600	R.C STP -UTILITIES 99193-01204 8/23/19 - 9/27/19	100419	10/10/19		10/10/19		7,141.48
										7,586.62
996				PENNDOT						
60049	1	05420	3702	C.C. COLLEC.-MAINT.& REPR. BRIDGE OCCUPANCY LICENSE 2020	78001133191001B	10/10/19		10/10/19		12.60
										12.60
										61,571.01
										0 Printed, totaling 61,571.01

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	38,236.17	GENERAL FUND
03	03	15,139.84	SINKING FUND
05	05	8,195.00	SEWER OPERATING
		61,571.01	

PERIOD SUMMARY

Period	Amount
1910	61,571.01
	61,571.01

Report Date 10/10/19

Procurement Card Entries

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MARPI7 run by BARBARA

12 : 54 PM

Per	Budget #	Sub#	Description	Vendr	Vendor Name	Invoice #	Inv Date	Credit	Src	Trx #	#	U
1910			CREDIT CARD PAYMENT									
	01430	2330	7 WAY CONNECTOR PLUGS	2442	KENT AUTOMOTIVE	9307026934	09/18/19	62.95	PC	70627	1	
	05422	3601	9/28/19 - 10/27/19	2773	VERIZON - PW FIOS 0001-15	7528031-092719	09/27/19	111.99	PC	70627	2	
	01401	3210	9/28/19 - 10/27/19	2829	VERIZON - TWP.FIOS 0001-74	5527634-092719	09/27/19	109.99	PC	70627	3	
								284.93				
								284.93				

GENERAL LEDGER SUMMARY

GL Account #	Debit	Credit	Description
014XX-XXXX	172.94		GENERAL FUND Expense Account
01107-1010		172.94	GENERAL FUND Bank Account
054XX-XXXX	111.99		SEWER OPERATING Expense Account
05100-1005		111.99	SEWER OPERATING Bank Account

Report Date 10/10/19

Expenditures Register
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MARP05 run by BARBARA 2 : 38 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
04				ROAD IMPROVEMENTS						
627				HIGHWAY MATERIALS INC.						
60060	1	04439	6070	PAOLI PIKE @ APPLEBROOK PARK 12.96 TONS 19mm. 0.3<3 B HIBBERD LN	141538	10/10/19	10/10/19	10/10/19	1022 p	592.92
										592.92
1340				TINARI & SON, PHILIP						
60061	1	04439	6070	PAOLI PIKE @ APPLEBROOK PARK EQUIP.& SUPPLIES HIBBERD TRAF.SIGNL	11995	10/10/19	10/10/19	10/10/19	1023 p	21,657.60
										21,657.60
2933				TRANS-FLEET CONCRETE						
60062	1	04439	6070	PAOLI PIKE @ APPLEBROOK PARK 3.00 CYDS CONCRETE & TRUCKING - HIBBERD TRAFFIC SIGNAL	163554	10/10/19	10/10/19	10/10/19	1024 p	569.00
60063	1	04439	6070	PAOLI PIKE @ APPLEBROOK PARK 5.50 CYDS CONCRETE & TRUCKING - HIBBERD TRAFFIC SIGNAL	163643	10/10/19	10/10/19	10/10/19	1024 p	851.50
60064	1	04439	6070	PAOLI PIKE @ APPLEBROOK PARK 8.00 CYDS CONCRETE & TRUCKING - HIBBERD TRAFFIC SIGNAL	163711	10/10/19	10/10/19	10/10/19	1024 p	1,134.00
60066	1	04439	6070	PAOLI PIKE @ APPLEBROOK PARK 5.50 CYDS CONCRETE & TRUCKING - HIBBERD TRAFFIC SIGNAL	163789	10/10/19	10/10/19	10/10/19	1024 p	851.50
										3,406.00
1423				VIMCO						
60067	1	04439	6070	PAOLI PIKE @ APPLEBROOK PARK 2'X3' CAST SURFACE - PLACE RED	625075	10/10/19	10/10/19	10/10/19	1025 p	1,440.00
60068	1	04439	6070	PAOLI PIKE @ APPLEBROOK PARK 2'X3' CAST SURFACE - PLACE RED	624165	10/10/19	10/10/19	10/10/19	1025 p	960.00
										2,400.00
										28,056.52
										4 Prepaids, totaling 28,056.52
										0 Printed, totaling 0.00

FUND SUMMARY


Fund	Bank Account	Amount	Description
04	04	28,056.52	ROAD IMPROVEMENTS
		28,056.52	

PERIOD SUMMARY

Period	Amount
1910	28,056.52

Memorandum

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

Date: 10/9/2019
To: Board of Supervisors
From: Mark Gordon, Township Zoning Officer 
Re: Conditional Use Application
ZEKS Compressed Air Solutions

Board Members,

Township received a Conditional Use (CU) Application from ZEKS Compressed Air Solutions Inc., who currently occupy 1302 Goshen Parkway, which is owned by Thomson Logistics Assets LLC, requesting a modification to the Conditional Use approval granted for their use in 1998. Condition six of the approval specifically prohibits outdoor storage other than metal scrap bins.

As you can read in the application materials, ZEKS has experienced significant growth over the years and is now owned by Ingersoll Rand. The applicant has outlined their need for outdoor storage due to the success of the business and how they will mitigate impacts of this outdoor storage use.

Outdoor storage is permitted as an accessory use in the I-1 Zoning District and standards for Outdoor storage is outlined in the Zoning Ordinance, §240-32M:

M. Outdoor storage and display, commercial or industrial (not including routine display of vehicles or plants for sale or lease).

(1) Location. Outside storage or display shall not occupy any part of the street right-of-way, any area intended or designed for pedestrian use, any required parking areas or any part of the required front yard.

(2) Size. Outside storage and display areas shall occupy an area of less than 1/2 the existing building coverage. Uses requiring more land area for storage or display may apply for a special exception by the Zoning Hearing Board. In no case shall more than 25% of the lot area be used in outdoor storage or display.

(3) Shielded from view. Outside storage areas shall be shielded from view from the public streets and abutting residential property.

STAFF COMMENTS

The applicant has presented this application to the Planning Commission and the Conservancy Board. The applicant proposes to use the loading area for storage of material and finished products. Storage containers shown in the application will be used to store materials needed for production of the large industrial air dryers that they manufacture. Fencing is proposed to screen the storage areas

from view from the street as required. The fencing will also provide security for the storage area. No hazardous materials are stored in the outside storage containers.

Zoning requirements:

1. Height of Fence: The fence can be 8' tall on this property within the yard setback areas. To ensure the fencing will screen the storage containers and storage area, the fence will be placed on an earthen berm in areas.
2. Type of Fence: The proposed fence is described as chain link fencing with privacy slats. The privacy slats are proposed to be grey in color.
3. The "Shielded from view" standard will be met once the applicant has the fence screening in place.

The Conservancy Board reviewed the application and approved the applicants landscape plan which supplements the existing landscaping along the proposed fencing adjacent to the parking lot.

Staff has no objection to the Board approving a modification to the existing Conditional Use approval and we believe the applicant has presented a plan that will mitigate any impacts of the outdoor storage use, IAW 240-32M, we also believe the applicants proposal and the mitigation proposed meets the CU standards, IAW 240-31C.

DRAFT MOTION

Madam Chairman, I move that the Board approve an amendment to the Conditional Use approval for the property located at 1302 Goshen Parkway (UPI 53-3-1.22) owned by Thomson Logistics Assets LLC, amending, in its entirety, condition number six of the Conditional Use approval dated March 18, 1998 to read:

6. Outdoor Storage shall be permitted so long as all storage areas identified in the applicant's testimony and exhibits are screened from view with a solid fence, which meet or exceed all standards for outdoor storage outlined in §240-32 M.
 - a. The applicant shall maintain the fencing and slats for the life of the Use.
 - b. The original CU approval shall remain in effect in its entirety with only the amendment condition #6."

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

October 9, 2019

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

Re: Conditional Use Application / Outdoor Storage
ZEKS Compressed Air Solutions Inc.

Dear Board Members:

At their meeting on October 2, 2019 the Planning Commission voted unanimously in favor of the following motion:

"Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors approve an amendment to the Conditional Use approval for the property located at 1302 Goshen Parkway (UPI 53-3-1.22) owned by Thomson Logistics Assets LLC, amending, in its entirety, condition number six of the Conditional Use approval dated March 18, 1998 to read:

- 6. Outdoor Storage shall be permitted so long as all storage areas identified in the applicant's testimony and exhibits are screened from view with a solid fence, and all standards for outdoor storage outlined in 240-32 M.
 - a. The applicant shall maintain the fencing and slats for the life of the Use.*
 - b. The original CU approval shall remain in effect in its entirety with only the amendment condition #6."**

The Applicant accepted the conditions.

Sincerely,



Mark A. Gordon
Township Zoning Officer

Conditional Use Application and Checklist

East Goshen Township

To: Township Zoning Officer

Name of Applicant: Henry Mark of ZEKS Compressed Air Solutions c/o Thomson Logistics Assets (Owner)

Applicant Address: 1302 Goshen Parkway

Telephone Number: (610) 918-3132 Fax: (610) 344-7421

Email Address: hmark@zeks.com

Property Address: 1302 Goshen Parkway

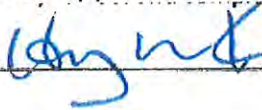
Tax Parcel Number: 53-3-1.22 Zoning District: I-1 Acreage: 11.84

Description of proposed use:

Please see the attached documentation which outlines the description of work.

Conditional Use is provided in Zoning Ordinance Section: 240-24, Sect E(2)

We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property.

Signature of Applicant  Date 8-27-19

Attest: _____

*** Review the formal Planning Commission review procedure on page three.**



ZEKS Compressed Air Solutions
1302 Goshen Parkway
West Chester, PA 19380
Phone: 610-692-9100 800-888-2323
Fax: 610-692-9192
Web: www.zeks.com

August 27, 2019

Mark Gordon
Township Zoning Officer
East Goshen Township

RE: Conditional Use Revision Request

Mark,

ZEKS Compressed Air Solutions is currently owned by Ingersoll Rand and leases the facility at 1302 Goshen Parkway which is located in zoning district I-1 and the Tax Parcel Number is 53-3-1.22.

The property is owned by Thomson Logistics Assets, LLC c/o Mapletree US Management LLC with their corporate address at:

5 Bryant Park Suite, Suite 2800
New York, NY 10018

The property is managed by their local representative, Alexander Esposito of Exeter Property Group with his address being at:

101 West Elm Street, Suite 600
Conshohocken, PA 19428
Tel: (609) 868-4071

We were recently granted a "Temporary Permit for Outdoor Storage" from the township. This is in reference to clause 6 of the original Conditional Use Approval which stated "No materials and / or products shall be stored outside except for bins containing scrap materials and the trash dumpster...." that was originally issued March 18, 1998 prior to the construction of our current facility.

We are now seeking a permanent revision to clause 6 and our proposed plan is outlined below.

Background

Prior to moving to East Goshen, our business was originally located in Malvern and was comprised of two smaller factories. The previous owner of the business elected to move the business to West Chester and construct a larger facility to consolidate both buildings in effort to streamline the operation. The previous owner had also owned the land at our current East Goshen location and determined that the new facility would allow for nominal growth as a privately held company.

However, with the sale of the business to Ingersoll Rand in 2006, our revenues have nearly tripled and inventory management is a critical part of cost effectively managing our business growth. This includes the need for high inventory turns and the addition of storage containers located at the rear of the property in order to manage the higher inventory levels needed to sustain on-going business growth.

We have evaluated the prospect of leasing a small storage warehouse for our raw materials but found that it was cost prohibitive.

When the original conditional use was granted, this level of growth was not factored into the design of the facility at that time and there was not a need to improve the space utilization of the rear storage area.

Proposal

We are seeking a request to permanently revise clause 6 of our conditional use which was originally granted on March 18, 1998. The request to revise this is based on:

1. Meeting the on-going growth targets of our business in an efficient and cost effective manner;
2. Improving the utilization of the outdoor space without conflict to the East Goshen Zoning Ordinances.
 - a. Zoning code 240-24(E) permits outdoor storage provided that "outdoor storage facilities for raw materials.....shall be enclosed by a fence of a type, construction, and size as shall be adequate to protect and conceal the facilities from any adjacent properties....."
3. Continuing to promote:
 - a. Desired use of this commercial space
 - b. Stable industry
4. Helping to strengthen the growth of our business in a cost effective manner which also simultaneously helps to strengthen the economic base of East Goshen Township.
5. Protecting the character of the business and conserve the value of the property as a whole.

6. Continuing to protect the environment and promoting high environmental standards. All Ingersoll Rand factories are required to meet environmental sustainability targets as a part of our operation.

Our proposed plan is to:

1. Installation of a 6 foot tall chain link fence with an automated security gate that would surround the perimeter of the, 38,514 square foot rear shipping & receiving area parking lot. The security fence would also contain for privacy slats as a method of shielding the interior areas. Trees would also be provided as required for additional shielding.
 - a. The automated gate would operate automatically to permit for vehicle traffic flow and would be closed normally.
2. The storage containers in the existing area would be relocated to the perimeter areas of the shipping and receiving lot and would be shielded by fencing and new plantings that would act as screening.

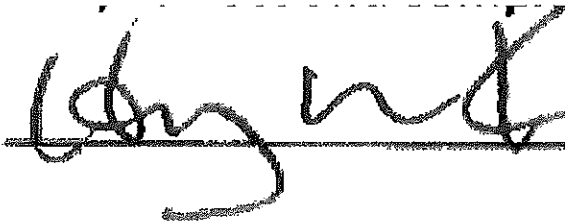
Our business is planning to spend \$55K on an outdoor fencing system that will both meet the requirements of East Goshen zoning code 240-24(E) necessary to meet the revision to clause 6 of our conditional use form and it will also help to improve the security of our rear shipping and receiving area while also improving our space utilization.

The attached files also includes the supporting information for this revision request.

We have also obtained approval from the building owner, Thompson Associates for the proposed work outlined above.

If there are any questions, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Mark", is written over a solid horizontal line. Above the signature, there is a dashed horizontal line.

Henry Mark
Engineering Manager
ZEKS Compressed Air Solutions (Subsidiary of Ingersoll Rand)

EAST GOSHEN CONSERVANCY

September 27, 2019

East Goshen Township
Planning Commission
1580 Paoli Pike
West Chester, Pa. 19380

Re: 1201 Goshen Parkway / ZEKS Air Dryers / Conditional Use Application
Landscape screening

Dear Commission Members:

At their meeting on September 11, 2019 the Conservancy Board voted unanimously in favor of the following motion:

Mr. Chairman, I move that the Conservancy Board support the landscape screening plan as presented by the applicant.

Sincerely,



Mark A. Gordon
Zoning Officer

[Click here for ZEKs Supporting Information](#)

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Date: 10/11/2019
To: Board of Supervisors
From: Rick Smith, Township Manager
Re: Business Park Apartments Zoning Ordinance Amendment



Under the proposed ordinance apartments would be permitted as a conditional use in the Business Park Zoning District.

The Hankin Group who requested the zoning change have submitted a sketch plan for the Hicks property at 1351 Paoli Pike, that shows how that property could be developed if the ordinance was adopted. They also provided us with traffic and financial information.

The proposed ordinance and/or sketch plan have been reviewed the Township Engineer, Land Planner, Chester County and Township Planning Commission. In addition the Township has received numerous letters and emails about the proposed ordinance.

The proposed ordinance, sketch plan and other documents are attached for your use.

The question for the Board is whether or not it wants the schedule a public hearing to consider adoption of the ordinance.

Apartment Zoning Ordinance Documents

10/10/2019

Ordinance

10/11/2019 Ordinance Amendment

Received from Hankin

6/12/2019 Glackin Thomas Panzak Fiscal Impact (175 Units)
6/13/2019 Traffic Planning & Design Traffic Evaluation (175 Units)
7/25/2019 Glackin Thomas Panzak Fiscal Impact (170 Units)
8/7/2019 Traffic Planning & Design Traffic Evaluation (170 Units)
8/12/2019 Sketch Plan
9/26/2019 Rendering

Reviews

7/12/2019 Jon Altshul Fiscal Review (175 Units)
8/30/2019 McMahon Review Letter
9/4/2019 Pennoni Review Letter
9/24/2019 Chester County Planning Commisison Review Letter
10/10/2019 Comitta Review Letter
10/10/2019 East Goshen Townshp Planning Commission Review Letter

Correspondance

6/4/2019 Karen & Ed Spofford Email
7/3/2019 CTDI Letter
7/15/2019 Blake Newman Email
8/1/2019 Karen Santoro Email
8/5/2019 Renee O'Leary Email
8/6/2019 Karen Conner Email
8/6/2019 John O'Hara Email
8/6/2019 Fran McNamee Email
8/6/2019 Jean & Henry Abraham Email
8/6/2019 Michelle Guinan Email
8/6/2019 Renee Gentile Email
8/6/2019 Erin Gallagher E-mail
8/7/2019 Chris Lewis Email
8/7/2019 Gary Morgan Email
8/15/2019 Jim Douglass Email
8/20/2019 Lynn Thompson Email
8/22/2019 Brian Lake Email
8/26/2019 Kevin Snyder Email
8/26/2019 No Name Email
9/12/2019 TECNIPLAST Letter
9/18/2019 Restart Partners Letter
9/19/2019 WSFS Letter
9/19/2019 Dean & Ann Marie Moore Letter
9/20/2019 Chester County Chamber Letter
10/3/2019 ACERO Letter

10-11-2019

EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF EAST GOSHEN, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 240 OF THE EAST GOSHEN TOWNSHIP CODE, AS AMENDED, ENTITLED "ZONING", AMENDING SECTION 240-6 (TITLED "DEFINITIONS; WORD USAGE") SUBSECTION B THEREOF TO ADD A DEFINITION OF "BUSINESS PARK APARTMENTS"; AMENDING SECTION 240-21 (TITLED "BP BUSINESS PARK DISTRICT"), SUBSECTION A TO AMEND THE PURPOSE FOR THE BP DISTRICT; AMENDING SECTION 240-21.C TO ADD A NEW SUBSECTION 27 THERETO TO PERMIT BUSINESS PARK APARTMENTS BY CONDITIONAL USE IN THE BP BUSINESS PARK DISTRICT; AMENDING SECTION 240-22.Q TO ADD A NEW SUBSECTION 10 THERETO TO PROVIDE SIGNAGE STANDARDS FOR BUSINESS PARK APARTMENTS; AMENDING SECTION 240-29 (TITLED "PLANNED APARTMENT DEVELOPMENT") TO ADD AREA AND BULK REQUIREMENTS AND DESIGN STANDARDS FOR BUSINESS PARK APARTMENTS; AND AMENDING SECTION 240-33 (TITLED "OFF-STREET PARKING AND LOADING") SUBSECTION A THEREOF TO ESTABLISH MINIMUM OFF-STREET PARKING REQUIREMENTS FOR BUSINESS PARK APARTMENTS.

WHEREAS, the East Goshen Township Comprehensive Plan of 2015 (the "Comprehensive Plan") provides that the Paoli Pike corridor, and in particular, the Goshen Corporate Park along Paoli Pike and Boot Road, is an area that can be enhanced and/or improved and/or energized, and is within an area identified as a higher land use intensity area; and

WHEREAS, the Comprehensive Plan and the Chester County Planning Commission's Report titled, *Commercial Landscape Series Reinventing Office Parks for the 21st Century*, both recognize that allowing for new uses and a mix of uses in the corporate parks is important to the long term economic viability of the corporate parks, including the Goshen Corporate Park; and

WHEREAS, the Comprehensive Plan and the Paoli Pike Corridor Master Plan also establish a goal of increasing pedestrian circulation along Paoli Pike through the development of the Paoli Pike Trail and pedestrian connections; and

WHEREAS, the Goshen Corporate Park is located in the BP Business Park District; and

WHEREAS, the Board finds it appropriate to allow for a mix of uses within the BP District, including apartments, in order to encourage the continued economic viability of the Paoli Pike corridor and business park area of the Township;

NOW THEREFORE BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Goshen Township, Chester County, Pennsylvania, that Chapter 240 of the East Goshen Zoning Code, entitled, "Zoning", as amended, shall be amended as follows:

SECTION 1. Section 240-6.B, titled "Definitions; word usage" shall be amended by adding the following definition:

"BUSINESS PARK APARTMENTS - An apartment dwelling permitted in the BP Business Park District which meets the standards in Section 240-29."

SECTION 2. Section 240-21.A shall be amended as follows:

"A. Specific intent. In addition to the objectives stated in §§ 240-3 and 240-18, the BP District is intended to encourage the development of a planned campus with office, laboratory or product research facilities and other uses which are compatible with surrounding residential uses and which adhere to the performance standards in § 240-24. Recognizing the changing demands for office space, the BP District also allows Business Park Apartments to be developed to allow for a mix of uses within the District, in order to encourage the continued economic viability of the Paoli Pike corridor and business park area of the Township."

SECTION 3. Section 240-21.C shall be amended by adding a new subsection (27) which shall provide as follows:

"(27) Business Park Apartments in accordance with the standards in Section 240-29 and on a lot or lots that have frontage on an arterial road."

SECTION 4. Section 240-22.Q, titled "Signs", shall be amended by adding a new subsection (10) which shall provide as follows:

"(10) Signs for Business Park Apartments and convenience commercial facilities in a Business Park Apartment development in accordance with the following regulations:

(a) Wall sign. One wall sign not to exceed 24 square feet in area shall be permitted for each convenience commercial establishment located in a Business Park Apartment development.

(b) Freestanding sign. One sign along each street frontage, each of which shall not exceed 32 square feet.

(c) A nonilluminated window sign not to exceed 20% of window area to which it is attached shall be permitted for a convenience commercial facility in a Business Park Apartment development.”

SECTION 5. Section 240-29 shall be revised as follows:

“§ 240-29. Planned Apartment Development and Business Park Apartments.

A. Specific intent. The intent of this section is to provide regulations that encourage well-planned and well-designed apartment developments appropriate to the district and in harmony with adjacent existing development.

B. Applicability. This section shall apply to all apartment developments, including Business Park Apartments permitted in the BP Business Park District.

C. Standards for apartment dwellings and Business Park Apartments. The following standards shall be observed:

- (1) Central water and sewer. All apartments shall be serviced by centralized water and centralized sewage disposal systems.
- (2) Underground utilities. All utilities shall be placed underground.
- (3) Minimum lot area. Apartment developments shall provide a lot area of at least four acres and a minimum average of 3,000 square feet of lot area per dwelling unit on the lot; provided that Business Park Apartments shall provide a lot area of at least seven acres and a minimum average of 2,000 square feet of lot area per dwelling unit on the lot.
- (4) Maximum building coverage. The maximum building coverage shall be 20% and the maximum impervious surface coverage shall be 40%; provided that Business Park Apartments shall have a maximum building coverage of 30% and a maximum impervious surface coverage of 50%.
- (5) Setbacks. All principal buildings shall be at least 50 feet from all street right-of-way lines and property lines; provided that Business Park Apartment buildings shall have the following minimum setbacks:

From an arterial street:	75 feet measured from street right-of-way line
From a collector street:	50 feet measured from street right-of-way line
Side yard:	25 feet
Rear yard:	50 feet

Garages shall be at least five feet from all side and rear property lines and at least 50 feet from all street right-of-way lines.

- (6) Maximum height/stories. Maximum height of all buildings shall not exceed 45 feet and three stories; provided that the maximum building height of a Business Park Apartment shall not exceed 35 feet and three stories.
- (7) Building separations. Each building with three or fewer stories shall:
 - (a) Have a maximum length of each wall of 100 feet in horizontal length.
 - (b) Be separated from each other building by at least 25 feet.
 - (c) Be separated from each other building by at least 1.5 times the height of the tallest building.
- (8) Maximum dwelling unit size. No dwelling unit within an apartment development shall contain more than two bedrooms. No more than 40% of the total number of dwelling units shall contain two bedrooms, except that for Business Park Apartments no more than 50% of the total number of dwelling units shall contain two bedrooms.
- (9) Building location, orientation and design. The location, orientation and design of all buildings should give consideration for site terrain and other natural features and conform with site design principles outlined in the Township Comprehensive Plan.
- (10) Recreation/open spaces. One or more recreation/common open spaces (each with a minimum area of 2,500 square feet) shall be provided, whose total area equals at least 200 square feet per dwelling unit. All recreation/common open spaces shall be located in areas suitable for outdoor active or passive recreation (such as outdoor relaxation, walking and/or gardening). Only recreation spaces at least 20 feet from any building shall count towards the minimum required recreation/common open space. The types of recreation areas shall relate to the expected breakdown of ages of residents of the units.
- (11) Driveways. The following minimum cartway widths shall be provided for any driveway within an apartment development:

Function	Minimum Cartway Width (feet)
One-way traffic, no parking	9
Two-way traffic, no parking	18
One-way traffic, parallel parking on one side	18

Function	Minimum Cartway Width (feet)
Two-way traffic, parallel parking on one side	27
Two-way traffic, parallel parking on two sides	34

(12) Off-street parking. The off-street parking requirements of § 240-33 shall be complied with.

D. Convenience commercial within an apartment development.

(1) The following uses, not including an adult use, may be permitted in an apartment development, when authorized by the Board of Supervisors in accordance with § 240-31, provided that all requirements of this section are met:

- (a) Convenience stores, including the sale of groceries and food products, hardware, newspapers and magazines, drugs and variety items.
- (b) Personal service establishment, including tailor, barber shop, beauty salon, dressmaker and shoe repair.
- (c) Gift shops, including cameras, books, stationery, cosmetics, candy, cigarettes and tobacco, flowers, hobbies, jewelry and crafts.
- (d) Standard restaurant without drive-through service.
- (e) Professional office, including offices of attorneys, accountants, physicians, dentists, realtors, insurance or financial consultants, brokers, engineers, architects or other recognized profession.
- (f) Financial institution, including bank, savings and loan and commercial loan office.

(2) No more than 2,400 square feet of floor area of convenience commercial uses shall be permitted for each 100 dwelling units or part thereof. No single convenience commercial use shall exceed 3,000 square feet.

(3) Convenience commercial uses shall be considered as a part of the total apartment development and shall comply with all of the requirements of Subsection C.

(4) Any commercial convenience uses permitted in a planned apartment development shall be located within a building that does not contain

dwellings, except within a Business Park Apartment development. If more than one commercial establishment is to be provided, all such establishments shall be within a single building.

- (5) Signs for a convenience commercial development shall be provided in accordance with § 240-22.P(4) of this chapter if located in the C-4 Zoning District, § 240-22.O(3), if located in the R-4 and R-5 Zoning Districts, and § 240-22.Q(10) if located in the BP District."

SECTION 6. The Chart of Minimum Off-Street Parking Requirements contained in Section 240-33.A, titled "Off-Street Parking and Loading" shall be revised to add the following parking regulation for Business Park Apartments.

"B. Residential Uses.

Use	Minimum Off-Street Parking Spaces	Plus the Following Minimum Off-Street Parking Spaces
7. Business Park	1.3 spaces per 1 bedroom dwelling unit	---
	1.6 spaces per 2 bedroom dwelling unit"	--

SECTION 7. 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 8. 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 9. 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

**Fiscal Impact Summary
Hicks Tract Residential Development
East Goshen Township, Chester County, PA**

	Residential (Apartments)
Residential Units	175
Anticipated Value per Unit	\$360,429
Market Value of Proposed Development	\$63,075,000
Assessed Value (approx. 51.28% of market value)	\$32,346,154
New Residential Population	295
New School-Aged Children	23
East Goshen Township	
Real Estate Tax Revenue (1.25 mills)	\$ 40,433
Non-Property Tax Revenue	\$ 23,293
Earned Income Tax Revenue (0.5%)	\$44,064
Real Estate Transfer Tax (0.5%)	\$ -
Local Services Tax (\$52 per resident worker)	\$ 3,068
Total Township Revenues	\$ 110,858
Total Township Expenditures	\$ (136,140)
Net Township Fiscal Impact	\$ (25,282)
West Chester Area School District	
Real Estate Tax Revenue (21.2723 mills)	\$ 688,077
Non-Property Tax Revenue	\$ 6,479
Intergovernmental Revenue	\$ 90,981
Earned Income Tax Revenue (0.5%)	\$44,064
Real Estate Transfer Tax (0.5%)	\$ -
Total School District Revenues	\$ 829,602
Total School District Expenditures	\$ (509,553)
Net School District Fiscal Impact	\$ 320,049
Total Development-Generated Revenues (Township + School District)	\$ 940,459
Total Development-Generated Expenditures (Township + School District)	\$ (645,693)
Total Net Annual Fiscal Impact	\$ 294,766

NOTES:

- This analysis assumes the following mix of multi-family apartment unit types and values:
 - 50 1-bedroom apartment units valued at \$262,000 per unit.
 - 20 1-bedroom furnished apartment units valued at \$425,000 per unit.
 - 105 2-bedroom apartment units valued at \$395,000 per unit.
- Population estimates for total household size and number of school-aged children based on demographic multipliers published by the Rutgers University Center for Urban Policy Research (2006).

Fiscal Impact Summary
Hicks Tract Residential Development
East Goshen Township, Chester County, PA

3. Assessed Value based on Chester County common-level ratio of 1.95, which equates to approximately 51.28% of market value.
4. "Non-property tax revenues" for East Goshen Township includes revenues from licenses & permits, fines & fees, and charges for services. (Source: East Goshen Township 2019 Budget.)
5. "Non-property tax revenue" for West Chester Area School District includes revenues from District activities, rentals, and contributions and donations from private sources. "Intergovernmental revenue" to the West Chester Area School District includes funding from State and Federal sources. (Source: West Chester Area SD 2018-2019 Final General Fund Budget.)
6. Earned Income Tax (EIT) revenue calculation assumes a median household income based on an affordability ratio where household income represents 30% of rent. The calculation further assumes that approximately 60% of households in the proposed development will be eligible to pay the EIT, i.e., they are not retired or are not temporary residents who live elsewhere on a permanent basis.
7. This summary table represents ongoing annual fiscal impacts after project completion. It is not anticipated that the proposed development will generate Real Estate Transfer Tax revenue on an annual basis because it is unlikely that it will undergo such frequent transfer of ownership. However, significant Transfer Taxes would be paid when/if the property is sold. Using the estimated 2019 market value shown in this table as a basis, the Township and School District could each anticipate Transfer Taxes totaling \$310,485 on a future sale of the property. (\$62,097,000 market price x 0.5% transfer tax rate = \$310,485 to each taxing authority.)



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

June 13, 2019

Mr. Neal Fisher
The Hankin Group
707 Eagleview Boulevard
Exton, PA 19341

RE: Hicks Tract – Traffic Evaluation

East Goshen Township, Chester County, PA
TPD No. HANK.00024

Dear Neal:

As requested, Traffic Planning and Design, Inc. (TPD) has conducted a preliminary traffic evaluation for the Hicks Tract located in East Goshen Township, Chester County, PA. The subject property is bound by Enterprise Drive to the north and Paoli Pike (SR 2014) to the south. The two (2) following development options were evaluated:

- 90,000 square-foot office building with access to Enterprise Drive;
- 175 apartments with access to Enterprise Drive and to Paoli Pike, opposite Meadow Drive.

The sketch plans for both development options are **attached**.

Trip Generation

Trip generation rates for the proposed site were obtained from the manual *Trip Generation*, Tenth Edition, 2017, an Institute of Transportation Engineers (ITE) Informational Report. The following land uses from *Trip Generation* were used to calculate the number vehicular trips the development would generate during the average weekday, weekday A.M. and weekday P.M. peak hours:

- Office: Land Use Code 710 - General Office Building
- Apartments: Land Use Code 221 - Multifamily Housing (Mid-Rise)

The trip generation rates are shown in **Table 1**, and the trip generation comparison for the two (2) development options are summarized in **Table 2**.

**TABLE 1
ITE TRIP GENERATION DATA**

Land Use	ITE #	Time Period	Equations/Rates	Entering %	Exiting %
Office	710	Weekday A.M. Peak Hour	$T = 0.94*(X) + 26.49$	86%	14%
		Weekday P.M. Peak Hour	$\ln(T) = 0.95*\ln(X) + 0.36$	16%	84%
		Weekday (24-Hour Total)	$\ln(T) = 0.97*\ln(X) + 2.50$	50%	50%
Apartments	221	Weekday A.M. Peak Hour	$T = 0.36*(X)$	26%	74%
		Weekday P.M. Peak Hour	$T = 0.44*(X)$	61%	39%
		Weekday (24-Hour Total)	$T = 5.44*(X)$	50%	50%

**TABLE 2
TRIP GENERATION COMPARISON**

Development Options	New Trips		
	Total	Enter	Exit
Weekday A.M. Peak Hour			
90,000 square-foot Office	111	95	16
175 Apartments	63	16	47
<i>Difference</i>	<i>-48</i>	<i>-79</i>	<i>+31</i>
Weekday P.M. Peak Hour			
90,000 square-foot Office	103	16	87
175 Apartments	77	47	30
<i>Difference</i>	<i>-26</i>	<i>+31</i>	<i>-57</i>
Average Weekday (24-Hour Total)			
90,000 square-foot Office	959	479	480
175 Apartments	952	476	476
<i>Difference</i>	<i>-7</i>	<i>-3</i>	<i>-4</i>

As shown in **Table 2**, the 175 apartments is anticipated to generate less total trips than a 90,000 s.f. office building during the weekday A.M. and P.M. peak hours, and during a typical weekday.

Site Access & Traffic Operations

Under either development scenario, access would be provided to Enterprise Drive, a loop road with external access to Paoli Pike via Reservoir Road, and Boot Road. Enterprise Drive is a local road, and therefore a PennDOT Highway Occupancy Permit (HOP) would not be required for access. In addition to the Enterprise Drive access, the potential apartment development would also have access to Paoli Pike, opposite Meadow Drive. Since Paoli Pike is a state-maintained roadway (S.R. 2014), an HOP would be required.

As noted, in **Table 2**, the apartment development scenario would generate less traffic than the office development scenario. In addition, the apartment development with the provision for a second access would further disperse the site traffic to the surrounding roadways.

TPD also developed preliminary traffic volumes at the Paoli Pike intersection with Meadow Drive/ potential site access. These volumes were developed utilizing historical traffic data along Paoli Pike, the site trip generation for the apartment development and the ITE trip generation data for the existing residential homes served by Meadow Drive. Based on these preliminary traffic volumes and related traffic evaluation, the following was determined:

- Turn lane warrants for an eastbound Paoli Pike left turn lane may be satisfied. This lane would accommodate entering left turns into the Hicks Tract. If an eastbound left turn lane is required at this location, a westbound Paoli Pike left turn lane, which would accommodate left turns onto Meadow Drive will also be required to shadow the roadway widening. The left turn lanes are sketched on the **attached** apartment plan.
- Paoli Pike is a state-maintained roadway and the proposed access and roadway configurations will need to be further evaluated through the HOP process, including sight distance evaluation, consideration for traffic signalization, etc.

TRAFFIC PLANNING AND DESIGN, INC.

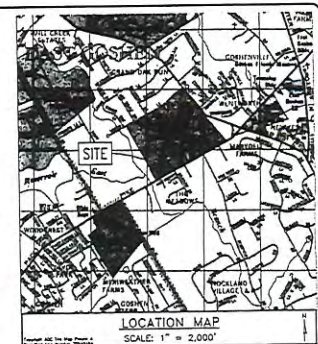
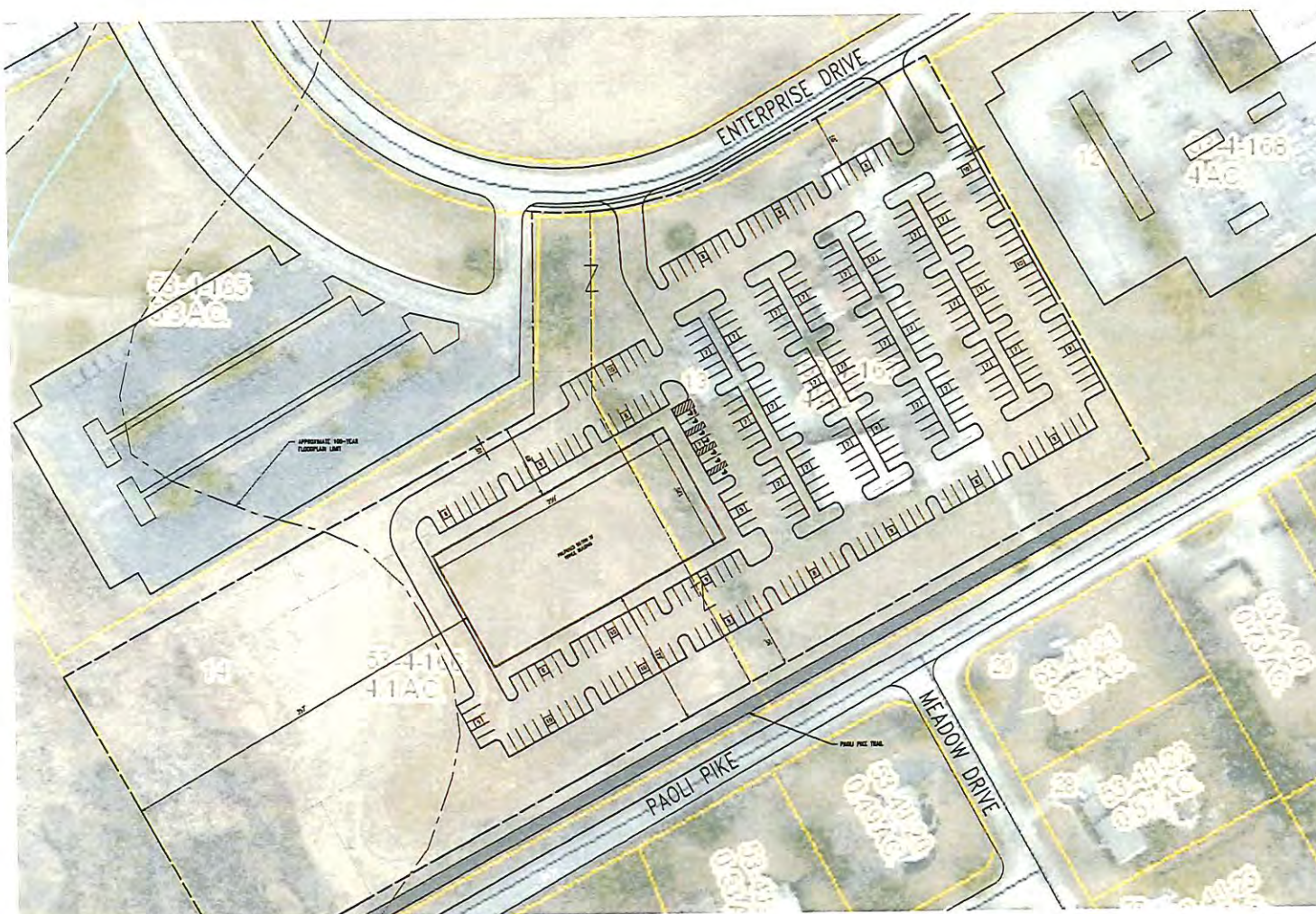


Guido W. DiMartino, P.E.

Senior Project Manager

GDiMartino@TrafficPD.com

Attachments



ZONING DATA TABULATION

EAST GOSHEN TOWNSHIP ZONING ORDINANCE
 EXISTING ZONING DISTRICT
 ARTICLE IV - BP BUSINESS PARK DISTRICT
 SECTION 240-21.6 - AREA AND BULK REGULATIONS FOR ALL USES IN THE BP DISTRICT

	REQUIRED	PROPOSED
MINIMUM LOT AREA	4 ACRES	8.1 AC
MINIMUM LOT WIDTH	400 FT	593 FT
BUILDING LINE	300 FT	385 FT
STREET LINE		
MINIMUM LAND COVERAGE	30%	8.5% (20,000 SF)
BY BUILDINGS		47.8% (108,016 SF)
BY TOTAL IMPERVIOUS COVERAGE	50%	
MINIMUM BUILDING HEIGHT	3	3
STORIES		
FLEET	25 FT	<25 FT
MINIMUM FRONT YARD	100 FT	123 FT
MINIMUM SIDE YARD	50 FT	63 FT
MINIMUM REAR YARD	50 FT	327 FT

PARKING REQUIREMENTS
 REQUIRED 4 SPACES/1,000 SF
 OF GROSS FLOOR AREA = 348 SPACES
 PROPOSED SPACES = 302 SPACES

PER ZONING ORDINANCE 240-21.6(2) PARKING IS PERMITTED WITHIN THE FRONT YARD BY INDIVIDUAL USE.

GENERAL NOTES:

- OWNER: RUSSELL J. & ELIZABETH A. HICKS
1351 PAOLI PIKE
WEST CHESTER, PA
DEED BOOK 039, PAGE 342
- EQUITABLE OWNER/APPLICANT: 1351 PAOLI PIKE ASSOCIATES
C/O HANCOX GROUP
707 EAGLEVIEW BLVD.
EXTON, PA 19341
PHONE: (610)-458-1000
- SITE ADDRESS: 1351 PAOLI PIKE, WEST CHESTER, PA 19380
- TOTAL TRACT AREA: 88.1 AC (GROSS/NET)
NUMBER OF EXISTING LOTS = 2
NUMBER OF PROPOSED LOTS = 1
PROPOSED USE = CONDOMINIUM OFFICE
- BOUNDARY INFORMATION FROM PARCEL BOUNDARY MAPPING PROVIDED BY THE CHESTER COUNTY GIS DEPARTMENT AND UNPAVED SUBDIVISION PLAN.
- A WETLAND SURVEY HAS NOT BEEN CONDUCTED.
- PUBLIC SEWER AND PUBLIC WATER ARE PROPOSED.
- ALL PROPOSED BUILDINGS SHALL BE EQUIPPED WITH SPRINKLERS AND HOSE ROLLS FOR FIRE DEPARTMENT ACCESS.
- ALL UTILITIES INCLUDING GAS, ELECTRIC, TELEPHONE AND CABLE SHALL BE LOCATED UNDERGROUND.



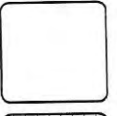
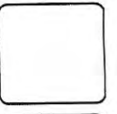
LEGEND

--- PROP. PROPERTY LINE	--- PROP. CONTOUR	○ PROP. LIGHT POLE	— PROP. ELEC. LINE	⊠ PROP. STORM INLET	— PROP. WATER LINE
--- PROP. RIGHT-OF-WAY	--- NEW SHT ELEV.	--- PROP. SIGN	--- PROP. UTILITY POLE	⊠ PROP. STORM ELEV ID	--- PROP. WATER LATERAL
--- PROP. MONUMENT	--- PROP. CONC. CURB	--- PROP. PARKING SPACES	--- PROP. GAS LINE	⊠ PROP. GEOSPACE BED	--- PROP. FIRE WATER LINE
--- PROP. SIGN POLE	--- PROP. EDGE OF PARKING	--- PROP. TELE. LINE	--- PROP. SAN. SEWER LINE	⊠ PROP. SAN. COVER LATERAL	--- PROP. FUSE WATER LINE
--- PROP. EASEMENT			--- PROP. STORM SEWER LINE	⊠ PROP. SANITARY MH. ID	--- PROP. WATER VALVE
				⊠ PROP. SANITARY MANHOLE	--- PROP. WATER VALVE
				⊠ PROP. SANITARY MANHOLE	--- PROP. WATER VALVE
				⊠ PROP. SANITARY MANHOLE	--- PROP. WATER VALVE
				⊠ PROP. SANITARY MANHOLE	--- PROP. WATER VALVE
				⊠ PROP. SANITARY MANHOLE	--- PROP. WATER VALVE
				⊠ PROP. SANITARY MANHOLE	--- PROP. WATER VALVE



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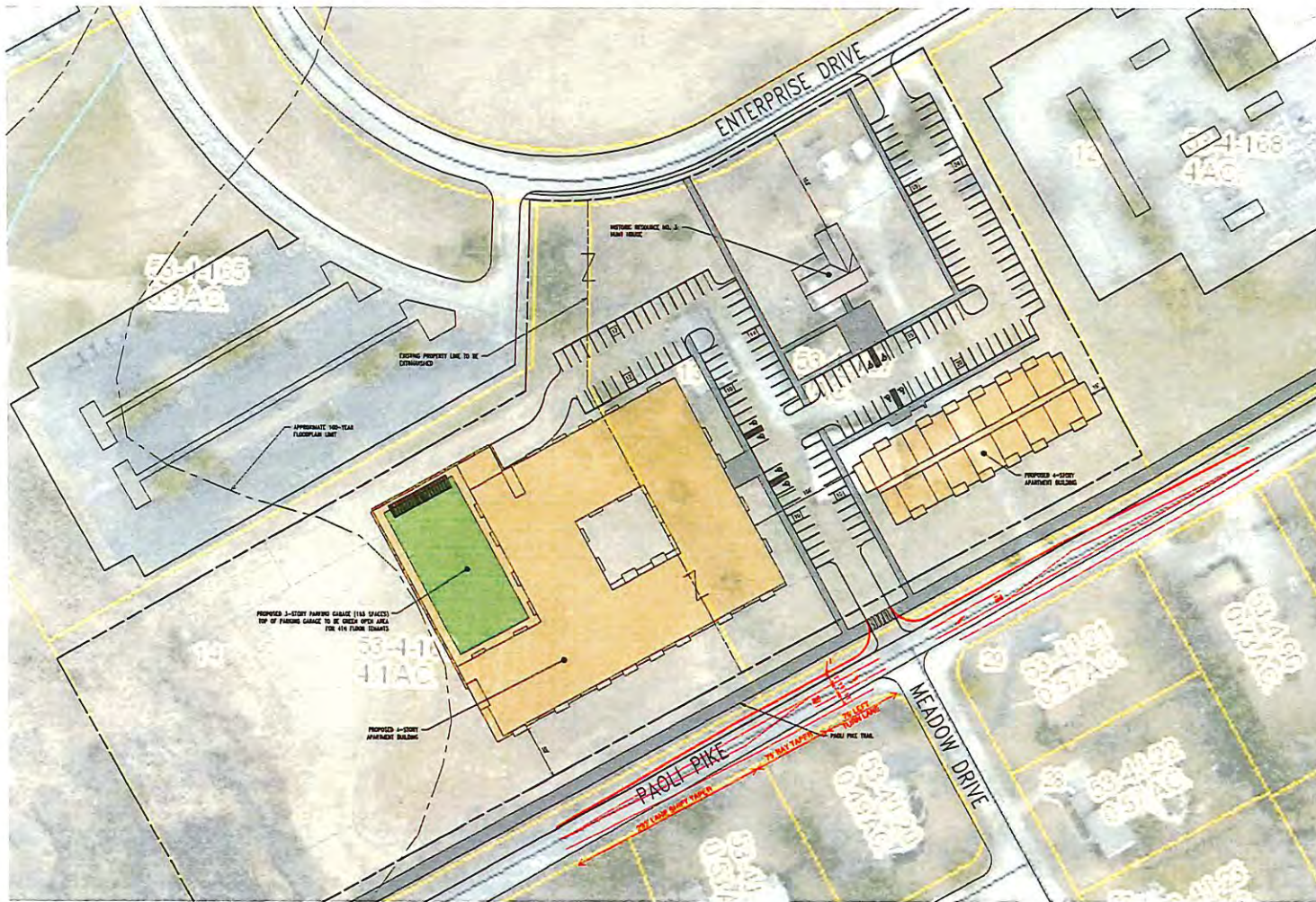
1250 Wyrms Lane
 West Chester, PA 19380
 Phone: (610) 918-8052
 Fax: (610) 918-0033



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
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SKETCH PLAN
 PREPARED BY: HANCOX GROUP
 DATE: THE HICKS TRACT
 REFERENCE: 1351 PAOLI PIKE
 EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PA

DATE:	06/07/2019
SCALE:	1"=50'
DESIGN BY:	ALC
CHECKED BY:	DLH
PROJECT NO.:	3563
DATE:	06/07/2019
NO.:	SK-2
DATE:	01/11/01



ZONING DATA TABULATION

EAST COASTON TOWNSHIP ZONING ORDINANCE

EXISTING ZONING DISTRICT
ARTICLE IV - BP BUSINESS PARK DISTRICT

SECTION 240-21.0 - AREA AND BULK REGULATIONS FOR ALL USES IN THE BP DISTRICT

	REQUIRED	PROPOSED
MINIMUM LOT AREA	4 ACRES	3.1 AC
MINIMUM LOT WIDTH	400 FT	438 FT
BUILDING LINE	300 FT	368 FT
STREET LINE	300 FT	368 FT
MAXIMUM LAND COVERAGE	30%	23.0% (85,378 SF)
BY BUILDINGS	50%	43.7% (155,945 SF)
MAXIMUM BUILDING HEIGHT	3	4 (*)
STORIES	35 FT	45 FT
FEET	100 FT	103 FT
MINIMUM FRONT YARD	50 FT	15 FT (*)
MINIMUM SIDE YARD	50 FT	50 FT
MINIMUM REAR YARD	50 FT	50 FT
MINIMUM DENSITY	N/A	21.5 UNITS/ACRE

(*) AREA AND BULK REQUIREMENTS ARE BASED ON THE BP BUSINESS PARK DISTRICT; SOME MAY NOT APPLY TO THE PROPOSED USE OF THE PARCEL.
(**) VARIANCE REQUIRED

PROPOSED BUSINESS PARK ZONING MODIFICATION
PURPOSED TO CREATE THE PAOLI PIKE TRAIL OVERLAY DISTRICT THAT IS INTENDED TO ENCOURAGE A VARIETY OF USES, WALKABILITY, AND TRAIL CONNECTIVITY WITH COASTOWN.

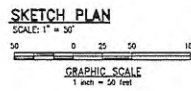
PROPOSED AREA AND BULK REQUIREMENTS

USE: MULTIFAMILY RESIDENTIAL (BY CONDITIONAL USE)

	REQUIRED	PROPOSED
MIN LOT AREA	4 ACRES	3.1 ACRES
MIN LOT WIDTH	400 FT	438 FT
BUILDING LINE	300 FT	368 FT
STREET LINE	300 FT	368 FT
MAXIMUM LAND COVERAGE	30%	23.0% (85,378 SF)
MAX. BUILDING COVERAGE	50%	43.7% (155,945 SF)
MAX. TOTAL COVERAGE	30%	43.7% (155,945 SF)
BUILDING HEIGHT	4	4
STORIES	45 FT	45 FT
HEIGHT	50 FT	50 FT
MIN. FRONT YARD	15 FT	15 FT
MIN. SIDE YARD	25 FT	25 FT
MIN. REAR YARD	2,000 SF	2,000 SF
MIN. LOT AREA/DWELLING UNIT	175 UNITS	175 UNITS
MAX. DENSITY	1 BEDROOM UNITS	40% (70 UNITS)
DWELLING UNIT MIX:	2 BEDROOM UNITS	60% (105 UNITS)
MIN. BUILDING SEPARATION	20 FT	108 FT

PROPOSED RECREATIONAL PARKING REQUIREMENTS
1.4 SPACE/UNIT (1.4 X 70 UNITS = 98 SPACES)
2.2 SPACE/UNIT (2 X 105 UNITS = 210 SPACES)
TOTAL REQUIRED SPACES = 308
TOTAL PROPOSED SPACES = 315

ROADWAY IMPROVEMENTS



LEGEND

- PROP. PROPERTY LINE
- PROP. HIGH-OF-WAY
- PROP. MONUMENT
- PROP. IRON PIPE
- PROP. EASEMENT
- PROP. CONTOUR
- NEW SPOT ELEV.
- PROP. CORN. CURB
- PROP. EDGE OF PARKING
- PROP. LIGHT POLE
- PROP. UTILITY POLE
- PROP. SIGN
- PROP. PARKING SPACES TO BE DEMOLISHED
- PROP. TIE LINE
- PROP. ELEC. LINE
- PROP. WATER LATERAL
- PROP. FIRE WATER LINE
- PROP. WATER MAIN
- PROP. WATER WASTE
- PROP. HYDRANT
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER LATERAL
- PROP. SANITARY MAN HO
- PROP. STORM INLET
- PROP. STORM INLET ID
- PROP. SEWER BED
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER LATERAL
- PROP. SANITARY MAN HO
- PROP. WATER LINE
- PROP. WATER LATERAL
- PROP. FIRE WATER LINE
- PROP. WATER MAIN
- PROP. WATER WASTE
- PROP. HYDRANT
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER LATERAL
- PROP. SANITARY MAN HO
- PROP. STORM INLET
- PROP. STORM INLET ID
- PROP. SEWER BED
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER LATERAL
- PROP. SANITARY MAN HO

GENERAL NOTES:

- OWNER: RUSSELL J. & ELIZABETH A. HICKS, 1351 PAOLI PIKE, WEST CHESTER, PA. DEED BOOK 023, PAGE 342. COVENANT OWNER/APPLICANT: 1351 PAOLI PIKE ASSOCIATES C/O HANSON GROUP, 707 GARDENWAY BLVD., EXTON, PA. 19341. PHONE: (610)-458-1900
- SITE ADDRESS: 1351 PAOLI PIKE, WEST CHESTER, PA. 19380
- TOTAL TRACT AREA: 28.1 AC (GROSS/NET) NUMBER OF EXISTING LOTS = 2 NUMBER OF PROPOSED LOTS = 1 PROPOSED USE = MULTIFAMILY RESIDENTIAL
- BOUNDARY INFORMATION FROM PARCEL BOUNDARY SURVEY PROVIDED BY THE CHESTER COUNTY GAS DEPARTMENT AND UNNAMED SUBDIVISION PLAN.
- A METEAD SURVEY HAS NOT BEEN CONDUCTED.
- PUBLIC SEWER AND PUBLIC WATER ARE PROPOSED.
- A ZONING OVERLAY IS BEING PROPOSED AS PART OF THIS LAND DEVELOPMENT PROJECT.
- ALL PROPOSED BUILDINGS SHALL BE EQUIPPED WITH SPRINKLERS AND KITCHEN BOXES FOR FIRE DEPARTMENT ACCESS.
- ALL UTILITIES INCLUDING GAS, ELECTRIC, TELEPHONE AND CABLE SHALL BE LOCATED UNDERGROUND.
- THE APPLICANT WILL WORK WITH THE TOWNSHIP AND PENNSYLVANIA DEPARTMENT OF TRANSPORTATION FOR A TRAFFIC SIGNAL AT THE INTERSECTION OF PAOLI PIKE AND MEADOW DRIVE.



DLHowell
Civil Engineering
Land Planning
Environmental
www.DLHowell.com

1250 Vhorne Lane
West Chester, PA 19380
Phone: (610) 518-0022
Fax: (610) 518-0003

PROPOSED ZONING DISTRICT

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SKETCH PLAN
NAME: HANSON GROUP
PROJECT: THE HICKS TRACT
ADDRESS: 1351 PAOLI PIKE
TOWNSHIP: COASTON TOWNSHIP, CHESTER COUNTY, PA.

DATE:	05/31/2019
SCALE:	1"=30'
DRAWN BY:	ALS
CHECKED BY:	RSV
PROJECT NO.:	3563
CAD FILE NO.:	05-31-2019.dwg
PLOT DATE:	05/31/2019
ISSUE NO.:	SK-1
SHEET:	01 OF 01

Fiscal Impact Summary
Hicks Tract Residential Development
East Goshen Township, Chester County, PA

	Residential (Apartments)
Residential Units	170
Anticipated Value per Unit	\$285,441
Market Value of Proposed Development	\$48,525,000
Assessed Value (approx. 51.28% of market value)	\$24,884,615
New Residential Population	275
New School-Aged Children	20
East Goshen Township	
Real Estate Tax Revenue (1.25 mills)	\$ 31,106
Non-Property Tax Revenue	\$ 20,710
Earned Income Tax Revenue (0.5%)	\$ 41,184
Real Estate Transfer Tax (0.5%)	\$ -
Local Services Tax (\$52 per resident worker)	\$ 2,808
Total Township Revenues	\$ 95,808
Total Township Expenditures	\$ (52,620)
Net Township Fiscal Impact	\$ 43,188
West Chester Area School District	
Real Estate Tax Revenue (21.2723 mills)	\$ 529,353
Non-Property Tax Revenue	\$ 5,809
Intergovernmental Revenue	\$ 78,184
Earned Income Tax Revenue (0.5%)	\$ 41,184
Real Estate Transfer Tax (0.5%)	\$ -
Total School District Revenues	\$ 654,530
Total School District Expenditures	\$ (437,880)
Net School District Fiscal Impact	\$ 216,650
Total Development-Generated Revenues (Township + School District)	\$ 750,338
Total Development-Generated Expenditures (Township + School District)	\$ (490,500)
Total Net Annual Fiscal Impact	\$ 259,838

NOTES:

- This analysis assumes the following mix of multi-family apartment unit types and values:
 - 65 1-bedroom apartment units valued at \$275,000 per unit.
 - 20 1-bedroom apartment units valued at \$310,000 per unit.
 - 85 2-bedroom apartment units valued at \$340,000 per unit.
- Population estimates for total household size and number of school-aged children based on demographic multipliers published by the Rutgers University Center for Urban Policy Research (2006).
- Assessed Value based on Chester County common-level ratio of 1.95, which equates to approximately 51.28% of market value.

Fiscal Impact Summary
Hicks Tract Residential Development
East Goshen Township, Chester County, PA

4. "Non-property tax revenues" for East Goshen Township includes revenues from licenses & permits, fines & fees, and charges for services. (Source: East Goshen Township 2019 Budget.)
5. "Non-property tax revenue" for West Chester Area School District includes revenues from District activities, rentals, and contributions and donations from private sources. "Intergovernmental revenue" to the West Chester Area School District includes funding from State and Federal sources. (Source: West Chester Area SD 2018-2019 Final General Fund Budget.)
6. Earned Income Tax (EIT) revenue calculation assumes a median household income based on an affordability ratio where household income represents 30% of rent. The calculation further assumes that approximately 60% of households in the proposed development will be eligible to pay the EIT, i.e., they are not retired or are not temporary residents who live elsewhere on a permanent basis.
7. This summary table represents ongoing annual fiscal impacts after project completion. It is not anticipated that the proposed development will generate Real Estate Transfer Tax revenue on an annual basis because it is unlikely that it will undergo such frequent transfer of ownership. However, significant Transfer Taxes would be paid when/if the property is sold. Using the estimated 2019 market value shown in this table as a basis, the Township and School District could each anticipate Transfer Taxes totaling \$259,000 on a future sale of the property.
($\$51,800,000$ market price \times 0.5% transfer tax rate = $\$259,000$ to each taxing authority.)
8. Annual Township expenditures based on information provided by East Goshen Township, which estimates per capita expenses for this type of development at approximately \$192 per person. Annual School District expenditures based on per-student spending as described in the West Chester Area SD 2018-2019 Final General Fund Budget.



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

August 7, 2019

Mr. Neal Fisher
The Hankin Group
707 Eagleview Boulevard
Exton, PA 19341

RE: Hicks Tract – Traffic Evaluation

East Goshen Township, Chester County, PA
TPD No. HANK.00024

Dear Neal:

As requested, Traffic Planning and Design, Inc. (TPD) has conducted a preliminary traffic evaluation for the Hicks Tract located in East Goshen Township, Chester County, PA. The subject property is bound by Enterprise Drive to the north and Paoli-Pike (SR 2014) to the south. The two (2) following development options were evaluated:

- 90,000 square-foot office building with access to Enterprise Drive;
- **170 apartments** (85 one-bedroom units and 85 two-bedroom units) with access to Enterprise Drive and to Paoli Pike, opposite Meadow Drive.

The sketch plans for both development options are attached.

Trip Generation

Trip generation rates for the proposed site were obtained from the manual *Trip Generation*, Tenth Edition, 2017, an Institute of Transportation Engineers (ITE) Informational Report. The following land uses from *Trip Generation* were used to calculate the number vehicular trips the development would generate during the average weekday, weekday A.M. and weekday P.M. peak hours:

- Office: Land Use Code 710 - General Office Building
- Apartments: Land Use Code 221 - Multifamily Housing (Mid-Rise)

The trip generation rates are shown in **Table 1**, and the trip generation comparison for the two (2) development options are summarized in **Table 2**.

TABLE 1
ITE TRIP GENERATION DATA

Land Use	ITE #	Time Period	Equations/Rates	Entering %	Exiting %
Office	710	Weekday A.M. Peak Hour	$T = 0.94*(X) + 26.49$	86%	14%
		Weekday P.M. Peak Hour	$\ln(T) = 0.95*\ln(X) + 0.36$	16%	84%
		Weekday (24-Hour Total)	$\ln(T) = 0.97*\ln(X) + 2.50$	50%	50%
Apartments	221	Weekday A.M. Peak Hour	$T = 0.36*(X)$	26%	74%
		Weekday P.M. Peak Hour	$T = 0.44*(X)$	61%	39%
		Weekday (24-Hour Total)	$T = 5.44*(X)$	50%	50%

TABLE 2
TRIP GENERATION COMPARISON

Development Options	New Trips		
	Total	Enter	Exit
Weekday A.M. Peak Hour			
90,000 square-foot Office	111	95	16
170 Apartments	61	16	45
<i>Difference</i>	<i>-50</i>	<i>-79</i>	<i>+29</i>
Weekday P.M. Peak Hour			
90,000 square-foot Office	103	16	87
170 Apartments	75	46	29
<i>Difference</i>	<i>-28</i>	<i>+30</i>	<i>-58</i>
Average Weekday (24-Hour Total)			
90,000 square-foot Office	959	479	480
170 Apartments	925	462	463
<i>Difference</i>	<i>-34</i>	<i>-17</i>	<i>-17</i>

As shown in **Table 2**, the 170 apartments is anticipated to generate less total trips than a 90,000 s.f. office building during the weekday A.M. and P.M. peak hours, and during a typical weekday.

Site Access & Traffic Operations

Under either development scenario, access would be provided to Enterprise Drive, a loop road with external access to Paoli Pike via Reservoir Road, and Boot Road. Enterprise Drive is a local road, and therefore a PennDOT Highway Occupancy Permit (HOP) would not be required for access. In addition to the Enterprise Drive access, the potential apartment development would also have access to Paoli Pike, opposite Meadow Drive. Since Paoli Pike is a state-maintained roadway (S.R. 2014), an HOP would be required.

As noted, in **Table 2**, the apartment development scenario would generate less traffic than the office development scenario. In addition, the apartment development with the provision for a second access would further disperse the site traffic to the surrounding roadways.

TPD also developed preliminary traffic volumes at the Paoli Pike intersection with Meadow Drive/ potential site access. These volumes were developed utilizing historical traffic data along Paoli Pike, the site trip generation for the apartment development and the ITE trip generation data for the existing residential homes served by Meadow Drive. Based on these preliminary traffic volumes and related traffic evaluation, the following was determined:

- Turn lane warrants for an eastbound Paoli Pike left turn lane may be satisfied. This lane would accommodate entering left turns into the Hicks Tract. If an eastbound left turn lane is required at this location, a westbound Paoli Pike left turn lane, which would accommodate left turns onto Meadow Drive will also be required to shadow the roadway widening. The left turn lanes are sketched on the **attached** apartment plan.
- Paoli Pike is a state-maintained roadway and the proposed access and roadway configurations will need to be further evaluated through the HOP process, including sight distance evaluation, consideration for traffic signalization, etc.

Site Parking Requirements

TPD evaluated industry standard data related to parking demand for apartments. Parking generation rates for the proposed site were obtained from the Institute of Transportation Engineers (ITE) *Parking Generation Manual*, 5th Edition, 2019. The manual provides parking demand data for Land Use Code 221, Multifamily Housing (Mid-Rise) based on both apartment units and number of bedrooms. **Table 3** below summarized the average peak parking demand rates and the anticipated peak parking demand based on either units or bedrooms

TABLE 3
ITE PARKING GENERATION DATA

Land Use	ITE #	Time Period	Variable (X)	Equations/Rates	Parking Demand
Apartments	221	Weekday (Monday-Friday)	170 units	$T = 1.31*(X)$	223 spaces
			285 bedrooms	$T = 0.75*(X)$	192 spaces

As shown in **Table 3**, the use of the apartment units as the independent variable results in the highest anticipated peak parking demand for the proposed site at 223 spaces. As shown in the attached plan, 286 parking spaces are proposed, or 63 more spaces than the anticipated peak parking demand.

TRAFFIC PLANNING AND DESIGN, INC.



Guido W. DiMartino, P.E.

Senior Project Manager

GDiMartino@TrafficPD.com

Attachments

Rick Smith

From: Jon Altshul
Sent: Friday, July 12, 2019 5:21 PM
To: Mark Gordon
Cc: Rick Smith
Subject: 1351 fiscal review
Attachments: Fiscal Impact 1351 Paoli.xlsx

Mark:

I had a chance to review the fiscal impact of 1351 Paoli with 175 new units. I estimate that the project, if completed as proposed, would have a material benefit to Township finances to the tune of \$56,540 on an on-going basis. I think Hankin's figures nailed the revenues; however, they dramatically overstated the new expenses. The largest new expense would be probably be for Fire and Police; beyond that, because the roads would presumably be private, the only measurable new expense would be Vinnie and Gary's time for reoccupancy permits. I've included some swag estimates for smaller costs, but these don't really amount to anything in the grander scheme of things.

There are also about \$482,000 in one-time revenues that would primarily benefit the Municipal Authority.

Please let me know if you have any questions.

Jon Altshul
Director of Finance & Assistant Township Manager
East Goshen Twp
~~XXXXXXXXXXXX~~
610-692-7171

Get all the latest news on East Goshen. Sign up for [Constant Contact](#)™ today!



Analysis of Fiscal Impact of 1351 Paoli Pike, JA, 7/12/19

EIT revenue	40,433	Agree (assumes 60% of residents earn ~\$84,000/year)
Real Estate Tax	44,064	Agree Hankin estimated \$3068; my estimate assumes 60% of units pay \$52/year
LST revenue	5,460	
Non Property Tax Revenues		
Cable Franchise Fee	7,875	175 units, 75% with cable, \$110 cable bill/month
Reoccupancy Permits	10,540	175 units changing occupancy every 18 months
Misc Permits	1,000	For random repairs
Misc P&R registrations	500	
Additional SLF allocation	4,718	1.67% increase in population, assume population represents half of allocation
Total Non Property Tax Revenue	24,632.77	Hankin estimated \$23,923, so this is very close
JA total ongoing revenue	114,590	Hankin estimated \$110,858, so again, very close
Expenditures		
Police	35,000	Assume 1.67% increase in population increases PPU's by 0.5%
Fire	5,000	Assume 1.67% increase in population increases Fire costs by proportionate amount
Snow	-	Private roads
Road maintenance	-	Private roads
Stormwater	2,000	Guess; presumably very low cost maintainance in first two decades
Traffic Signal Maintenace	1,000	Guess; Assuming new signal added
ReOccupancy permits & misc permits	11,540	Offset revenue 1:1
Misc Parks & Rec Registrations	500	Offset revenue 1:1
Additional admin/finance costs (additional calls, misc admin work)	1,500	Guess. No practical way of knowing, but in general renters require less service than owners. However, these additional costs are hypothetical; no additional FTEs would be needed
Total on-going expenditures	56,540	
Estimated annual surplus/(deficit)	58,050	

Note that sewer revenues (\$70,000) & expenditures are not included as they should be a 1:1 wash; noTwp refuse service for multi-family

One-time revenues		
Traffic Impact fees	69300	
Sewer Tap-in fees	350000	
Permits	63075	Assumes 1% of building cost
Total One-Time Revenue	482,375	73% for sewer; 14% transportation; 13% GF



McMAHON ASSOCIATES, INC.
835 Springdale Drive, Suite 200
Exton, PA 19341
p 610-594-9995 | f 610-594-9565

PRINCIPALS

Joseph J. DeSantis, P.E., PTOE
John S. DePalma
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE
Christopher J. Williams, P.E.

ASSOCIATES

John J. Mitchell, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.
Jason T. Adams, P.E., PTOE
Christopher K. Bauer, P.E., PTOE

FOUNDER

Joseph W. McMahon, P.E.

August 30, 2019

Mr. Mark Gordon, Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

RE: Hicks Tract – 1351 Paoli Pike Review
East Goshen Township, Chester County, PA
McMahon Project No. 819698.11

Dear Mr. Gordon:

McMahon Associates, Inc. (McMahon) has reviewed the following documents prepared for the zoning amendment of two parcels in the BP Zoning District adjacent to Paoli Pike:

- *Hicks Tract Evaluation Letter*, prepared by Traffic Planning & Design (TPD), August 7, 2019
- *The Hicks Tract Sketch Plan*, prepared by DL Howell, August 12, 2019

These documents were prepared in for the zoning amendment to allow high density housing within the business park zoning. As proposed, 170 apartment units will be considered compared to a 90,000 square-foot office building with access to both Paoli Pike (across from Meadow Drive) and Enterprise Drive. 286 parking spaces are being proposed (111 surface lot spaces and 176 garage spaces).

We offer the following review comments:

Traffic Evaluation

1. McMahon concurs with the Trip Generation investigation. A 170-unit apartment complex will generate approximately 50 less vehicular trips in the morning, 28 trips less vehicular trips in the afternoon and 34 less vehicular trips daily than a 90,000 square-foot office build.
2. Regarding site access and traffic operations, TPD provides no detail regarding the Paoli Pike & Meadow Drive intersection and proposed left turn lanes for both site access and Meadow Drive access. No distribution of new apartment site trips is provided to determine if a significant number of motorists will be entering the site from the west on Paoli Pike, and therefore what he length of left turn lane should be provided. McMahon does concur that

left turn lanes would be beneficial to the operation of the access and Meadow Drive at Paoli Pike.

- Per Township Code § 240-33 *Off-street parking and loading*, minimum off-street parking requirements for townhouse or apartment residential use states that minimum off-street parking spaces number 2.5 spaces per dwelling unit. TPD utilized ITE's Parking Generation Manual to provide "industry standard" parking rates for an apartment complex. The comparison can be seen in this matrix:

	Equation (X=variable)	Parking Demand
ITE Parking Generation per units	$T=1.31(X)$	223 spaces
ITE Parking Generation per bedrooms	$T=0.75(X)$	192 spaces
Township Code	$T=2.5(X)$	425 spaces

McMahon has previously helped several other local municipalities verify parking space rates for apartments and can concur with ITE's rates (more specifically the 'per unit' rate) and therefore TPD's evaluation of the number of parking spaces required.

As noted in the letter, as well as on the Sketch plan, 286 spaces are being considered for the apartment site and it is felt that this is a reasonable amount of spaces required for the site.

Sketch Plan

- The sketch plan depicts the three access points (two on Enterprise Drive and one on Paoli Pike). The two on Enterprise Drive are located 170 feet apart just east of the roadway curvature. Based on Google StreetView images, there is currently no significant vegetation, shrubs or trees that would limit sight distance of motorists approaching the westernmost access along Enterprise Drive.

The new Paoli Pike Trail along Paoli Pike at the proposed access looks to have acceptable sight distance for exiting site traffic as well.

- Internal aisle widths look to be 24 feet wide for two traffic flow. 9-foot by 20-foot parking stalls. The Township's Code states that 10 feet wide spaces are required. Understanding that this is only a sketch plan, per code seven (7) handicapped spaces will ultimately be required within the site.
- Circulation through the site looks acceptable based on the cartway dimensions. We defer comments any accessibility for fire trucks to the Fire Marshall.

7. The sketch is depicting 60-foot left turn lanes on Paoli Pike. As previously stated, traffic numbers have not been provided to determine the length of these lanes, but as a state highway, we would suggest, at minimum, 75 feet with appropriate approach and bay tapers.

Based on the provided documentation for the Zoning Amendment in the BP District, we feel that the apartment complex development could be a suitable adaptation at this location within the District.

Please feel free to contact me if you have any questions regarding this Zoning Ordinance Amendment review.

Respectfully,



Dean J. Kaiser, P.E., PTOE
Project Manager

cc: Rick Smith, East Goshen Manager
Nathan Cline, Pennoni

September 4, 2019

EGOST 00129

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

**RE: Hankin Group, Hicks Tract, 1351 Paoli Pike
Concept Plan**

Dear Mark:

As requested, we have reviewed the following information, regarding the referenced submission:

- "Plan" (one sheet) dated August 12, 2109, prepared by D.L. Howell;
- Cover letter dated August 13, 2019 from the Hankin Group, including supplemental information noted therein; and
- Draft Ordinance Amendment, last revised August 29, 2019.

The equitable owner, 1351 Paoli Pike Associates Inc. (Hankin Group), on behalf of the owners, Russell and Elizabeth Hicks, is proposing 170 residential apartments on UPI Nos. 53-4-166 and 53-4-167 (± 8.1 acres, total), located at 1351 Paoli Pike (SR 2014); the parcels additionally have frontage on Enterprise Drive (T-575). The plan proposes two (2) three-story residential apartment buildings, with one existing building to remain, for a total building coverage of 77,281 square feet; 286 parking spaces are proposed, including 175 garage spaces. Access is proposed via Enterprise Drive and Paoli Pike (across from Meadow Drive [T-557]). The parcel is located within the BP Business Park District. Public water supply and public sanitary sewer are proposed. The parcels contain existing historic resource No. 79.

The proposed project requires an ordinance amendment, which, if approved, would subsequently require conditional use approval for the "Business Park Apartments" use added by the ordinance amendment. The project would additionally require land development approval.

We have limited our review to applicable sections of *Zoning* (§240) per the level of design information provided:

Zoning (§240)

1. We recommend the wetland survey (per Note 5) be provided to the Township for review. (§240-25.E)
2. While the required 50-foot right-of-way is indicated, additional right-of-way width may be required. (§240-27.A & §205-44.C) It may be appropriate, at this early stage of the project, to ensure adequate right-of-way is provided for the future Paoli Pike Trail and any intersection improvements at Paoli Pike/Meadow Drive (i.e., turn lanes, signals, etc.).

3. Direct vehicular access shall be strongly discouraged onto any arterial highway. Reverse frontage is encouraged along arterial highways. (§240-27.B.(4))
4. Per the proposed ordinance amendment, a rear yard of 50 feet is required. (§240-29.C.(5)). The *Zoning Data Tabulation* indicates 25 feet, while the plan indicates a 50-foot yard along Enterprise Drive. The plan should clearly indicate the specific yards for each property line.
5. Note the definition of '*building height*' per §240-6. We recommend detail be provided confirming the maximum height of 35 feet (§240-29.C.(6)) will be met.
6. The maximum dwelling unit size ratio requirement for two-bedroom units within the *Zoning Data Tabulation* should be revised to 50%. (§240-29.C.(8))
7. The plan does not address the recreation/open space requirement of §240-29.C.(10)).
8. The plan should be revised to reflect the minimum required parking per the proposed ordinance for one- and two-bedroom dwelling units. (§240-33.B.7)
9. All proposed improvements are located outside of the FEMA flood hazard zone. As additional detail is provided, we will continue to review conformance with §240-26 - *Flood-Prone Area Regulations*, as applicable.
10. The applicant and Township should be aware of the standards for conditional uses per §240-31.C(2).

If the ordinance amendment is approved, and upon submission of a sketch plan with the conditional use application (§240-31.B.(3)), a review of applicable §205 - *Subdivision and Land Development* requirements will be completed.

Should you have any further questions or comments, please contact the undersigned.

Sincerely,

PENNONI



Nathan M. Cline, PE
Township Engineer

cc: Rick Smith, Township Manager (via e-mail)
Jon Altshul, Assistant Township Manager (via e-mail)
Mark Miller, Director of Public Works (via e-mail)
Neal Fisher, PE, Hankin Group (via e-mail)
Joseph Russella, PE, D.L. Howell (via e-mail)
Kristin Camp, Esq., Buckley Brion (via e-mail)
Dean Kaiser, PE, PTOE, McMahan (via e-mail)



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

September 24, 2019

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

Re: Zoning Ordinance Amendment – Business Park Apartments, BP Business Park Zoning District
East Goshen Township – ZA-08-19-16045

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 initially received by this office on August 29, 2019, and a revised version of this amendment was received on September 10, 2019; this review addresses the revised version of the amendment received on September 10, 2019. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Add a definition for the term “Business Park Apartments” to Section 240-6.B;
 - B. Amend the Specific Intent Statement of the BP Business Park District in Section 240-21.A;
 - C. Add “Business Park Apartments in accordance with the standards in Section 240-29 and on a lot or lots that have frontage on an arterial road” to the list of uses permitted by conditional use in the BP Business Park District;
 - D. Add Section 240-22.Q, pertaining to signage for business park apartments and convenience commercial facilities in a Business Park Apartment development;
 - E. Amend Section 240-29, pertaining to design standards for all apartment developments, including Business Park Apartments in the BP Business Park District; and
 - F. Add Minimum Off-Street Parking Space Requirements for Business Park Apartments to Section 240-33.A. 1.3 parking spaces will be required for each one (1) bedroom dwelling unit, and 1.6 spaces will be required for each two (2) bedroom dwelling unit.
2. The zoning amendment submission from the Township included a sketch plan. This sketch plan, entitled “The Hicks Tract,” prepared by DL Howell, and dated August 12, 2019, depicts the construction of 170 apartment units in two three-story buildings, and 286 parking spaces, on an 8.1 acre site (UPI# 53-4-166 and 53-4-167) situated on the north side of Paoli Pike at its intersection with Meadow Drive, in accordance with the proposed ordinance standards. Our comments on this sketch plan begin on page 3 of this review letter.

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Re: Zoning Ordinance Amendment – Business Park Apartments, BP Business Park Zoning District
East Goshen Township – ZA-08-19-16045

RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment.

Area Evaluation, BP Business Park District:

3. Township Comprehensive Plan: The BP Business Park zoning district is situated on the north side of Paoli Pike, between Boot Road to the east and the East Goshen/West Goshen border to the west. The Future Land Use Plan (page 6-1) in the Township’s 2015 Comprehensive Plan indicates that the BP zoning district is located in the Business Park Industrial and Paoli Pike Corridor designations. We also note that the Township Comprehensive Plan (page 14-1) indicates that the list of Higher Land Use Intensity Areas that can be enhanced and/or improved and/or energized includes the Goshen Corporate Park, which is located within this zoning district. Additionally, the Comprehensive Plan (Goal 6 on page A-3-1 of the Appendix) states that the Township should provide for a diverse mix of residential, commercial and other land uses in a way that enhances the Township’s suburban character, builds community, and respects natural and historic resources.
4. Water and Sewer Service: According to County mapping records, this area of the Township is served by public water and public sewer facilities.

LANDSCAPES:

5. The Township’s BP Business Park district is generally located within the **Suburban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The easternmost area of the district is located in the **Suburban Landscape** designation, and the portion of the district along the East Branch of the Chester Creek is also located in a **Natural Landscape Overlay** designation.

The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. As an overlay of all other landscapes, the county’s **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. Multifamily residential development is an appropriate use in the **Suburban Center** and **Suburban Landscapes**.

COMMENTS – ZONING ORDINANCE AMENDMENT:

6. We suggest that the Township consider only allowing Business Park Apartments as a bonus in the BP Business Park District if the following elements are provided: trail improvements, preservation of historic resources, underground parking, and the inclusion of affordable housing units. “Live” Objectives A and B of *Landscapes3*, the 2018 County Comprehensive Plan, support the provision of diverse and affordable housing to meet the needs of all residents. Additional information on this issue is available online at:
<http://www.chescoplanning.org/Landscapes3/3d2-LiveRec.cfm>.

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Re: Zoning Ordinance Amendment – Business Park Apartments, BP Business Park Zoning District
East Goshen Township – ZA-08-19-16045

7. The Township may want its Solicitor to review Section 240-29.C.(8) of the proposed ordinance, which states that no dwelling unit within an apartment development shall contain more than two bedrooms. If it does not do so already, the Township may want to allow three bedroom apartments in some locations to accommodate families.
8. For clarity purposes, we suggest that Section 240-20.C.(5) be revised to provide two separate columns for the setback standards (one column for Business Park Apartments, and a second column for apartments permitted elsewhere in the Township). This section is difficult to interpret as currently formatted.
9. Proposed Section 240-33.B.7 provides the minimum off-street parking space requirements for one (1) and two (2) bedroom units for Business Park Apartments. For clarity purposes, the Township should also identify the minimum off-street parking space requirement for any efficiency or studio apartments proposed as part of a Business Park Apartment development.
10. The Township should examine the adequacy of the existing landscaping/buffer provisions in its zoning ordinance. No additional landscaping/buffer standards are provided as part of the current zoning amendment. There is a farm to the west of the site, so buffering should be provided on the more intensely proposed site.
11. We recommend that the proposed standards require building elevations to be submitted as part of the conditional use application.
12. We suggest that the Township consider limiting the number of apartment units to be permitted in Goshen Corporate Park. This is because this is the only commercial business park area in the Township, while there are many residentially zoned areas in the Township.

COMMENTS – SKETCH PLAN:

We offer the following comments, primarily focused on design-related issues and concerns, to assist the applicant and the Township in its review of the sketch plan prior to an official submission.

13. Sketch Plan Summary:

Location:	the north side of Paoli Pike at its intersection with Meadow Drive
Site Acreage:	8.1
Proposed Land Use:	170 apartment units
Municipal Land Use Plan Designation:	Business Park Industrial
UPI#:	53-4-166, 53-4-167

14. Description: The applicant proposes the construction of 170 apartment units in two three-story buildings. A total of 286 parking spaces will be provided, including 175 parking spaces in a below ground parking garage underneath the western building. Vehicular access will be provided from two driveway entrances onto Enterprise Drive, and also from Paoli Pike at its intersection with Meadow Drive. The August 20, 2019 Township Board of Supervisors meeting minutes indicate that the applicant proposes that about ten percent (10%) of the units will be reserved for short-term rentals to serve the businesses in the Goshen Corporate Park.

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Re: Zoning Ordinance Amendment – Business Park Apartments, BP Business Park Zoning District
East Goshen Township – ZA-08-19-16045

15. ***Landscapes***: The project site is located within the **Suburban Center Landscape** and **Natural Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. While multifamily residential development is an appropriate use in the **Suburban Center Landscape**, careful consideration of any future development activity on this site is required due to historic preservation issues and environmental constraints (particularly the 100-year floodplain).

16. While 2014 aerial photography indicates that there are several existing buildings/structures on UPI# 53-4-167, the sketch plan indicates that only an existing dwelling will remain. The Historic Resources Map in the Township's 2015 Comprehensive Plan identifies that UPI# #53-4-167 contains a Class 2 Historic Resource. It is our understanding that the existing dwelling to remain is an historic structure, and that this historic structure will be retained and renovated for a possible restaurant space.

Any rehabilitation and change including additions to the farm house should be compatible with its historic and architectural character and should be reviewed by the Township Historical Commission. The barn should also be preserved and reused as part of the development. Reusing both of these structures will make the development more unique and locally oriented. The Township should reserve taking action on an official plan submission for this site until the proposal has been reviewed by the Township's Historical Commission.

We suggest that the applicant and Township investigate the feasibility of a revised site plan which preserves the viewshed from Paoli Pike for the existing dwelling. The existing mature trees on this site should be retained as part of this buffering. "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at:
www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.

17. We acknowledge, and endorse, that sidewalks will be provided within the development, which extend to Enterprise Drive and to the proposed 10 foot wide trail along the north side of Paoli Pike. Sidewalks are an essential design element in the **Suburban Center Landscape**. We recommend that a crosswalk area be provided on Enterprise Drive in order to provide direct pedestrian access to the existing walkway on the north side of Enterprise Drive. Additionally, the applicant and Township should consider providing direct access (sidewalk and crosswalk areas) to the existing dwelling from Enterprise Drive and the western apartment building. The sketch plan indicates that pedestrian access will only be provided on the south side of the existing dwelling.

18. The August 7, 2019 Traffic Evaluation, prepared by Traffic Planning and Design, Inc., indicates that the proposed access and roadway configurations on Paoli Pike (State Route 2014) will need to be further evaluated through the Highway Occupancy Permit (HOP) process, including sight distance evaluation, consideration for traffic signalization, etc. Additionally, the August 20, 2019 Township Board of Supervisors meeting minutes indicate that the applicant has 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. We recommend that the applicant and Township, in consultation with PennDOT, determine if any additional right-of-way is required for Paoli Pike, in order to accommodate the transportation improvements that will be required for this project. Consideration should be provided for eliminating the driveway entrance on Paoli Pike, to minimize potential traffic impacts on Paoli Pike.

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Re: Zoning Ordinance Amendment – Business Park Apartments, BP Business Park Zoning District
East Goshen Township – ZA-08-19-16045

The County Planning Commission's Multimodal Circulation Handbook (2016 Update) classifies Paoli Pike as a minor arterial road. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads in suburban areas to accommodate future road and infrastructure improvements. The Circulation Handbook is available online at:
www.chescoplanning.org/resources/PubsTransportation.cfm.

19. The applicant and Township should consider providing dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at:
www.chesco.org/documentcenter/view/27029.
20. The site contains land within the 100 year floodplain, and the proposed western building is in very close proximity to the floodplain limit shown on the sketch plan. We note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems. The applicant should contact both of these agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan. Additionally, utilities should be provided above the base flood elevation.
21. County mapping records indicate the site contains areas of hydric (wet) soils (CaB Califon, and Ha Hatboro) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. If construction occurs on this site, on-site alterations to existing drainage patterns should be carefully inspected by the Township Engineer to insure that off-site drainage conditions are not negatively affected.
22. 2014 aerial photography indicates that a portion of the site contains mature trees. We suggest that the applicant and Township preserve as many of these trees as possible, along with using proper methods to protect them during construction.

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,



Paul Farkas
Senior Review Planner

cc: 1351 Paoli Pike Associates, c/o Hankin Group

Rick Smith

From: Tom Comitta <[REDACTED]>
Sent: Thursday, October 10, 2019 9:56 AM
To: Rick Smith
Cc: Mark Gordon; Erin Gross
Subject: FW: EGT - Business Park Ordinance (Final Version)

Hello Rick,

We have reviewed the version of the BP – Business Park Ordinance Amendments that you sent to us on Tuesday.

We are happy to see that one of the most important comments that we previously made has been incorporated into the Text Amendment (in Section 2., 240-21.A.) whereby the Specific Intent paragraph now explains the rationale for the inclusion of the Business Park Apartments.

In addition, we are happy to see, in the second “Whereas” clause, the reference to the Comprehensive Plan. We believe that the proposed Amendment is especially consistent with the “Land Use Plan” on page 6-1 of the Comprehensive Plan, as well as the “Housing Plan” on page 5-1 of the Comprehensive Plan.

Therefore, we recommend that the proposed Amendment be favorably considered by the East Goshen Township Board of Supervisors.

Tom

Thomas J. Comitta, AICP, CNU-A, RLA
President

THOMAS COMMITTA ASSOCIATES, INC.

Town Planners & Landscape Architects
18 W. Chestnut Street
West Chester, PA 19380
p. 610-696-3896 ext. 4 / f. 610-430-3804

www.comitta.com
tom@comitta.com

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

October 10, 2019

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

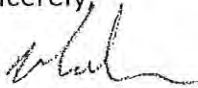
Re: BP Apartments Ordinance

Dear Board Members:

At their meeting on October 2, 2019 the Planning Commission voted unanimously in favor of the following motion:

"Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors present the Business Park Apartments Draft Zoning Ordinance to the public, receive feedback and provide the Planning Commission with clear direction on how to proceed."

Sincerely,



Mark A. Gordon
Township Zoning Officer

Rick Smith

From: Karen Spofford [redacted]
Sent: Tuesday, June 04, 2019 2:50 PM
To: mlynch@eastgoshen.org; dshuey@eastgoshen.org; mshane@eastgoshen.org; rsmith@eastgoshen.org; mgordon@eastgoshen.org; jemanuel@eastgoshen.org; cbattavio@eastgoshen.org
Cc: EdSpofford@gmail.com
Subject: Planning Commission & King Road Meetings

Dear Board of Supervisors,

Due to prior commitments my husband and I are not able to attend the Zoning or King Road Intersection meetings on Wednesday evening. Please consider our input:

- **Planning Commission request by Hankin for a zoning variance:** As demonstrated by the East Goshen community members just a few months back we are not in favor of providing zoning variances that will allow multi-family, high density dwellings. These requests and submitted drawings are not in keeping with the current feel and density of East Goshen. Please consider as obligated and then reject Hankin's request for a variance.
- **King Road & 352 Intersection zoning variance:** Please go back to the drawing board and creatively come up with another solution to the traffic issues at the above mentioned intersection. New Jersey is doing away with their traffic circles why is East Goshen then considering one as a viable option? PA drivers are not familiar with traffic circles and the change at such a busy intersection will not lead to positive traffic flow improvements.

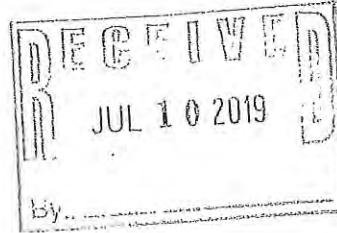
Warmest regards,

Karen & Ed Spofford
East Goshen residents and homeowners for 27 years

Karen Spofford
[redacted]
[redacted]
[redacted]

July 3, 2019

East Goshen Township
Rick Smith, Township Manager
1580 Paoli Pike
West Chester, PA 19380-6199



RE: East Goshen Business Park
Proposed Multifamily Development Proposal

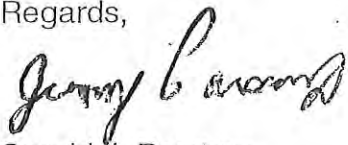
Dear Mr. Smith,

We recently met with Bob Hankin and Neal Fisher to learn that East Goshen Township is considering allowing Hankin Group to build multifamily apartments at 1531 Paoli Pike in East Goshen Business Park. CTDI is writing this letter to give our support to the proposal.

The development of first-rate multifamily apartments, including fully furnished corporate rentals, in the office park near our headquarters will possibly help us meet our employees' needs for short and long term housing.

Thank you for giving Hankin's proposal your full consideration. We think the addition of multifamily apartments in the Goshen Corporate Park is a positive step to ensure the business park's success.

Regards,



Gerald J. Parsons
Chairman & CEO

Rick Smith

From: Janet Emanuel <jemanuel@eastgoshen.org>
Sent: Monday, July 15, 2019 1:41 PM
To: Blake Newman
Cc: Rick Smith; Jon Altshul; Marty Shane; mlynch@eastgoshen.org; Carmen Battavio; David Shuey
Subject: Re: Paoli Pike Hankin Apartments

Dear Mr. Newman,

Thank you for your thoughtful comments. The sketch plan that was presented to the Planning Commission is just the beginning of the discussion. There are many issues involved including traffic, density, lot coverage, setbacks, building height and change of use. As the Supervisors start our review of these and other issues, we will definitely consider public input.

I appreciate your interest and participation in the process.

Janet Emanuel

On Jul 15, 2019, at 11:22 AM, Blake Newman <[REDACTED]> wrote:

Dear Mrs Emanuel,

I recently learned an apartment complex us being proposed on Paoli Pike near the intersection of Meadow drive. I am reaching out to you to request that you do the right thing and listen to your constituents, the residents of East Goshen Township, when making your decision.

I personally do not believe development of this type will have a positive impact on the township and ask that you do everything you can to stop this development. Short term residents will not have the stewardship mentality that makes this community a great place to live.

Lets keep the Township just the way it is. Exclusivity adds value.

Thank you,

Blake Newman
908 Warrior Rd
[REDACTED]

Get [Outlook for Android](#)

Rick Smith

From: Rick Smith
Sent: Monday, August 05, 2019 7:50 AM
To: 'karenjsantoro@eastgoshen.org'
Subject: RE: Pipeline Updates - 7/31/19

Thank you for your e-mail. I will provide a copy to the Board.

Rick Smith
East Goshen Township Manager
610-692-7171

From: Susan D'Amore
Sent: Thursday, August 01, 2019 3:21 PM
To: Rick Smith
Subject: FW: Pipeline Updates - 7/31/19

Hi Rick,

FYI –
This was in response to the CC that went out.

Susan D'Amore

From: Karen Santoro [mailto:karenjsantoro@eastgoshen.org]
Sent: Thursday, August 01, 2019 3:13 PM
To: info@eastgoshen.org
Subject: Re: Pipeline Updates - 7/31/19

And why wouldn't you just say no? Why waste time. Who in their right mind would be in favor of this?

-----Original Message-----
From: East Goshen Township <info@eastgoshen.org>
To: karenjsantoro <[mailto:karenjsantoro@eastgoshen.org]>
Sent: Wed, Jul 31, 2019 5:00 pm
Subject: Pipeline Updates - 7/31/19



Rick Smith

From: Renee O'Leary <[REDACTED]>
Sent: Monday, August 05, 2019 11:17 PM
To: jemanuel@eastgoshen.org; Brad.Giresi.EGT@gmail.com; Rick Smith
Subject: NO APARTMENT COMPLEX!

We DO NOT want a 175 unit four story complex with parking garage on Paoli Pike near the Goshen Executive Center! Traffic is already horrific in that area and the schools overburdened. We don't want the small town flavor of East Goshen changed by these high density apartments with an Urban feel!

Renée O'Leary
901 Monte Vista Drive
[REDACTED]

Rick Smith

From: Janet Emanuel <jemanuel@eastgoshen.org>
Sent: Tuesday, August 06, 2019 12:55 PM
To: K.C.
Cc: [REDACTED], Rick Smith
Subject: Re: NO!!!! 175 unit Apartment building on Paoli Pike

Dear Ms. Connor,

Thank you so much for your comments. The Hankin Group will be making a presentation of their proposed plan for apartments at the [August 20, 2019](#) Supervisors' meeting. I hope you can attend...both to hear what they propose and to have an opportunity to offer your insights.

Janet Emanuel

On Aug 6, 2019, at 10:00 AM, K.C. [REDACTED] wrote:

Dear Local Officials of East Goshen Township,

My family and I DO NOT want a 175 unit four story complex with parking garage built on Paoli Pike. This will create a not only increased traffic on that road, but will erode the family-oriented, child-centered community that currently exists in East Goshen. Please consider this plea.

--

Karen Connor

Rick Smith

From: [REDACTED]
Sent: Tuesday, August 06, 2019 3:06 PM
To: Rick Smith
Subject: Apartment building

No more overcrowding in East Goshen!....ResidentJohn O'Hara

Rick Smith

From: [REDACTED]
Sent: Tuesday, August 06, 2019 12:58 PM
To: Rick Smith
Subject: Hankin Group proposed apartment building complex

Rick

I believe the proposed building of the apartment complex on Paoli Pike is bad for our community! The added congestion and burden on our schools is not needed! Think long term and keep our community a pleasant and desirable place to live and raise our children!

Do the right thing and nix this purposed apartment complex construction! I would be very interested in your thoughts!

Fran McNamee Sr.
Managing Partner

End Market Concepts Inc.

Phone: [REDACTED]
[REDACTED]

Rick Smith

From: Jean Abraham <[REDACTED]>
Sent: Tuesday, August 06, 2019 4:09 PM
To: [REDACTED]; jemanuel@eastgoshen.org; Rick Smith
Subject: Hankin group plan

To Whom It May Concern,

As East Goshen residents for almost 15 years, my husband and I are appalled at the massive amount of apartment and townhomes in the works in our already flooded school district and neighborhood. We learned of plans for a 175 unit apartment building to erect at Paoli Pike near the Goshen Executive Center. Please stop this. Our roads are becoming a nightmare to commute on no matter what the time of day, our children's school is already at max capacity (the new school in the process of being built will not be able to accommodate the projected mass amount of students expected) and redistrict every few years due to this situation. This combined with the Mariner pipeline project, and the anticipation of additional pipeline projects after that one are going to destroy way of life as your current residents know it. Is this what you want? For the almighty dollar? We respectfully say NO to you plan.

Thank you for your time,

Jean and Henry Abraham

Rick Smith

From: Patrick Guinan [redacted]
Sent: Tuesday, August 06, 2019 4:30 PM
To: Rick Smith
Subject: opposed to new development on Paoli Pike

We live in Marydell and are opposed to the proposed Hankin development on Paoli Pike. Too much traffic already. that's why we moved out of our previous residence.

Please oppose this.

Thanks

Michelle Guinan
1523 Wyndham Lane

Rick Smith

From: Renee Gentile [redacted]
Sent: Tuesday, August 06, 2019 3:02 PM
To: jemanuel@eastgoshen.org; [redacted]; Rick Smith
Subject: Just say NO to more apartment buildings!

Please STOP approving MORE unneeded, ugly, apartment complexes in Chester County - this is getting ridiculous. Who in the community, other than those making money, want these??? we, the community, do not want MORE traffic - its already bad enough! I live off Paoli Pike and its already hard enough to pull out into traffic. If people can't afford to buy a home, let them find an existing apartment or move to Delco. Chester County used to be such a beautiful place to live - and we are RUINING it with all of these apartment complexes. At some point, we're going to look back at decisions made now that CANNOT BE TAKEN BACK. Once the land is ruined - you cannot take it back.

please don't let Hankin ruin 1351 Paoli Pike - you can't take it back once its gone!

thank you,
Renee Gentile

Rick Smith

From: Erin Gallagher [REDACTED]
Sent: Tuesday, August 06, 2019 10:11 PM
To: jemanuel@eastgoshen.org; cbattavio@eastgoshen.org; mlynch@eastgoshen.org; mshane@eastgoshen.org; David Shuey
Cc: [REDACTED]; Rick Smith
Subject: Feedback on Hankin Proposal

Dear Board of Supervisors and Planning Commission,

It seems just like yesterday residents developed a petition and voiced their strong opinions for “Preserving the Past, Serving the Present, Protecting the Future” and not allowing zoning changes to change the landscape of East Goshen with multi family dwellings, congestion and the extensive drain on township resources (school, infrastructure and environment).

I strongly oppose any new apartment complex along the Paoli Pike Corridor as depicted in the Hankin proposal. It is fine if you want to listen to these proposals but perhaps it should be known to all potential buyer and builders that East Goshen cannot and will not be bought to alter the set zoning within our township. Residents do not have the time and the township does not have the money to continue to review potential changes to our zoning ordinances every few months.

Residents have stated through the Lewis property experience that we are happy with the current zoning which is to protect residents from over development, congestion and destruction of the country side landscape of EG.

The Hankin group should be informed that EG currently has a diverse make up of single homes, multi family, apartments throughout the township. EG needs to review its motto of *Preserving the Past* an apartment complex does not yield itself to keeping the EG township rural and countryish with a modern complex with practically no setback from Paoli Pike.

If we are to *Protect for our Future* then EG township officials need to take a look at their goals and how we can preserve and maintain open space. A rooftop garden doesn't replace the existing landscape and environmental establishments. Plus once again asking for additional floor to reap the profits out of our community.

Now is the opportunity for you to decide if you will *Serve the Present* and represent your constituents views of maintaining EG's current zoning ordinances and not allow additional apartment complexes to built. I believe we all have see enough development in our neighboring townships and can see the unfortunate consequences of excessive traffic, overcrowded schools and the environmental impacts of flooding due to lack of trees and more concrete versus greenery. Please stand up represent this great township.

I know you will say traffic can't be utilized as an argument however I invite you to take a ride on Paoli Pike during the hours of 7-8am and see how how backed up traffic can be. There are times it can be backed up from Ellis to way past Meadow Drive. There is no room to widen this road so by adding apartments will significantly weigh on the already stretched road infrastructures. Also remember there will be more traffic once redistricting occurs in next couple of years.

Also what is the vacancy rate of the New Kent Apartments are these rentals at capacity?? I thought Hankin had been disappointed with the Mariner East Pipeline deterring rentals therefore why do we need more

apartments?

Please take a look at what your residents want and what does EG need as a community? Please seriously consider what this type of change could do- this will make the Paoli Corridor look Just like West Chester Pike only causing a horrible bottleneck, resource drains And destruction of our beautiful township. There are plenty of apartments popping up in Exton and other neighboring townships that people select.

Perhaps EG should begin to consider what Kenneth Township recently approved Resolution No. 2019-20 to further preserve open space. If we do not become proactive and creative with ways to preserve the Open Space it will be too late and we will be left with nothing but over populated density, pollution and congestion. If you would like further information regarding their proposal please let me know as it may not work completely for East Goshen but perhaps a building block to incorporate the trail and other ways to preserve potential areas to keep the character and historical significance of EG.

Thank you for your time regarding this very important matter to East Goshen.

Sincerely,
Erin Gallagher

Sent from my iPhone

Rick Smith

From: Christopher Lewis <[REDACTED]>
Sent: Wednesday, August 07, 2019 2:56 PM
To: jemanuel@eastgoshen.org; [REDACTED], Rick Smith
Subject: Hankin Group Project

Hello Ms. Emanuel, Mr. Giresi, and Mr. Smith:

I am writing to state that I am wholeheartedly against the proposed apartment complex being considered on Paoli Pike.

My wife and I came to East Goshen in 1999 from Delaware County and have loved it. A major reason for our moving here was due to the "greenness" of the Township. We love the lack of congestion and beautiful green space.

In the past, there have been instances where I felt secure that it would stay this way. For example, the removal of the flagpoles on the corner of Paoli Pike and 352 because it was deemed an eyesore and the fact that the Dunkin Donuts was only allowed if stringent criteria were met as to not alter the community. We always knew that the Board of Commissioners knew what we had here and would not allow it to be degraded.

Therefore, when we heard of the plan for many apartments in our Township, we were dismayed. The other examples that I mentioned were trivial compared to this. The added people, cars, and students to our schools will make our beautiful township very much like the communities we left.

I state this again because I know that project like this increase in dense housing alter the landscape forever. Once this happens, there is no going back. We have seen it and left it. You have in your hands the ability to keep a great place great.

Thank you,
Chris Lewis

[REDACTED]

Rick Smith

From: Gary Morgan <[REDACTED]>
Sent: Wednesday, August 07, 2019 9:14 PM
To: Rick Smith
Subject: Apartment Complex

Dear Mr. Smith,

I strongly oppose the proposed Hankin apartment complex on Paoli Pike. East Goshen is a special community and further development will only hinder the special feel that we all enjoy. I would encourage you to stand against this invasion of over development!

Thank you for taking the time to hear my opinion.

Sincerely,

Gary Morgan
1505 Von Steuben Dr.
East Goshen/Wentworth subdivision

Rick Smith

From: Mark Gordon
Sent: Thursday, August 15, 2019 10:10 AM
To: Jim Douglass
Cc: Matt Wilson; Rick Smith; Janet Emanuel (jemanuel@eastgoshen.org)
Subject: RE: Hankin Apt complex.

Mr. Douglas,

Thank you for your email. The Township notifies all properties within 1000' of the proposed development. Previous public notices about this matter have been posted on the website and sent out via Constant Contact. If this proposal moves forward notifications will be advertised in the Daily Local News. At this time, this is a conceptual proposal for the Township to hear and consider if it warrants further formal consideration.

Here's a link the documents that have been supplied to the Township for the Board meeting on Tuesday Aug. 20th at 7 PM.

<https://eastgoshen.org/about-us/planning-documents/the-hankin-group-1351-paoli-pike/>

This is a conceptual design at this point, no detailed studies have been done, the Board of Supervisors must first approve a zoning amendment to allow this type of development in the BP District.

Detailed studies needed will be performed by the applicant when and if this project begins the Subdivision and Land Development approval process.

Please give me a call if you have other specific questions.

The Board of supervisors will discuss this matter again next Tuesday evening (8/20 @ 7 PM), the applicant will present the latest revisions to their conceptual plan and a draft zoning ordinance amendment .

-Mark

Mark A. Gordon, CFM

Director of Code Enforcement / Zoning Officer

East Goshen Township

1580 Paoli Pike

West Chester, PA 19380

O: 610-692-7171

F: 610-692-8950

mgordon@eastgoshen.org

www.eastgoshen.org

From: Jim Douglass [mailto:jdouglass@eastgoshen.org]
Sent: Wednesday, August 14, 2019 6:14 PM
To: Mark Gordon <mgordon@eastgoshen.org>
Cc: Matt Wilson <matt.wilson@eastgoshen.org>
Subject: Hankin Apt complex.

Mark,

I am curious to know Why I haven't received any correspondences about this proposed building? I suppose that I reside just outside the 1000' perimeter. But I feel I still should have gotten something.

Regardless, I am reaching out to you concerning potential impact on the flood plain upstream. As you are most likely aware, the park in our back yard floods with a whole lot more regularity since the construction of the Comcast building on Wilson and Boot Rds, and all of the mess that the pipeline has affected. My greatest fear

would be another reason for the flooding to get worse should something downstream from us potentially back up the creek more than it already does.

As of now my house, and my immediate neighbor who I cc'd on this, have been fine once the flooding crests over Linden Lane. Our dwellings are out of the plain, but parts of our property are in it. My fear is there is whole lot of "wetland" type of land on the other side (the south/east side of Linden) that will now be clogged up once this building is placed there. If the water from the already flooding area has no place to go, then I fear that our houses will become affected, and if this changes the plain where our houses will fall into it, We will then have to incur a flood insurance at a very large fee of over \$2000.00 per year. If this happens will We have any recourse to get this paid for? I highly doubt it.

So I am asking for a couple of things from you. As you have noticed I am not even bringing up the traffic issues. I figured you have enough of that already occurring. Has there been a flood plain study? If so, will it change the plains upstream, and can I please see it? If not, I really feel that this needs to be done.

I have attached a video from the July 11th storm. (I have at least 2 or 3 more from other dates) As you will see, it had already crested Linden, and the water was as high as it will get because the water has a place to go. I hope that this video will help you see that a study needs to be done.

I look forward to hearing from you before the meeting next week. I do plan on attending the meeting. I hopefully will have some answers from you before this, but I do plan to bring up this point. at the meeting.

Thank you very much,

Jim Douglass
1405 Grand Oak Lane
6

Rick Smith

From: Lynn Thompson
Sent: Tuesday, August 20, 2019 3:14 PM
To: Rick Smith; jemanuel@eastgoshen.org; pcchair@eastgoshen.org; mshane@eastgoshen.org; cbattavio@eastgoshen.org; mlynch@eastgoshen.org; David Shuey
Subject: Opposed to Hankin proposal

Good afternoon,

As an East Goshen Township resident, I am adamantly opposed to The Hankin Group apartment proposal. I hope that the Board of Supervisors stands by their fellow residents/constituents and does not allow this request to move forward.

Preserving the past, serving the present, protecting the future!

Sincerely,

Lynn Thompson

Rick Smith

From: Janet Emanuel <jemanuel@eastgoshen.org>
Sent: Thursday, August 22, 2019 9:20 PM
To: Brian Lake
Cc: Rick Smith; Jon Altshul; Marty Shane; mlynch@eastgoshen.org; Carmen Battavio; David Shuey; [REDACTED]
Subject: Re: NO to Hankin apartments

Dear Mr. Lake,

Thank you so much for your comments. The Hankin Group made a presentation of their proposed plan for apartments at Tuesday's Supervisors' meeting. The Board heard from the developer and also quite a few concerned citizens. No decision was made. The Township and County Planning Commissions and the Township solicitor are currently reviewing the proposal. I expect it will again be on the Supervisors' agenda in early October at which point we will consider everyone's comments.

Janet Emanuel

> On Aug 22, 2019, at 1:45 PM, Brian Lake [REDACTED] wrote:

>

> Please do not let the apartment complex go up on Paoli Pike, it already is a congested area and adding 150+ units would be a nightmare and an eyesore. We have lived here for 19 years and love East Goshen for its beauty, it's openness and its neighborhoods. Don't ruin our wonderful township.

>

>

> Brian Lake

Rick Smith

From: Kevin Snyder [REDACTED]
Sent: Monday, August 26, 2019 12:30 PM
To: jemanuel@eastgoshen.org; brad.giresi.egt@gmail.com; Rick Smith
Subject: Hankin Apartment Project

Hi,

I'm a resident of East Goshen Township and attended the meeting on August 20th. I wanted to add my voice to the many residents opposed to this project. I moved my family here a little more than 20 years ago and the changes that growth has brought about are evident everywhere. I understand that growth isn't all bad, but let's not turn East Goshen into another Exton.

My daughter recently went apartment hunting and looked at many apartments from Newtown Square to Downingtown and the area in and around East Goshen. She settled into an apartment in New Kent, within walking distance of the Township building, and I can tell you that there is no shortage of apartments in this area. East Goshen doesn't need more apartments.

Traffic is another obvious issue. There is a proposal under consideration to build a round-a-bout at 352 and King Rd. to handle the increased traffic flow. Apparently, a study indicates that more traditional solutions like adjusting the cycles of the traffic lights will not solve the problem. If I understood what I read, it will mean taking the 4 properties surrounding the intersection including the beautiful old stone house on the SW corner. Not sure if that is an historic property, but whether or not it is doesn't change the point. We need to slow down or stop the growth.

Lastly, I've spoken to a number of friends and neighbors who didn't attend the meeting and nobody is in favor of this proposal. If you put it to a vote, it would fail overwhelmingly. So, I think the meeting on the 20th was fairly representative of the larger community.

Please work to keep East Goshen "quaint". Not sure we can use that word anymore but, if we continue to allow this kind of growth, it definitely won't describe this area.

Thanks for your consideration

Kevin Snyder
Clocktower Woods
[REDACTED]

Rick Smith

From: [REDACTED]
Sent: Monday, August 26, 2019 10:50 AM
To: Rick Smith
Subject: Hankin Group

I am writing to you to emphatically express my disagreement for this development!

You simply must respond positively to the desires of the people of this community!

We are watching!

Sent from my iPad



September 12, 2019

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

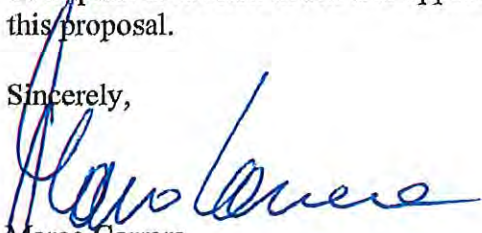
RE: Hankin Group - Goshen Business Park Proposal

Dear Mr. Smith,

I recently met with Mr. Hankin to discuss the proposed plans for the multi-family apartments in the Goshen Business Park. We are excited to have this housing development as one of the parks' businesses. Having the option of furnished corporate rentals for short and long-term housing and a restaurant in such close proximity to our office will be of great benefit to our company.

Tecniplast is excited about this opportunity and we hope the township will consider supporting this proposal.

Sincerely,



Marco Carrara
President & CEO

HOUSING : WASHING : SERVICE : EDUCATION

September 18, 2019

East Goshen Township
Rick Smith, Township Manager
1580 Paoli Pike
West Chester, PA 19380-6199

RE East Goshen Business Park
Proposed Multifamily Development Proposal

Dear Mr. Smith:

I have been aware that East Goshen Township is considering allowing Hankin Group to build multifamily apartments at 1531 Paoli Pike in East Goshen Business Park and write, as a business owner/investor in East Goshen, to offer my support for the proposal.

My experience in Chester County extends multiple decades and, to my knowledge, the Hankin Group has always been regarded as a quality builder, good neighbor, and major contributor to our county's prosperity. Development is a necessary part of growth and most will agree that if/when it does occur, a quality builder with strong ties to our county is always the preference.

Thank you for giving Hankin's proposal your full consideration and oversight. I think the addition of multifamily apartments in the office park, relative to other options, is a positive step to ensure the business park's success and believe it will be well received and beneficial to the business community that will benefit from its construction.

Thank you.



Rich Shermer – Restart Partners, LLC
Building 100 – Goshen Executive Condominium Association



WSFS Bank Center
500 Delaware Avenue
Wilmington, Delaware 19801
wsfsbank.com

September 19, 2019

East Goshen Township
Rick Smith, Township Manager
1580 Paoli Pike
West Chester, PA 19380-6199

RE East Goshen Business Park
Proposed Multifamily Development Proposal

Dear Mr. Smith:

We recently were excited to learn that East Goshen Township is considering allowing Hankin Group to build multifamily apartments at 1531 Paoli Pike in East Goshen Business Park and write to offer WSFS Bank's support for the proposal.

The development of first-rate multifamily apartments, including fully furnished corporate rentals, in the office park near our headquarters will help us meet our employees' needs for short- and long-term housing.

Thank you for giving Hankins's proposal your full consideration. We think the addition of multifamily apartments in the office park is a positive and necessary step to ensure the business park's success.

Thank you.

Sean Finnegan
Senior Vice President





Dear East Goshen Supervisors,

As a resident of East Goshen, I am very concerned that Hankin has purchased the Hick's property, and the proposal they have discussed to put up an apartment like complex, create a restaurant in the original home, and have a new light put in at Paoli Pike.

Hankin does not live in the Meadow Development, and they feel they can come in and ask for zoning changes and many other requests to construct a three-story apartment complex and restaurant on the Hick's property. The builder never takes into consideration how the community will be affected.

They say they will give us a light at Paoli Pike. We have not asked for a light but, to just synchronize the lights between Ellis and Reservoir to make it easier to get out of the Meadow Development.

I have constantly written Penn Dot about our development to get the lights synchronized. They say the traffic does not warrant it nor has there been a tragedy such as: a loss of life to make the change possible.

The three-story apartment is going to hurt our property values. Hankin was asked by my husband, Dean, if they planned on reimbursing the homeowners in the Meadows. Their lawyer looked stunned and did not know how to react. We will need to be reimbursed if this project goes through as it stands now.

We are tax paying residents in the Meadow's development, and we live in a quiet neighborhood. We do not want more traffic nor to be recognized by the residents that would live in the complex. The zoning laws should not be changed just to suit Hankin or to get more taxes, from the business that would come along with this idea, or more taxes from the children that would have to attend the West Chester Area School district.

I was also disturbed that one of the Planning Commission members are friendly with Hankin and listened to the first outline of these ideas, seeing nothing wrong with the idea until we said why don't you let Hankin build across from your development. The individual finally recused themselves from the process without any tough questions asked of Hankin.

Then, it was then passed to the Board of Supervisors. Two supervisors will be stepping down in January, as this process is argued/discussed out. These two Supervisors should not be part of the decision towards Hankin. They would not have a skin in the game- so to speak. We should wait until the two new supervisors are seated in January.

We need you to think this through, would this project be good for your development? I am not so sure any of you would like it across from where you live.

With the property values changing and the traffic increasing, this would not be a win win for the residents of The Meadow's or those who drive through our township on a daily trips to work.

A petition has been circulating throughout East Goshen Township to stop Hankin and the changes they propose. We are well over 300+ signatures. By the time you have another meeting, there will be more residents against this idea.

The residents need to be told what is happening and be a part of the development to benefit all.

I know Hankin was asked to not have an entrance on Paoli Pike and they said no.....that is not what should happen. You, as a Supervisor, were elected too defend and protect our rights and rules of our township and the zoning laws. To make the best possible decision with the resident's input. Do not pass this on to the next committee but, help your taxpaying voting residents, throughout this difficult issue.

I have written three separate letters about this issue without one response from the board or the chair. I am truly frustrated with the handling of this topic and what is happening. If needed, we will be forced to seek clarification on the Board's authority and ask for judicial intervention.

As tax paying residents of the Meadows, at least 14 to 21 days before the next meeting, we have a right to see all memos, drawings, proposals and emails, as well as, any/all information pertaining to this project. There should be no surprises at the next meeting.

Regards,

H Dean and Ann Marie Moore

H Dean & Ann Marie Moore
618 Meadow Drive



CHESTER COUNTY CHAMBER
of Business & Industry
- Chamber of Influence -

East Goshen Township
Rick Smith, Township Manager
1580 Paoli Pike
West Chester, PA 19380-6199



RE **East Goshen Business Park**
Proposed Multifamily Development Proposal

Dear Mr. Smith:

I write to you in support of allowing *Hankin Group* to build multifamily apartments at 1531 Paoli Pike in the East Goshen Business Park.

Our Chamber supports this project for these reasons:

- The *Hankin Group* is led by a family and team that have built positive, meaningful developments across our County. We know them and can trust them;
- The *Hankin Group* employees live in our region and are actively involved in our community and civic associations, like our Chamber; and,
- This proposed development addresses the needs of helping employees and would-be employees live and work in our County. This can become an important recruitment and retention tool for the companies in and around the Business Park. This helps everyone.

This project will help our economy and is being proposed by a locally-owned company that we know and trust. The development of first-rate multi-family apartments—including fully furnished corporate rentals—will help meet current and future employees' needs housing.

Thank you for giving Hankin's proposal your full consideration.

Sincerely yours,

/s/

Guy Ciarrocchi
President & CEO

cc: Hon. Marty Shane, Chairman



Manufacturing Technology At Work!

October 3, 2019

East Goshen Township
Rick Smith, Township Manager
1580 Paoli Pike
West Chester, PA 19380-6199

RE East Goshen Business Park
Proposed Multifamily Development Proposal

Dear Mr. Smith:

We are excited to learn that East Goshen Township is considering allowing Hankin Group to build multifamily apartments at 1531 Paoli Pike in East Goshen Business Park and write to offer Altus Spine's support for the proposal.

The development of first-rate multifamily apartments, including fully furnished corporate rentals, in the office park near our headquarters will help us meet our employees' needs for short- and long-term housing.

Thank you for giving Hankin's proposal your full consideration. We think the addition of multifamily apartments in the office park is a positive and necessary step to ensure the business park's success.

Thank you,

A handwritten signature in blue ink, appearing to read 'Michael Fitzgerald', with a long horizontal stroke extending to the right.

Michael Fitzgerald
President and CEO



1340 Enterprise Drive
West Chester, PA 19380
p: 610-356-6148
f: 610-356-4202





Memorandum

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

Date: 10/08/2019
To: Board of Supervisors
From: Mark Gordon, Township Zoning Officer *MLG*
Re: SWM O&M Agreement / 707 Peach Tree Dr.

Dear Board Members:

The Code Department has received a Storm Water Management Operation and Maintenance agreement from the Kerney's, owners of 707 Peach Tree Drive.

The owners are planning to build a new swimming pool 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 707 Peach Tree Drive.

Memorandum

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

Date: 10/11/2019
To: Board of Supervisors
From: Mark Gordon, Township Zoning Officer *mlg*
Re: Grinder Pump Agreement
Mr. Saunders Dixon / 204 Line Rd.

Board Members,

Therapeutic Horseback Riding Inc. has provided the Township with a plan to connect to the public sewer for a new single family home on Line Rd. The property will use a grinder pump to pump sanitary sewer to Thorncroft Dr. The Municipal Authority Engineer has reviewed the plan and his concerns have been addressed. The applicant has provided the Township with the required tap in fee, inspection fee, and the Grinder Pump Agreement.

STAFF COMMENTS

At this time staff has no objection to the Board authorizing the Chairman to sign the Grinder Pump Operation and Maintenance agreement for this connection to the public sewer.

DRAFT MOTION

Madame Chairman, I move that the Board of Supervisors authorize the Chairman to execute the Grinder Pump Operation and Maintenance agreement for 204 Line Rd.

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

October 4, 2019

To: Board of Supervisors

From: Mark Miller

Re: Floor Scrubbing Machine

We budgeted \$9,000 to purchase a floor cleaning machine for the Public Works Department. This is a replacement purchase; however, the old floor cleaner is so old that it was never included in the depreciation/equipment list, and this purchase needs to be treated as a "new" asset. I reached out to three vendors to get pricing on a 36" floor machine to clean the shop floors. Below is the pricing from the COSTARS vendors, net of a nominal amount of trade-in for the old machine.

Vendor	Cost, net of trade-in
Franklin Cleaning Equipment	\$11,895.00
Imperial Dade	\$12,779.40
Southeast Cleaning Company	No COSTARS pricing

Suggested Motion: I move that we purchase the Nilfisk SC901 floor cleaning machine from Franklin Cleaning Company, net of trade in, in the amount of \$11,895.

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

October 11, 2019

To: Board of Supervisors

From: Mark Miller

RE: Township Building Roof Replacement

On October 10, 2019 bids were opened for the replacement of the roof on the Township Building.

Attached is the bid tabulations and recommendation for the Township Engineer.

Suggested Motion: I move that we accept the bid from Pro Com Roofing Corp in the amount of \$49,681 to replace the roof at the Township Building.



One South Church Street
 Second Floor
 West Chester, PA 19382
 T: 610-429-8907
 F: 610-429-8918

www.pennoni.com

October 10, 2019

EGOS 0007.03

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

**RE: Sloped Roof Replacement – Municipal Building
 Bid Tabulation and Award Recommendation**

Dear Rick:

Attached herewith is a tabulation of the bids received on Thursday, October 10, 2019 at 10:00 a.m. for the referenced contract. The bid results are as follows:

Bidder	Total Bid
Pro Com Roofing Corp.	\$49,681.00
Four Seasons Construction, LLC	\$53,178.00
Kupex Exteriors, LLC	\$60,973.50
Winchester Roofing Corp.	\$71,950.00
Garvey Roark, LLC	\$115,973.00
Detwiler Roofing	\$144,200.00
A Women Owned Contractor, Inc.	\$215,350.00
A-1 Construction & Painting, Inc.	\$764,600.00 <i>(\$115,600.00 w/ corrected value)</i>

We have enclosed a copy of the bid tabulation for your records. The lowest qualified bidder was Pro Com Roofing Corp. of Warrington, PA with a bid of \$49,681.00. We have worked with the low bidder in the past and they completed the Public Works roof in 2017; we have no objections. **After reviewing the bids, we recommend that this project be awarded to Pro Com Roofing Corp., contingent upon their execution of the Contract and supply of the required Bonds and Insurance.**

Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,

PENNONI

Nathan M. Cline, PE
 Township Engineer

cc: Mark Miller, Director of Public Works (via email)
 Jon Altshul, Assistant Township Manager (via email)

EGOS0007.03

East Goshen Township
 Tabulation of Bids Received Until 10:00 A.M.
 Prevailing time on October 10, 2019

Sloped Roof Replacement - Municipal Building

Pro Corn Roofing Corp.
 374 Easton Road
 Warrington, PA 18976
walt@procornroofing.com

Bob Harrington
 215-491-4225

Four Seasons Construction, LLC
 111 Buck Road, Suite 700
 Huntingdon Valley, PA 19006
ly443@seasons@gmail.com

Izabella Vradinskiy
 215-355-5779

ITEM NO.	QUANTITY/UNIT	DESCRIPTION	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	U
1	1 LS	Mobilization	\$3,000.00	\$3,000.00	\$0.00	\$0.00	\$
2	1 LS	Removal of existing sloped roofing system	\$9,000.00	\$9,000.00	\$6,950.00	\$6,950.00	\$
3	1 LS	Installation of new roofing system, including all flashing, metal	\$23,000.00	\$23,000.00	\$30,803.00	\$30,803.00	\$
4	1 LS	Installation of new downspouts and re-installing the existing gutters	\$7,350.00	\$7,350.00	\$10,200.00	\$10,200.00	\$
5	1 LS	Replacement of wood in area called out on plan	\$256.00	\$256.00	\$275.00	\$275.00	
6	1 LS	Replacement of insulation as called out on the plan, for the entire roof	\$4,800.00	\$4,800.00	\$3,650.00	\$3,650.00	\$
7	650 SF	Replacement of wood deck (if and where directed)	\$3.50	\$2,275.00	\$2.00	\$1,300.00	
Grand Total Bid for Contract					\$49,681.00		\$53,178.00
Bid Security				10% Bid Bond		10% Bid Bond	

We declare this to be a true Tabulation of Bids received until 10:00 AM on October 10, 2019 by the Township of East Goshen for the Municipal Building Sloped Roof Replacement

PENNONI




(Handwritten signature of Nathan M. Cline)

Nathan Cline, PE PENNA. REG. NO. 073807

Memorandum

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

Date: 10/10/2019
To: Board of Supervisors
From: Mark Gordon, Township Zoning Officer 
Re: Paoli Pike Trail (PPT)/ Segments C, D, E Construction Services Proposal

Dear Board Members,

The Township has received a proposal from McMahon Associates for construction services for Segments C, D, and E of the Paoli Pike Trail. This proposal is for Construction Administration and Construction Inspection services. Our grants require that the Trail and SWM BMP's be inspected throughout construction and certified at completion by the design engineer. This cost is part of the Township's match for the grants received for Segments C, D, and E.

Staff Recommendation: Since McMahon is the design engineer for the project, having a McMahon inspector onsite during construction is necessary to insure we meet all the requirement of our PennDOT and DEP/NPDES Permit requirements during construction. Staff has reviewed the proposal and believes that it outlines a cost effective and efficient approach to the administrative and inspection services required for the construction of Segments C, D, and E of the Paoli Pike trail.

Draft Motion: I move that we accept the July 17, 2019 proposal from McMahon Associates Inc. for construction services for segments C, D & E of the Paoli Pike Trail in the amount of \$93,600.

FYI:

TRAIL PROJECT UPDATE:

Segment A: Appraisal work is being done now for the trail easements needed.

Segment B: Final soil borings were completed today; we should have ROW plans for segment B finalized in January.

Segments C,D,E: All PennDOT permits have been approved and PennDOT will advertise the PPT (C,D,E) Construction project on 10/11/2019. PennDOT will open bids on November 15th. Pre-Construction and a Notice to Proceed from PennDOT should occur in February.

Segments F & G: Construction is under way.



McMAHON ASSOCIATES, INC.
835 Springdale Drive, Suite 200
Exton, PA 19341
p 610-594-9995 | f 610-594-9565

PRINCIPALS

Joseph J. DeSantis, P.E., PTOE
John S. DePalma
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE
Christopher J. Williams, P.E.

ASSOCIATES

John J. Mitchell, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.
Jason T. Adams, P.E., PTOE
Christopher K. Bauer, P.E., PTOE

FOUNDER

Joseph W. McMahon, P.E.

July 17, 2019

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

RE: **Proposal for Construction Services**
Paoli Pike Trail – Segments C, D and E Project
East Goshen Township, Chester County, PA
McMahon Project No. 816417.21

Dear Mr. Smith:

McMahon Associates, Inc. is pleased to submit this proposal to provide engineering services during the construction of the above referenced project. As a result of the TAP and CMAQ federal funding, the construction administration and construction inspection will have to follow PennDOT standards. The **construction inspection** will be completed by TPD under a separate inspection agreement with PennDOT. McMahon will utilize Mr. Sean Hughes who is a qualified construction professional and has all of the required PennDOT certifications. Mr. Hughes will be the **Lead Inspector-In-Charge** and will have oversight from Mr. Daniel Gleason, County FAM Coordinator for PennDOT District 6-0 and will keep the Township's staff informed about the status of construction.

Scope of Services

Task 1 – Construction Administration

McMahon anticipates a duration of construction of 8 months (32 weeks). McMahon will attend the pre-construction meeting at the District office once the project is awarded. All project submittals related to shop drawings and materials will be reviewed and approved by McMahon. The review and acceptance of the shop drawings and other project submittals such as RFI's will be coordinated within the PennDOT PPCC (aka Sharepoint system, etc). During the construction period, McMahon will review and approve material quantity measurements submitted by the contractor and process payment applications submitted by the contractor on the project. All payment applications, additional work authorizations and work orders must go through PennDOT's Engineering and Construction Management System (ECMS). As Lead Inspector-In-Charge, McMahon will ensure compliance with the labor standards provisions of the contract and the related wage determination decisions of the Secretary of Labor and the

equal opportunity provisions of the construction contract, particularly Section II of the Required Contract Provisions and the EEO and MBE/WBE/DBE special provisions. Progress meetings will be conducted and meeting minutes will be prepared and distributed. PennDOT has several groups of auditors routinely checking the project documentation, job management and material reviews. They typically come to the project site two or more times during construction. McMahon will coordinate with all PennDOT audits to properly close out the project.

We anticipate that our Lead Inspector-In-Charge will spend eight (8) hours per week on the construction administration work and a total of eighty (80) hours for the NPDES permit certification, final as-built plans (if necessary) and PennDOT audits for an estimated 336 hours.

Task 2 – Construction Inspection

McMahon will oversee PennDOT's construction inspector (under TPD's inspection agreement) during construction. The construction inspector will be responsible for the following:

- 1) Day-to-day on-site construction observation;
- 2) Daily Project Site Activity reports, including entry into PennDOT ECMS system;
- 3) Material certification & delivery ticket collection and organization;
- 4) Oversight of any unforeseen daily force account work and associated documentation;
- 5) Attendance at progress meetings.

In addition, McMahon will provide full time inspection during the installation of the Post Construction Storm water Management (PCSM) BMPs such as pervious pavement, two (2) stone infiltration trenches, infiltration trenches (#1, 2, 3 and 4) and two (2) rain gardens. Our inspector will be present on-site during construction of the BMPs to ensure the system is constructed as designed and to oversee the excavation of the fine grain soils. The inspector and licensed professional must confirm that the bottoms of infiltration features are situated within the correct infiltration stratum. *McMahon may need the assistance of Ingram Engineering who performed the soil infiltration testing during the design stage. Their work will be billed on a time and material basis as needed.*

The inspector will be present for any "critical activity" listed on the Erosion and Sediment Pollution Control Plan or the Post Construction Storm water Management Plan. The proper documents will be prepared and signed by the licensed professional certifying that all work, including the individual critical activities, has been performed in accordance with the terms and conditions of the permit, the approved Erosion and Sediment Pollution Control Plan, and the approved Post Construction Storm water Management Plan. It should be noted that a Notice of Termination (NOT) for the NPDES Permit will be submitted to the Chester County Conservation District's (CCCD) for approval after the Segment C, D and E project is completed. This will include the prior construction of Segments F and G.

McMahon's Lead Inspector-In-Charge will review and accept the Daily Project Site Activity reports. Copies of all project documentation will be emailed to the Township during construction and finalized at the completion of the project. We anticipate that our Lead Inspector-In-Charge will be on site for an average of twelve (12) hours per week for an estimated 384 hours during construction. Our office will contact you when we are at 75% of the budgeted hours to determine if additional will need to be authorized by the Township.

Schedule – We are prepared to initiate work on this project upon receipt of written authorization to proceed and the contractor's notice to proceed which is anticipated for early 2020.

Fee – Based on the scope of services described above, our fee for the above tasks is as follows:

Task 1 – Construction Administration	\$ 43,680
Task 2 – Construction Inspection	\$ 49,920
TOTAL	\$ 93,600

This fee is exclusive of all expenses such as reproduction, plotting, graphics, and personal automobile usage. The services to be performed pursuant to this agreement are strictly limited to those expressly set forth herein. No additional services will be provided unless requested and agreed to in writing. Supplemental services not specifically described above, including but not limited to major engineering re-design, environmental studies and permitting, materials testing, construction stakeout and full-time inspection are not included in the scope of this proposal, but will be provided, as necessary and as authorized, on a time-and-materials basis. Please refer to our agreed upon Provisions for Professional Services.

Conditions

The conditions of this agreement call for the execution of this contract with the understanding that invoices for services will be submitted monthly and are payable within 30 days of issuance. All projects with overdue invoices exceeding 60 days will be subject to a stoppage of all work. Any changes in the specific work program described above will result in an adjustment of the conditions and fees. If the terms of this contract, as contained herein, and in the attached Standard Provisions for Professional Services are agreeable to you, please execute one copy of the agreement below in the space provided and return the signed copy to me. If you should have any questions, or require further information, please feel free to contact me at 610.594.9995, ext. 5129. We appreciate the opportunity to continue serving East Goshen Township on this project.

Sincerely,



Stephen C. Giampaolo, P.E.
Senior Project Manager

SCG/

Accepted for East Goshen Township by:

I have reviewed all terms of this contract, and I am authorized to sign in the space below for execution of this contract.

By: _____
(Signature of Authorized Representative)

(Printed Name of Authorized Representative)

Title: _____

Date: _____

MCMAHON ASSOCIATES, INC.
STANDARD PROVISIONS FOR PROFESSIONAL SERVICES
JANUARY 2019

The following per hour rates will apply to actual time devoted by McMahon staff to this project. McMahon reserves the right to make adjustments for individuals within these classifications as may be desirable in its opinion by reason of promotion, demotion, or change in wage rates. Such adjustments will be limited to the manner in which charges are computed and billed and will not, unless so stated in writing, affect other terms of this Agreement, such as estimated total cost. The following ranges of rates will apply to actual time devoted by McMahon staff to this project computed to the nearest one-half hour.

<u>PERSONNEL</u>	<u>HOURLY RATES</u>
Field Personnel	\$ 50.00
Survey Technician	\$ 70.00 - \$80.00
Technician/Admin I - V	\$ 70.00 - \$110.00
Party Chief / Chief of Surveys	\$110.00 - \$140.00
Engineer/Planner I - VI	\$115.00 - \$165.00
Senior Engineer/Planner I - VIII	\$170.00 - \$235.00
Associate / Sr. Associate	\$240.00 - \$250.00
Principal	\$260.00

TERMS

- 1. Payment:** Payment is due upon receipt of invoices within 30 days. Client agrees to pay interest at the rate of 1 and 1/2% per month on invoices that are more than 30 days past due. After 30 days past due, McMahon may suspend services and refuse to release work until Client has paid all amounts due. If payment is not made in accordance with the Agreement, Client agrees to pay reasonable attorney's costs and fees incurred by McMahon to collect payment.
- 2. Drawings, Sketches and Specifications:** All drawings, sketches, specifications and other documents in any form, including electronic, prepared by McMahon are instruments of McMahon's services, and as such are and shall remain McMahon's property. Upon payment in accordance with the Agreement, Client shall have the right to use and reproduce the documents solely for the purposes of constructing, remediating, using or maintaining the project contemplated by the Agreement. The documents are prepared for use on this project only and are not appropriate for use on other projects, any additions or alterations of the project, or completion of the project by others. Use of the documents in violation of this paragraph without the express written consent of McMahon is prohibited and shall be at Client's sole risk. Client agrees to indemnify, defend and hold harmless McMahon from any claims, damages, losses, liabilities and expenses arising from such prohibited use.
- 3. Fees and Schedule:** Fees and schedule commitments will be subject to change for delays caused by Client's failure to provide specific facilities or information, or for delays caused by third parties, unpredictable occurrences or force majeure.
- 4. Termination:** No termination of this Agreement by Client will be effective unless Client gives seven days prior written notice with the reasons and details, and McMahon is afforded an opportunity to respond. Where the method of payment is a lump sum, Client agrees that the final invoice will be based on services performed to the effective date of cancellation, plus an equitable adjustment to provide for costs McMahon incurred for commitments made prior to cancellation. Where the method of payment is time and materials, Client agrees that the final invoice will include all services and direct expenses up to the effective date of cancellation plus an equitable adjustment to provide for costs McMahon incurred for commitments made prior to cancellation.
- 5. Confidentiality:** Technical and pricing information in this proposal is the confidential and proprietary property of McMahon and is not to be disclosed or made available to third parties without the written consent of McMahon.
- 6. Insurance:** McMahon will maintain at its own expense Worker's Compensation insurance, comprehensive general liability insurance and professional liability insurance.
- 7. Approvals:** McMahon does not represent or warrant that any permit or approval will be issued by any governmental or regulatory body.
- 8. Professional Standards:** McMahon will perform its work in accordance with generally accepted professional standards. There are no other warranties, express or implied. This Agreement is solely for the benefit of the Client and its successors. There is no third-party beneficiary of this Agreement.
- 9. Expert Witness Fees:** Client agrees to pay reasonable expert witness fees if McMahon or any of its employees are subpoenaed to testify as a fact or opinion witness in any court proceeding, arbitration or mediation to which Client is a party.
- 10. Hazardous Waste:** Unless otherwise provided in this Agreement, McMahon shall have no responsibility for the discovery, presence, handling, removal or disposal of hazardous materials or underground structures at the project site.
- 11. Assignment:** Neither the Client nor McMahon shall assign this Agreement without the written consent of the other.

Memo

To: Board of Supervisors
From: Jason Lang
Re: Paoli Pike Trail, Segment B; PennDOT Multimodal Transportation Fund Grant Application
Date: October 10th, 2019

The East Goshen Township Paoli Pike Trail Feasibility Study and Master Plan has identified a number of funding sources for its implementation. The PennDOT Multimodal Transportation Fund Program (MTF) has been identified for trail segment B. Paoli Pike Trail Segment B project costs are estimated at \$3,864,000. The MTF Program Grant amount requested is \$2,865,000 with a Township match of \$999,000, which can include costs for preliminary engineering, final design, right of way acquisition and utilities. Note that two years ago the Township entered into a contract with McMahon for \$556,983 for engineering services for segments A and B, most of which is for segment B. This contract is being paid from the \$922,161 allocated for segments A and B pre-construction expenses from the proceeds of the 2017 general obligation bonds. It is also important to note, that we are eligible for two additional state grant programs to offset Township projects costs. These are the Department of Conservation and Natural Resources C2P2 Program (\$500,000 grant request) and the Chester County Municipal Grant Program (\$150,000 grant request). We would apply for these programs upon notification of a successful PennDOT MTF grant application.

Motion: I move to authorize application for a PennDOT MTF Program Grant in the amount of \$2,865,000 and approve matching funds in the amounts of \$999,000.

APPENDIX II – AUTHORIZED OFFICIAL RESOLUTION

Be it RESOLVED, that the East Goshen Township (Name of Applicant) of Chester (Name of County) hereby requests a Multimodal Transportation Fund grant of \$ 2,865,000 from the Pennsylvania Department of Transportation to be used for Pauli Rike Trail, Segment B.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Louis F. Smith Township Mgr. (Name and Title) and Jon Albrtol Assh Twp Mgr. (Name and Title) as the official(s) to execute all documents and agreements between the East Goshen Township (Name of Applicant) and the Pennsylvania Department of Transportation to facilitate and assist in obtaining the requested grant.

I, Louis F. Smith, duly qualified Secretary of the East Goshen Twp (Name of Applicant), Chester (Name of County) West Chester, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Supervisors (Governing Body) at a regular meeting held 10/15/2019 (Date) and said Resolution has been recorded in the Minutes of the East Goshen Township (Applicant) and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the _____ (Applicant),
this ____ day of _____, 20____.

Name of Applicant

County

Secretary

Exhibit 1 - Engineer's Conceptual Opinion of Cost

Project: Paoli Pike Trail - Segment B (Ellis Lane to Reservoir Road)

Applicant: East Goshen Township

	Total	MTF Request	Matching Funds
Administrative			
Contingency	\$ 88,000	\$ 88,000	\$ -
Preliminary Engineering	\$ 238,200	\$ -	\$ 238,200
Environmental Clearance	\$ 25,000	\$ -	\$ 25,000
Final Design	\$ 158,800	\$ -	\$ 158,800
Right-of-Way	\$ 332,000	\$ -	\$ 332,000
Utilities	\$ 15,000	\$ -	\$ 15,000
Construction	\$ 2,777,000	\$ 2,777,000	\$ -
Inspection	\$ 230,000	\$ -	\$ 230,000
Total	\$ 3,864,000	\$ 2,865,000	\$ 999,000

Percent of Match 35%

Notes and Assumptions:

Construction estimates are based on quantities derived from the trail conceptual plan included in the Paoli Pike Trail - Feasibility Study and Master Plan, preliminary engineering activities performed to date for this project, and unit prices from recently bid local projects with PennDOT oversight.

The following costs are rough estimates for budgeting purposes only: Utility Relocations and Right of Way. The costs associated with these items will need to be determined through the development of the project.

Estimates of existing and required right-of-way were estimated based on survey data collected during the preliminary engineering of the project. The size and location of any required rights-of-way (temporary or permanent) will be determined throughout the development of the project.

Right-of-way estimates include rough approximations for temporary and permanent easements, but do not include the cost of legal fees associated with right-of-way acquisition process.

The Engineer's Conceptual Opinion of Cost does not include relocating or resetting existing underground utilities within the limits of the project or the provision of any future utilities. Impacts to existing underground utilities will need to be determined during the preliminary engineering of the project through subsurface utility engineering. Due to visible evidence of subsurface utilities within the project area (underground electric, water, sewer, gas and telecommunication) it is recommended (and likely required by law) that utility test pits be performed during the preliminary engineering of the project.

Further evaluation of the existing signalized intersections within the project limits is required during the preliminary engineering of the project. This evaluation may result in the identification of other improvements and costs not identified within this Engineer's Conceptual Opinion of Cost.

The estimate includes a contingency of 5% of infrastructure cost.

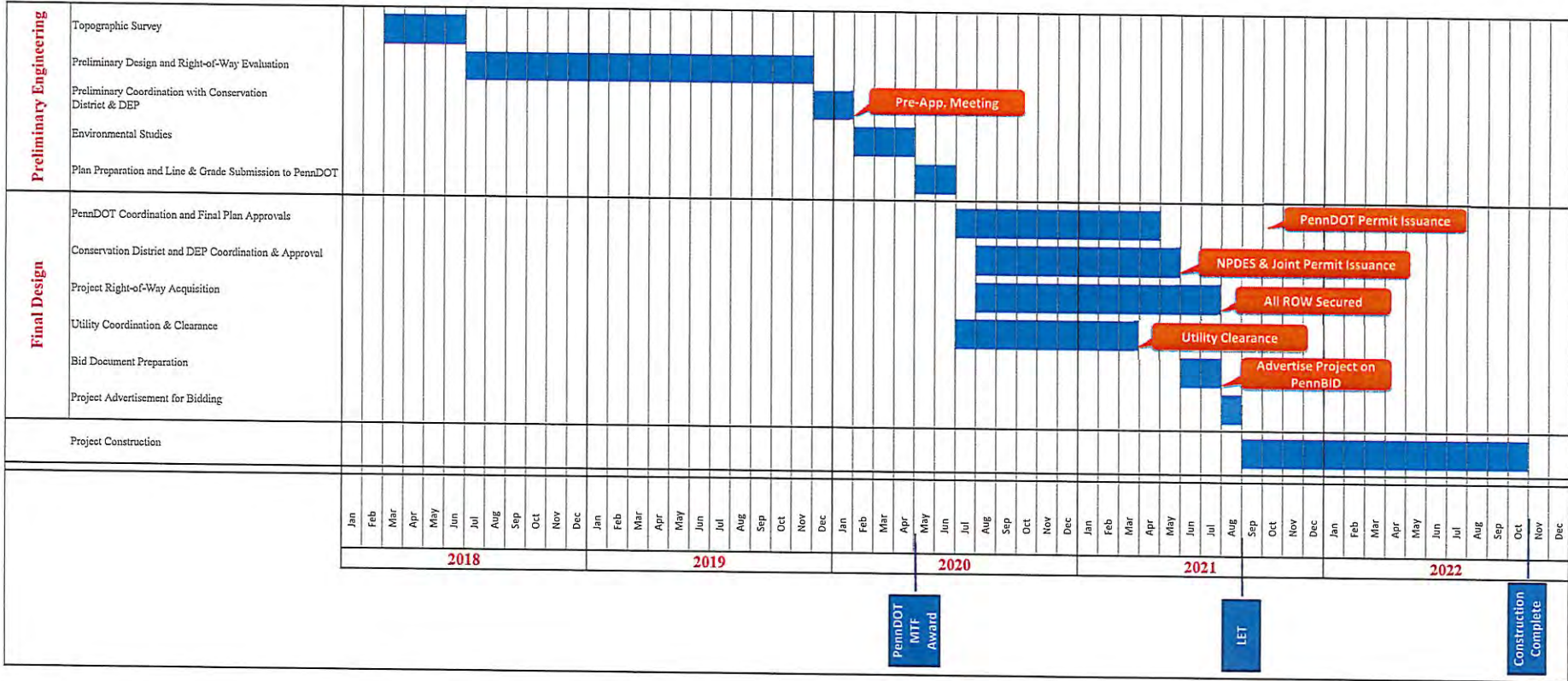
The Engineer's Conceptual Opinion of Cost does not include any environmental remediation (including but not limited to removal and replacement of contaminated soils) or environmental impact mitigation. Post-construction stormwater management is included in the estimate for each segment. However, these estimates do not consider credits or deductions from other Township capital projects.

Disclaimer: This opinion of cost was prepared at the request of East Goshen Township for the purpose of the Multimodal Transportation Fund (MTF) grant application. This opinion of cost is based on the Paoli Pike Trail - Feasibility Study and Master Plan and preliminary engineering activities performed to date. Please note that opinions of cost are subject to change based on plan/design revisions, fluctuations in unit costs, field conditions, and differences in locale. Opinions of cost are provided for use in budgeting, but in no way intended to be construed as a final cost for the project. Final costs are contingent only on actual bids from contractors.

Item No.	Description	Comment	Unit	Quantity	Unit Cost	Cost
Standard Items						
1	Clearing and Grubbing	Includes placing of excavated material required for fills as embankment Removal of Existing Pavaement	LS	1	\$175,000.00	\$175,000.00
2	Class 1 Excavation		CY	2,200	\$75.00	\$165,000.00
3	Class 1B Excavation		CY	300	\$100.00	\$30,000.00
4	Full Depth Bituminous Pavement + Wearing Course (40" Bituminous Base Course & 8" Subbase)		SY	100	\$180.00	\$18,000.00
5	Driveway Adjustments		SY	200	\$90.00	\$18,000.00
6	1.5" Pervious Bituminous Wearing Course		SY	2,900	\$25.00	\$72,500.00
7	2.5" Pervious Bituminous Binder Course		SY	2,900	\$30.00	\$87,000.00
8	No. 57 Coarse Aggregate		CY	100	\$90.00	\$9,000.00
9	No. 3 Coarse Aggregate		CY	1,300	\$60.00	\$78,000.00
10	Geotextile, Class4, Type A		SY	3,600	\$5.00	\$18,000.00
11	Type 31-SC Gulderail	Replace Existing	LF	400	\$40.00	\$16,000.00
12	Permanenet Impact Attenuating Device	Replace Existing	EA	2	\$3,000.00	\$6,000.00
13	Plain Cement Concrete Curb		LF	300	\$60.00	\$18,000.00
14	Cement Concrete Sidewalk		SY	100	\$150.00	\$15,000.00
15	Construction Surveying, Schedule, Equipment Package		LS	1	\$25,000.00	\$25,000.00
16	ADA Accessible Curb Ramp at signalized intersection	at a signalized intersection	EA	6	\$3,500.00	\$21,000.00
17	Detectable Warning Surface	at a driveway	EA	120	\$50.00	\$6,000.00
18	Traffic Signal Upgrades	Push Button upgrades	LS	1	\$45,000.00	\$45,000.00
19	24" White Pavement Markings, Hot Thermoplastic Paint		LF	400	\$10.00	\$4,000.00
20	Signage		EA	24	\$250.00	\$6,000.00
21	Placed Stockpiled Topsoil		CY	250	\$80.00	\$20,000.00
22	Seeding and Soil Supplements, Formula B	Includes Mulching	LB	100	\$30.00	\$3,000.00
23	Amended Soils		CY	600	\$90.00	\$54,000.00
24	Sodding		SY	2,250	\$12.00	\$27,000.00
Special Items						
25	Plastic Ribbon Fence		LF	1,000	\$40.00	\$40,000.00
26	Split Rail Fence		LF	1,100	\$45.00	\$49,500.00
Structure Spanning Ridley Creek						
27	Furnish Weathered Steel, Wooden Deck Structure	12' Walking Surface, 54" Railings	LS	1	\$1,020,000.00	\$1,020,000.00
28	Center Span Support Piers		LS	1	\$20,000.00	\$20,000.00
29	Placement of Structure		LS	1	\$100,000.00	\$100,000.00
29	Construction of Concrete Footings and Abutments		LS	1	\$127,000.00	\$127,000.00
30	Excavation, Backfill		LS	1	\$40,000.00	\$40,000.00
31	Subtotal Trail Construction Cost	Items 1 - 30				\$2,333,000.00
32	Maintenance and Protection of Traffic	Approx. 6% of Items 1 - 26				\$140,000.00
33	Erosion and Sediment Control	Approx. 7% of Item 31				\$164,000.00
34	Mobilization	6% of Item 31				\$140,000.00
35	Contingency	Approx. 5% of Items 1 - 30 (Excluding Item 27)				\$88,000.00
36	Total Trail Construction Cost	Items 31 - 35				\$2,865,000.00
37	Construction Inspection	8% of Item 36				\$230,000.00
38	Total Trail Construction + Inspection					\$3,095,000.00
39	Preliminary Engineering		LS			\$238,200.00
40	Environmental Clearance		LS			\$25,000.00
41	Final Design		LS			\$158,800.00
42	Right-of-Way (ROW) Acquisition	Rough Estimate	LS	1	\$332,000.00	\$332,000.00
43	Ullity Relocation	Rough Estimate	LS	1	\$15,000.00	\$15,000.00
44	Total Project Cost	Items 36 - 37				\$3,864,000.00

Paoli Pike Trail - Segment B

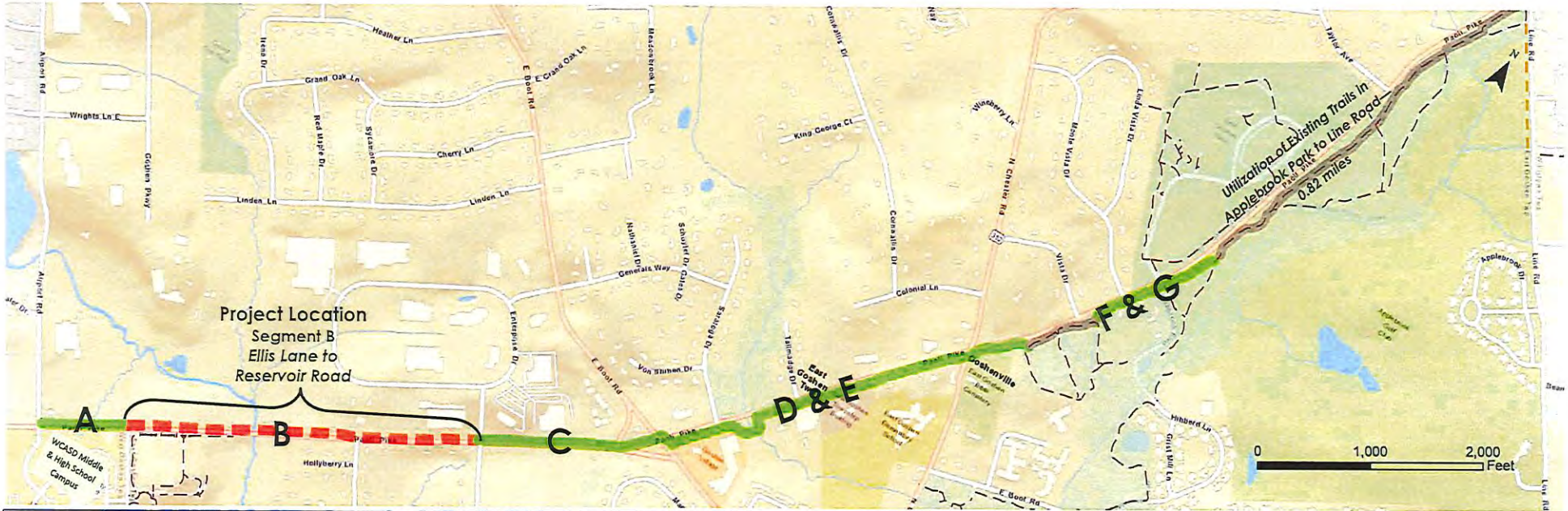
Draft Project Schedule



Project Location Map

Project: Paoli Pike Trail—Segment B
 Applicant: East Goshen Township

Paoli Pike Trail – Segment B includes improvements along Paoli Pike (SR 2014) between Ellis Lane and Reservoir Road in East Goshen Township, Chester County, PA. This is part of a larger plan to provide a continuous multi-use trail along Paoli Pike between Airport Road and Line Road, with opportunities for future extensions and connections beyond East Goshen Township. The Township has already secured over \$3.6 million in grant funds and committed over \$2.2 million in matching funds to complete adjacent segments of the trail. The Township's grant awards and plan to complete the project is summarized below.

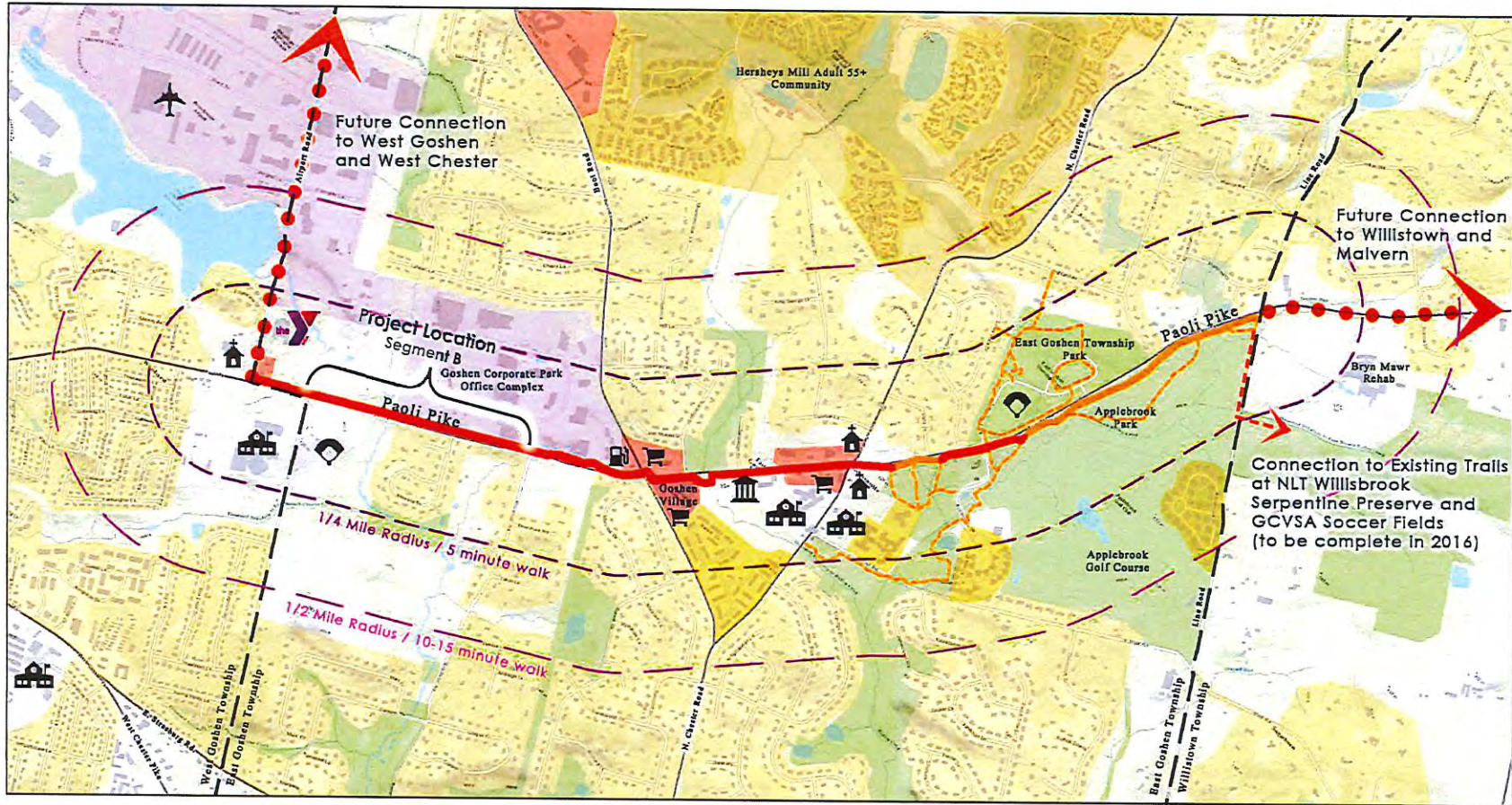


Segments	Limits	Length (Mi.)	Funding Programs	Grant Requests & Awards	Committed Matching Funds	Total Cost	Status
B	Ellis Lane to Reservoir Road	0.60	PennDOT Multimodal Transportation Fund (MTF) — October 2019 Application	\$ 2,865,000	\$ 999,000	\$ 3,864,000	Funding: Pursuing Design: Underway Construction: 2022
A	Airport Road to Ellis Lane	0.15	Transportation Alternatives Set-Aside Regional Program — January 2018 Award	\$ 483,000	\$ 219,397	\$ 702,397	Funding: Committed Design: Underway Construction: 2021
C	Reservoir Road to Boot Road (SR 2020)	0.3	Transportation Alternatives Program (TAP)—March 2016 Award	\$ 1,000,000	\$ 576,800	\$ 1,576,800	Funding: Committed Design: Underway Construction: 2020
D & E	Boot Road (SR 2020) to North Chester Road (SR 0352)	0.53	Congestion Mitigation and Air Quality Improvement Program (CMAQ) — August 2016 Award	\$ 1,736,000	\$ 570,900	\$ 2,306,900	Funding: Committed Design: Underway Construction: 2020
F & G	North Chester Road (SR 0352) to Existing Trails in Applebrook Park	0.31	Community Conservation Partnership Program (C2P2) —December 2016 Award Chester County Open Space Municipal Grant—April 2016 Award	\$ 418,000	\$ 182,400	\$ 600,400	Funding: Committed Design: Complete Construction: 2019

Overview Map for Paoli Pike Trail Corridor

Project: Paoli Pike Trail—Segment B

Applicant: East Goshen Township



PAOLI PIKE TRAIL CORRIDOR



NORTH

- Paoli Pike Trail
- Existing Trail
- 1/4 Mile / approximate 5 minute walk
- 1/2 Mile / approximate 10-15 minute walk
- Residential Area
- Office Area
- Commercial Area
- Open Space / Recreational Area

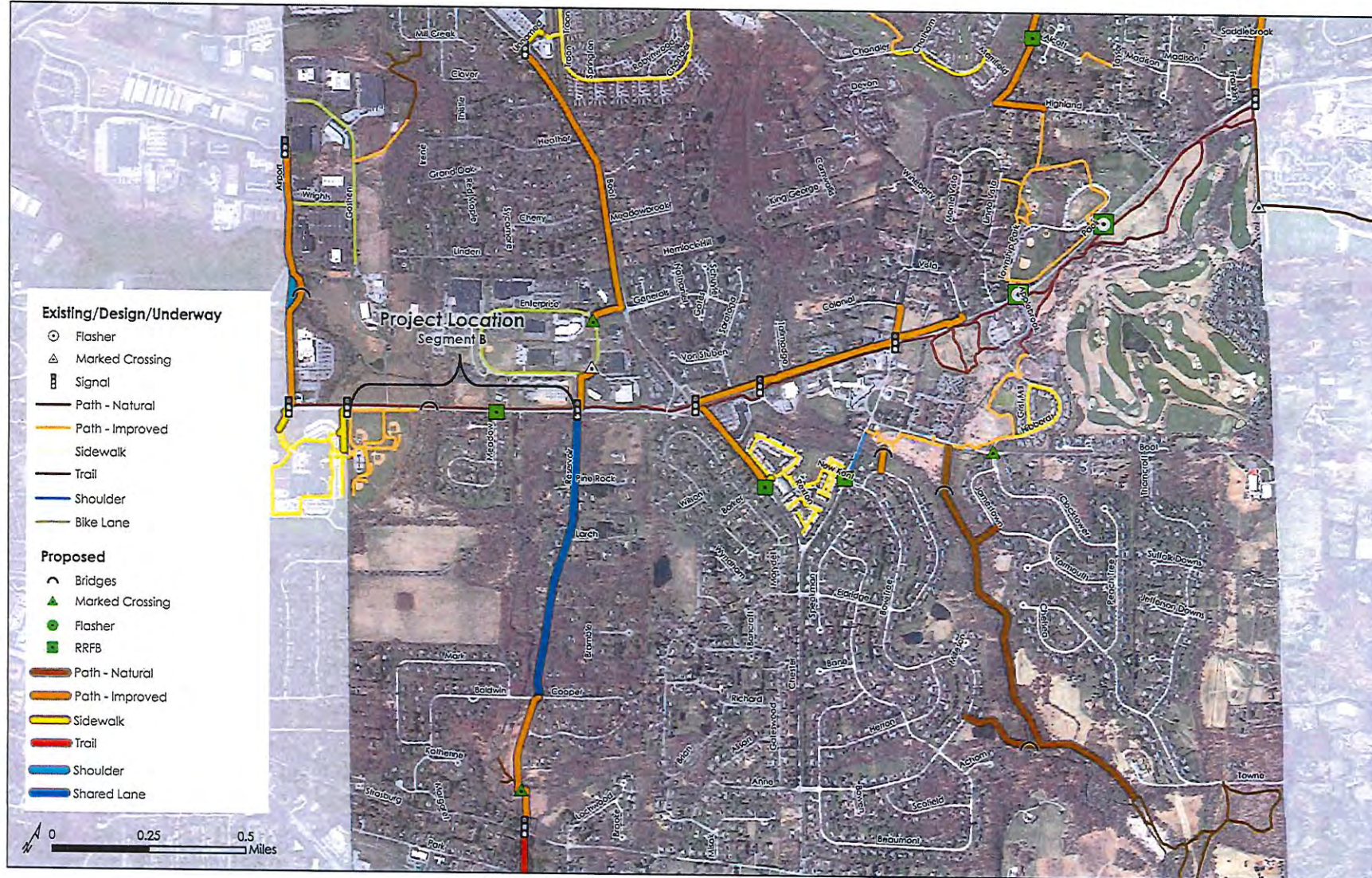
- Retail / Restaurant
- Municipal
- School
- Church
- Gas Station
- Ball Fields / Courts

Neighborhood Connections Map

Project: Paoli Pike Trail—Segment B

Applicant: East Goshen Township

Paoli Pike Trail – Segment B is an integral part of East Goshen Township’s overall network of existing and proposed bicycle and pedestrian facilities connecting residential areas with key destinations in the Township. As shown on this Neighborhood Connections Map from the Paoli Pike Corridor Master Plan (adopted December 2017), Segment B will connect to planned facilities along Ellis Lane to the west and Reservoir Road to the east.



Regional Trail Connections Map

Project: Paoli Pike Trail—Segment B

Applicant: East Goshen Township

